CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, September 27, 2021 - 7:00 PM

Visit Daly City's virtual meeting website to register to attend the virtual meeting via Zoom, watch the livestream of the meeting and view the agenda:

https://bit.ly/dalycitysep27

COVID-19 ANNOUNCEMENT - PUBLIC MEETINGS

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Daly City Council and staff will participate in this meeting via a teleconference. Members of the public are encouraged to watch the meeting via Livestream (City Council Meeting Livestream) at https://bit.ly/dalycitysep27.

Public Participation:

There are two ways to submit public comment: (1) send written comments by 4:00 pm on meeting day and (2) register to speak at the meeting via Zoom.

To submit a comment in writing, please email cityclerk@dalycity.org and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. All comments received by 4:00 pm will be emailed to the City Council members prior to the meeting. Those comments received after 4:00 pm will be added to the record and shared with the City Council members following the public meeting. Comments are not read aloud into the record.

To speak at the meeting, you must register to join via Zoom. Please complete your registration by 5:00 pm on the meeting date in order to participate. After registering, you will receive a confirmation email containing instructions on how to join the meeting, including a unique link. Your email will not be disclosed to the public. Public comment is limited to two (2) minutes maximum, and speakers may only comment once per item.

To register to speak at the meeting via Zoom, visit https://bit.ly/sep27zoomreg. You must familiarize yourself with Zoom prior to joining the meeting. When you would like to speak on an item during the public comment portion of the meeting, you will need to use the "raise hand" feature in Zoom. The City will not be providing technical support.

If you do not wish to speak, the City requests that you watch the livestream of the meeting on the City's virtual meeting website at https://bit.ly/dalycitysep27.

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.

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.

CALL TO ORDER:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENTATIONS:

1. DCPLA Grants for Bayshore Public Library, Victoria Magbilang, Executive Director, Daly City Public Library Associates

2. Proclaiming October 3 -9 2021 as Fire Prevention Week, Sean Kavanaugh, Deputy Fire Chief, North County Fire Authority

APPROVAL OF MINUTES:

3. Regular Meeting of September 13, 2021

APPROVAL OF AGENDA:

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.

Communications:

Resolutions:

4. Accepting and Appropriating a $6,000 Gordon L. King Memorial Grant from the Daly City Public Library Associates

5. Adopt Resolution Approving Proposed Revision of Various Job Specifications (Civil Service); New Job Specification and Assignment to Salary Schedule; and Title Changes of Various Job Classifications (At the Pleasure of the City Manager (APCM))

6. Authorizing the City Manager to Execute Memorandum of Understanding Between the City of Daly City and County of San Mateo for Disposable Food Service Ware Ordinance Education and Enforcement Activities

Check Registers:

7. Check Registers for the Month of August 2021

END OF CONSENT AGENDA

PUBLIC HEARINGS:

COMMUNICATIONS:

8. Modifications to Lake Merced Golf Course at 2300 Junipero Serra Boulevard – Use Permit UPR-6-21-15105
   A. Findings
   B. EA (Categorical Exemption)
   C. UPR-6-21-15105

   STAFF: Michael Van Lonkhuysen

   RECOMMENDATION: Adopt Resolution by Roll Call Vote

9. Preliminary Plan review of a proposed Precise Plan for the redevelopment of the Serramonte Del Rey Campus at 699 Serramonte Boulevard

   STAFF: Carmelisa Morales

   RECOMMENDATION: Adopt Resolution by Roll Call Vote

10. Status Update for Hotel Site Request for Developer Qualifications and Proposals

    STAFF: Tatum Mothershead, Ken Hira (Kosmont)

    RECOMMENDATION: Information Only

AWARD OF BIDS/CONTRACTS:

AWARD/REJECTION OF BIDS/CONTRACTS:

RESOLUTIONS:

11. Resolution Adopting a Tax Rate Structure for the Voter Approved Cannabis Business Tax

    STAFF: Tim Nevin

    RECOMMENDATION: Adopt Resolution by Roll Call Vote

ORDINANCES:

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.

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

12. Council Committee

13. City Council

14. Staff

ADJOURNMENT:

PROCLAMATION

FIRE PREVENTION WEEK

WHEREAS, *the City of Daly City and the North County Fire Authority are committed to ensuring the safety and security of all those living in and visiting Daly City; and*

WHEREAS, *home fires killed 2,770 people in the United States in 2019, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to 339,500 home fires; and*

WHEREAS, *the majority of U.S. fire deaths (3 out of 4) occur at home each year; and*

WHEREAS, *Daly City residents should identify places in their home where fires can start and eliminate those hazards; and*

WHEREAS, *working smoke alarms cut the risk of dying in reported home fires in half; and*

WHEREAS, *Daly City residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and*

WHEREAS*, Daly City residents are responsive to public education measures and are able to take action to increase their safety from fire, especially in their homes; and*

WHEREAS, *the 2021 Fire Prevention Week theme, "Learn the Sounds of Fire Safety™" helps people better understand the reasons smoke alarms may sound and provides the know-how to effectively address each alarm.*

NOW, THEREFORE, I, Juslyn C. Manalo*, Mayor and members of the City Council do hereby proclaim* ***October 3-9, 2021, as FIRE PREVENTION WEEK*** *throughout this city, and we urge all the people of Daly City to be aware of their surroundings, look for available ways out in the event of a fire or other emergency, respond when the smoke alarm sounds by exiting the building immediately, and to support the many public safety activities and efforts of North County Fire Authority and emergency services during Fire Prevention Week 2021.*

Signed and sealed by the Mayor and City Council of the City of Daly City this 27th day of September 2021.

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Juslyn C. Manalo, Mayor

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Roderick Daus-Magbual, Vice Mayor

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Raymond A. Buenaventura, Councilmember

_____

Pamela DiGiovanni, Councilmember

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Glenn R. Sylvester, Councilmember

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
SEPTEMBER 13, 2021

To view videos of the City Council meetings, visit http://yt.vu/+dalycitycouncil

The meeting was called to order by Mayor Manalo at 7:19 P.M. by video conference call pursuant to Governor Gavin Newsom's Executive Order N-29-20.

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

Staff Present:
Shawnna Maltbie, City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

PRESENTATIONS:

North County Business Resource Center Overview of Services
(Amanda Anthony, Center Manager)

Proclaiming September 2021 as Prostate Cancer Awareness Month
(Barry Chauser, M.D. Director, Radiation Oncology Department, AHMC Seton Medical Center)

Proclaiming August 2021 as Black Business Month
(Keith Richardson, Owner, Keith's Chicken and Waffle and Charles Hill, Daly City Small Business Commissioner, Black Business Owner)

Proclaiming September 2021 as National Preparedness Month
(Sean Kavanaugh, Deputy Fire Chief, North County Fire Authority)

APPROVAL OF MINUTES:

Regular Meeting of July 26, 2021

It was moved by Councilmember Buenaventura, seconded by Vice Mayor Daus-Magbual and carried to approve the minutes of the Regular Meeting of July 26, 2021, as amended.

APPROVAL OF AGENDA:

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

Note on Public Comments: *For this meeting, members of the public were encouraged to watch the meeting via livestream at https://bit.ly/dalycitysep13 and to register and speak at the meeting via Zoom, and/or submit public comments via email to cityclerk@dalycity.org 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.*

CONSENT AGENDA:

It was moved by Vice Mayor Daus-Magbual, seconded by Councilmember Buenaventura and carried to approve the consent agenda with the exception of item numbers 11 and 12, which were removed from the consent agenda for further discussion.

Communications:

2021 Qtr. 2 Investment Report

Resolutions:

Accepting Emergency Access Easement from Habitat for Humanity Greater San Francisco for the Development at 3001 Geneva Avenue

Resolution 21-117, Authorizing Acceptance of a 4-Foot-Wide Emergency Access Easement Deed from Habitat for Humanity Greater San Francisco for the Development at 3001 Geneva Avenue

Accepting and Appropriating Grant Fundings as a Partner Agency

Resolution 21-118, Accepting and Appropriating an Additional $1,000 Grant from the California School-Age Consortium

Approving the Consolidated Annual Performance Evaluation Report (CAPER) for the Fiscal Year (FY) 2020-21 One-Year Action Plan

Resolution 21-119, Approving Submission to the Federal Department of Housing and Urban Development (HUD) for Fiscal Year 2020-2021 Consolidated Annual Performance Evaluation Report for the Community Development Block Grant and HOME Programs

Amending Traffic Regulations to: (1) Remove accessible parking (blue) zone and extend existing passenger loading zone 22 ft. north to the school driveway at 251 Whittier Street for George Washington Elementary School (TSR 21/31); and (2) Remove one (1) metered parking stall on the north side of Washington Street, and install 64 ft of No Parking Zone (TSR 21/44)

Resolution 21-120, Establishing Traffic Regulations

Authorizing the City Manager to Execute a License Agreement with Eskabo Daan Filipino Martial Arts SF for the Use of Certain Portions of the Doelger Arts Center (200 Northgate Avenue)

City Attorney Rose Zimmerman and Mr. Bautista (Eskabo Daan Filipino Martial Arts) addressed questions on the rental property, the pricing, the organization's license status, funds raised, and Eskabo Daan's relationship with Saints and Sentinels. Councilmember DiGiovanni requested Mayor Manalo and Councilmember Buenaventura to recuse themselves due to a conflict of interest from the use of elected titles during a fundraiser event. Mayor Manalo provided clarification on the collective effort between different organizations, including Eskabo Daan, to combat the attacks on the AAPI community and to be able to support its residents with resources such as self-defense classes. According to Mr. Bautista, Eskabo Daan provided the self-defense classes free of charge to assist the community.

It was moved by Councilmember Buenaventura and seconded by Mayor Manalo to adopt the resolution.

Discussion ensued with the Council and City Attorney Rose Zimmerman addressing questions on parliamentary procedures, the order of motions during a City Council, issues of conflicts of interest, information on current tenants at 200 Northgate, license fee costs, and available rental spaces at the facility. City Manager Maltbie addressed questions on the event in question.

It was carried by roll call vote to adopt the following resolution:

Ayes:	Buenaventura, Daus-Magbual, Sylvester, Manalo
Noes:	None
Abstained:	DiGiovanni

Resolution 21-121, Approving Execution of License Agreement with Eskabo Daan Filipino Martial Arts SF (Doelger Art Center 200 Northgate Avenue, Daly City, California)

Adopting Resolution Approving Proposed Revisions to the Rules and Regulations of the Classified Service

Director of Human Resources Natalie Sakkal requested approval of the proposed revisions to the *Rules and Regulations* after having met and conferred in good faith with all bargaining units.

It was moved by Councilmember Sylvester, seconded Councilmember DiGiovanni by and carried to unanimous roll call vote to adopt the following resolution:

Resolution 21-122, Approving Revisions to the Rules and Regulations of the Classified Service

Authorizing City Manager to Execute Memorandum of Understanding (MOU) #3 with San Francisco Public Utilities Commission (SFPUC)

Resolution 21-123, Authorizing Execution of Third Memorandum of Understanding With the San Francisco Public Utilities Commission (Westlake Pump Station Modification Project)

Authorizing City Manager to Execute Professional Services Agreement for Westlake Groundwater Storage and Recovery (GSR) Pump Station Modifications Project - Consulting Services

Resolution 21-124, Authorizing Execution of Amendment #2 to the Professional Services Agreement with Brown and Caldwell for Consulting Services

Check Registers:

Check Registers for the Month of July 2021

END OF CONSENT AGENDA

COMMUNICATIONS:

Use Permit UPR-1-21-14855 and Design Review DR-4-21-14856 – McDonald's Restaurant Reconstruction at 505 Serramonte Boulevard

Planning Manager Michael Van Lonkhuysen presented the request to reconstruct a McDonald's restaurant across from the Serramonte Shopping Center, which would include a drive-through area and 52 parking spaces.

It was moved by Councilmember Sylvester, seconded by Councilmember DiGiovanni and carried by unanimous roll call vote to adopt the following resolution:

Resolution 21-125, Adopting Findings of Fact and Imposing Conditions of Approval of Use Permit UPR-1-21-14855 and Design Review DR-4-21-14856 for Reconstruction of McDonald's Restaurant at 505 Serramonte Boulevard

AWARD OF BIDS/CONTRACTS:

Award of Purchase Contract for One (1) Vac-Con Combination Sewer/Storm Cleaner

Assistant to the Director of Public Works Jeff Fornesi requested an appropriation of $300,000 and recommended the subject contract be awarded to Municipal Maintenance Equipment for a total cost of $578,448.01. Director of Water and Wastewater Services Tom Piccolotti addressed a question on whether any enterprise funds will be used for the purchase.

It was moved by Mayor Manalo, seconded by Councilmember DiGiovanni and carried by unanimous roll call vote to adopt the following resolution:

Resolution 21-126, Approving Appropriation of Funds and Awarding a Purchase Contract for One Vac-Con Combination Sewer/Storm Cleaner

Award of Construction Contract for the Westlake Groundwater Storage and Recovery (GSR) Pump Station Modifications Project

Assistant Director of Water and Wastewater Services Joshua Cosgrove recommended the subject contract be awarded to Anderson Pacific Engineering Construction in the amount of $3,680,000. The SFPUC is reimbursing Daly City for all costs associated with the construction contract. Mr. Cosgrove addressed a question on outreach efforts and confirmed that only one bid was received by the City.

It was moved by Mayor Manalo, seconded by Councilmember Buenaventura and carried by unanimous roll call vote to adopt the following resolution:

Resolution 21-127, Authorizing Contract with Anderson Pacific Engineering Construction, Inc for Construction of the Westlake Groundwater Storage and Recovery Pump Station Modifications Project

ORDINANCES:

Second Reading, Ordinance No. 1450, Amending Section of Title 15 of the Daly City Municipal Code Re: Building and Construction Permit Time Limitations

It was moved by Councilmember Buenaventura, seconded by Vice Mayor Daus-Magbual and carried by unanimous roll call vote to adopt the following ordinance:

Ordinance 1450, Amending Sections of Title 15 of the Daly City Municipal Code Regarding Building and Construction: Permit Time Limitations

Second Reading, Ordinance No. 1451, Repealing and Replacing Chapter 8.64 of the Daly City Municipal Code Re: Regulating the Use of Disposable Food Service Ware by Food Facilities

It was moved by Mayor Manalo, seconded by Vice Mayor Daus-Magbual and carried by unanimous roll call vote to adopt the following ordinance:

Ordinance 1451, Repealing and Replacing Chapter 8.64 of the Daly City Municipal Code Regulating the Use of Disposable Food Service Ware by Food Facilities

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

John Duggan expressed concern over possible development on Westmoor Park, noting the lack of open spaces in the neighborhood as well as neglect of park maintenance. He mentioned a lack of public notice and acknowledged the school district's purview of the land.

Unidentified caller was concerned over the lack of body-worn cameras for the Daly City Police, requesting for everyone's resignations, referring to a Council meeting in April. They mentioned an email was sent to the City and claimed they would bring associates and cameras to City Hall.

Hibah H., 4DalyCity, requested updates on the Roger Allen investigation as well as the status of the officer involved in the case. She requested an alternative solution in removing the community garden and suggesting working with youth and the community.

Ray Satorre, Planning Commissioner, expressed concern with the lack of respect for the PBRC (Pilipino Bayanihan Resource Center) from Councilmembers DiGiovanni and Sylvester and for stunting economic growth in Daly City.

APPOINTMENTS:

It was moved by Councilmember Buenaventura, seconded by Mayor Manalo and carried by roll call vote to appoint Reigil Paniza to the Library Board of Trustees, with Councilmember DiGiovanni recusing herself from the vote.

It was moved by Councilmember DiGiovanni, seconded by Councilmember Sylvester and carried by roll call vote to reappoint Rick Crump to the Planning Commission, with Councilmember Buenaventura voting "No".

REPORTS:

City Council

Councilmember DiGiovanni reported on the Fire Department's plans for a more formal 9/11 program to be done annually starting next year. Councilmember DiGiovanni also requested maintenance of the non-working Police phone located directly outside of City Hall.

Mayor Manalo thanked Assistant to the City Manager Leilani Ramos and staff for the ribbon-cutting ceremony, which took place on the east side of Daly City and highlighted all the park renovations that have been done citywide. The Mayor expressed pride in the number of tot lots and parks that are available to Daly City residents.

ADJOURNMENT:

At 10:42 PM, Mayor Manalo adjourned the meeting in memory of Matthew Krimsky, Michael Brush, Carl Payne, Clarissa Rothe, Nicholas Salazar, Richard Trumka, the 13 Marines and all who recently lost their lives in Afghanistan, the 343 firefighters, law enforcement, first responders and all those who lost their lives on 9/11, Elsa Ramos, Tyreese Knox aka "The Great 1", Dr. Gwen Agustin-Nodora, and Crisanta Laurente.

Approved as submitted, this 27th day of September, 2021.

_____
City Clerk

_____
Mayor

City Council Meeting Agenda Report Item # _____

Meeting Date: September 27, 2021

Subject: Accepting and Appropriating a $6,000 Gordon L. King Memorial Grant from the Daly City Public Library Associates

Recommended Action

It is recommended the City Council accept a grant of $6,000 from the Daly City Public Library Associates and appropriate this amount for upgrades to the Bayshore Library.

Background/Discussion

The Daly City Public Library Associates (DCPLA) has received a donation in honor of Gordon L. King to support upgrades and enhancements to the Bayshore Library. Planned upgrades include the addition of outdoor Wi-Fi access and additional Playaway Launchpads to support early learning.

Fiscal Impact

The $6,000 grant revenue from the Daly City Public Library Associates was not anticipated in the current Fiscal Year budget. These grant funds were received and will be expended in Fiscal Year 2021-22.

Summary/Conclusion

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

Respectfully submitted,

Chela Anderson
Library Services Manager

Meeting Date: September 27, 2021

Subject: Adopt Resolution Approving Proposed Revision of Various Job Specifications (Civil Service); New Job Specification and Assignment to Salary Schedule; and Title Changes of Various Job Classifications (At the Pleasure of the City Manager (APCM))

Recommended Action

1. Staff recommends that the City Council adopt the proposed revisions to the following civil service job specifications (attached):

   - Fire Battalion Chief
   - Safety Inspector II
   - Street Sweeper Operator

2. Staff recommends that the City Council adopt the civil service job specification and assign to Salary Schedule for Teamsters Local 856 Police Assistants Unit classification to capture staffing change approved in the FY 2021-22 budget process:

   - Community Services Officer

3. Staff recommends that the City Council adopt the proposed title changes to the following APCM classifications:

   - Class Development/Cultural Arts Coordinator to Class Development/Cultural Arts Administrator
   - Senior Information and Referral Specialist to Senior Services Specialist

Background/Discussion

1. Staff recommends that the City Council adopt the proposed revisions to the following job specifications (attached):

   Fire Battalion Chief

   The City and the Fire Management Association are proposing to update the Fire Battalion job specification to ensure it accurately reflect current practices, duties and the minimum qualifications for the position.

   The current definition states the position reports to the Fire Chief and the new language clarifies that the Fire Battalion Chief report to the Bureau Deputy Fire Chief. The current example of duties states that the position may serve and act as the Fire Chief and the new language clarifies that the Fire Battalion Chief may serve and act as a Deputy Fire Chief.

   The current example of duties does not include all Fire Divisions that the Fire Battalion Chief supervises. The new language includes the following divisions:

special operations, technical services, and emergency planning & disaster preparedness.

The current license language states "Possession of a valid Firefighter Restricted Class B California Driver's License." The new language will be as follows: Possession of a valid Firefighter Restricted Class C California Driver's License with firefighter endorsement.

Safety Inspector II

The City and the Teamsters Safety Inspectors Union are proposing to update the Safety Inspector II job specification to ensure it accurately reflect current practices, duties and the minimum qualifications for the position.

The current Education Minimum Qualification states that applicants are required to possess a valid CPR/BLS (Cardio-Pulmonary Resuscitation/Basic Life Support) for the Professional Certificate upon hire. The new language will allow applicants the temporary ability to obtain the certification within six (6) months of hire due to the COVID-19 pandemic.

The current license language states that applicants are required to satisfactorily complete any of the two (2) of the six (6) State of California Board of Fire Services courses: Fire Prevention IA, IB or IC, Fire Investigation IA, IB or Penal code 832. The new language includes the addition of the following courses: Fire Inspector IA, IB, IC or ID and Fire Investigation IC.

Street Sweeper Operator

The City and AFSCME Local 829 are proposing to update the Street Sweeper Operator job specification to more accurately reflect the current needs of the Public Works Department as well as the needs of AFSCME Local 829 members.

The current experience requires eighteen months of experience to include one year driving and maintaining vehicles, above 26,000 lb., or power driven street sweepers and six months of general construction or the repair of hard surfaced streets, roads, highways or parking facilities. The new language will require eighteen months of experience operating a motorized street sweeper OR two (2) years experience in construction or repair of hard-surface streets, roads, highways, or parking facilities, or in the construction or repair of a sanitary or storm sewer system.

The current license language states the minimum requirements shall be in possession of a valid Class B California Driver's license and a good driving record. The new language states that applicants must possess a valid California Class "A" or Class "B"

Commercial driver's license with tanker endorsement at time of appointment, as well as a current medical certificate; the Class "A" or Class "B" Commercial driver's license must be maintained throughout employment.

2. Staff recommends that the City Council adopt the civil service job specification and assign to Salary Schedule for Teamsters Local 856 Police Assistants Unit classification to capture staffing change approved in the FY 2021-22 budget process for the following classification:

Community Services Officer

Through the 2019 Labor Negotiations process, the City and the Teamsters/Police Assistants Union previously agreed to add a Community Services Officer job specification to the membership within 18 months.

The addition of this position would allow the Police Assistants a promotional opportunity within the membership, as this new classification offers additional duties within the department. This position is not a sworn Peace Officer position and no weapon is authorized.

The budget for this classification has been allocated by the department since 2019 and was approved on May 24, 2021 by the City Council as presented during the Budget Presentation.

The classification will be eligible for salary and incentive pay as follows:

- Assign to Range D 027 of the Teamsters Local 856 Police Assistants salary schedule.
- Eligible for $100 per month longevity pay for completion of twenty (20) years of service as Police Assistant or Community Services Officer

3. Staff recommends that the City Council adopt the proposed title changes to the following APCM classifications:

Class Development/Cultural Arts Coordinator to Class Development/Cultural Arts Administrator

As a result of a reclassification request the City is proposing to change the Class Development/Cultural Arts Coordinator title to Class Development/Cultural Arts Administrator to more accurately reflect the duties and be more comparable to titles for similar positions in other agencies. The classification will remain at Range U 039 of the Miscellaneous/Unrepresented salary schedule.

Senior Information and Referral Specialist to Senior Services Specialist

As a result of the Measure Q funding allocated by the City Council for the restoration of senior services, the Recreation Division intends to hire two, new full-time positions to support additional senior programming. The City is proposing to change the Senior Information and Referral Specialist title to Senior Services Specialist to more accurately reflect the duties of the position. The classification will remain at salary range U016 of the Miscellaneous/Unrepresented Salary schedule.

Fiscal Impact
No fiscal impact.

Summary/Conclusion

The City Manager has approved the proposed civil service job specifications and the City has met and conferred in good faith with all affected bargaining units and, as a result, have agreed to the proposed job specification changes. The City Manager has also approved the recommended title changes. The City Council approved the new classification on May 24, 2021. As such, staff recommends that the City Council adopt the proposed revisions to the job specifications, new job specification and assignment to salary schedule, and title changes.

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

Respectfully submitted,

Natalie Sakkal
Director of Human Resources

CITY OF DALY CITY
JOB SPECIFICATION

APPROVED BY
PERSONNEL BOARD: ~~02/08/2007~~
CITY COUNCIL: ~~02/26/2007~~
RES. NO.: ~~07-35~~

BATTALION CHIEF

DEFINITION

Under the general direction of a Bureau Deputy ~~the~~ Fire Chief to participate as a staff member managing a wide range of fire department activities that may include supervising shift assignments; administrative assignments including planning, organizing and directing programs toward accomplishing goals and objectives of the department; to oversee and direct daily operations of the department; and other duties as assigned.

EXAMPLES OF DUTIES

Responds and assumes command at emergencies and coordinates on-scene activities. Prepares reports on fire service issues and recommends courses of action after considering alternatives. Plans, reviews, and supervises ~~department~~ Division assigned activities involving fire ~~suppression~~operations, training, special operations, technical services, ~~fire prevention, and~~ administration, emergency medical services, emergency planning & disaster preparedness and other assignments as designated. ~~management information systems~~. Makes oral and written presentations to fire department personnel, City staff and various community groups. Prepares a variety of written reports that are needed weekly, monthly or annually. Maintains department records, recommends capital projects and prepares annual budgets as assigned. Reviews monthly financial statements. Works with other City departments and government agencies in matters of concern to the fire department. May serve as acting Deputy Fire Chief as designated. Handles a variety of personnel issues and assures consistent application of department policies and practices. Reviews and evaluates the performance of employees. Conducts special fire safety programs and insures good public relations. Assures that safety and accident prevention programs are adhered to. ~~Conducts training. Assures completion of engine company assignments and facilitates employee development~~. Attends training to maintain proficiency in modern management techniques. Attends staff meetings.

MINIMUM QUALIFICATIONS

Knowledge of: Fire service supervisory/management procedures and techniques; methods for controlling, preventing and reducing fire losses; local, state and federal laws and ordinances related to local government. ~~City of Daly City~~. Familiarity with current body of professional knowledge in fire service. Understand and demonstrate a variety of management skills.

JOB SPECIFICATION
BATTALION CHIEF (PAGE 2)

Ability to: Provide leadership. Communicate effectively both orally and in writing; manage complex situations and maintain composure; direct department activities; be flexible and adaptive to change in the workplace; work with others well and be able to influence outcomes; be able to analyze situations and reach proper conclusions; manage emergency situations and work a variety of work schedules. Interact positively and cooperate with co-workers, respond politely to customers, work as a team member, function under demanding time pressure, respond in a positive manner to supervision, and attend work and perform duties on a regular and consistent basis.

Experience: Five years full-time fire service experience gained working with a Municipal, State or Federal Fire Service Agency, three years of which include supervisory and/or administrative experience comparable to that of a Fire Captain; two years of the above experience shall have been served in fire suppression.

Education: Graduation from high school or equivalent. A.A./A.S. Degree to include thirty (30) college semester units in Fire Science, supervision or administration.

Certification: Possession of a valid CPR/BLS (Cardio-Pulmonary Resuscitation/Basic Life Support for the Professional) Certificate and California State Board of Fire Services' Fire Officer's Certificate.

License: Possession of a valid Firefighter Restricted Class ~~B~~ C California Driver's License~~.~~ with firefighter endorsement.

R: ~~02/07~~12/19

Approved: Shawnee Jacobsen

Date: 1/16/20

CITY OF DALY CITY
JOB SPECIFICATION

APPROVED BY
~~PERSONNEL BOARD: 02/08/2007~~
CITY COUNCIL: ~~02/26/2007~~
RES. NO.: ~~07-35~~

SAFETY INSPECTOR II

DEFINITION

Under the supervision of the Fire Marshal or the Chief's authorized subordinates, to inspect fire protection systems, new construction sites, industrial and commercial occupancies and institutional and public assemblage occupancies to insure a practical level of fire protection and compliance with applicable state and local regulations and nationally recognized fire protection standards; and perform related duties as may be required.

EXAMPLES OF DUTIES

Performs fire safety inspections of schools, rest homes, residences, hospitals, churches, industrial and commercial buildings, sprinkler systems and hazardous materials and processes; issues written notices requiring the elimination of fire hazards; inspects posts and issues weed abatement notices; assists in the investigation of fires to determine origin and cause; testifies in court; photographs fire scenes; investigates and requires correction of violations of state and local codes and ordinances pertaining to fire prevention; develops and conducts fire prevention education programs; keeps records of buildings inspected and action taken; may check building plans; provides technical information to the public concerning fire prevention; assists fire company personnel in code interpretation, training and fire inspections; gives emergency medical treatment when required; performs related duties as required.

MINIMUM QUALIFICATIONS

Ability to: Communicate effectively both orally and in writing; work with minimal direction; meet deadlines; gain the understanding and cooperation of the public; instruct methods and procedures used in a modern fire prevention bureau; work effectively with others; tolerate uncertainty and work in unstructured settings; handle a variety of assignments simultaneously; learn and recall fire safety regulations and legal procedures; interact positively and cooperate with co-workers, respond politely to customers, work as a team member, function under demanding time pressure, respond in a positive manner to supervision, and attend work and perform duties on a regular and consistent basis.

JOB SPECIFICATION
SAFETY INSPECTOR II (PAGE 2)

Experience: Two years of experience in at least one of the following: building code enforcement, safety code enforcement, Federal, State and local codes, ordinances, and law enforcement; or related code enforcement activities or two years as a firefighter.

Education: Graduation from high school or equivalent and an A.A. Degree or 60 college semester units; possession of valid CPR/BLS (Cardio-Pulmonary Resuscitation/Basic Life Support) for the Professional Certificate or the temporary ability to obtain within six (6) months due to the COVID-19 pandemic; possession of a valid State of California Board of Fire Services Fire Officer Certificate or Satisfactory completion of any two (2) of the following six (6) State of California Board of Fire Services courses:

- Fire Prevention IA, IB, or IC OR Fire Inspector IA, 1B, IC or ID
- Fire Investigation IA, ~~or~~ IB or IC
  or
- Penal Code 832

License: Possession of valid Class C California Driver's License.

R: ~~02/07~~

Approved: Shawnna Gabbie 09/21/2021
_____
Date

CITY OF DALY CITY
JOB SPECIFICATION

APPROVED BY
PERSONNEL BOARD: ~~02/08/2007~~
CITY COUNCIL: ~~02/26/2007~~
RES NO.: ~~07-35~~

STREET SWEEPER OPERATOR

DEFINITION

Under general supervision, safely operates motorized street sweeping equipment in the effective, efficient cleaning of City streets, curbs, gutters, parking lots and public right-of ways; inspects and performs preventative maintenance and repairs on motorized street sweeper and auxiliary equipment; operates tools and equipment; ~~Under general supervision, to operate, maintain and make incidental repairs of power-driven street sweepers; and~~ performs other street maintenance duties as assigned. ~~related Public Works tasks as required.~~

DISTINGUISHING CHARACTERISTICS

This class performs mechanical street sweeping work in assigned areas without immediate supervision, working independently removing debris and litter from assigned routes during early morning or day shifts. Positions in this class are expected to have knowledge in both the operation and maintenance of motorized street sweepers, and the ability to read and interpret street sweeping route maps.

EXAMPLE OF DUTIES

Operates motorized~~power-driven~~ street sweepers to sweep streets, curbs, gutters, parking lots and public right-of ways in ~~an~~ assigned areas; adjusts, replaces, and manages inventory of sweeper brooms; inspects street sweeper and auxiliary equipment to ensure safe operating condition; checks fuels, fluid levels, air pressure, and hydraulic systems; and reports the need for required maintenance; removes obstacles from street and gutter areas to permit access; cleans interior of vehicle, hopper screen and dust control spray nozzles, removes debris from hopper screen pull handle, and washes vehicle after use; responds to emergency clean-ups, special sweeps, and storm drain maintenance; maintains electronic mapping and video equipment connected to the street sweeper; maintains a variety of records on street sweeping operations. ~~changes and adjusts sweeper brooms, services, lubricates and maintains street sweepers in good repair.~~ Performs the full range of Street Maintenance Worker I/II duties as assigned.

MINIMUM QUALIFICATIONS

Knowledge of: Maintenance, adjustment, and ~~The~~ operation ~~and maintenance~~ of mechanical ~~power-operated~~ street sweeping equipment~~ers~~; safe working practices

related to sweeping streets in light to heavy traffic conditions; City geography and street locations; methods, practices, materials and equipment used for general or street construction and maintenance; ~~basic~~ traffic and safety laws, ordinances, regulations and rules involved in truck and heavy equipment operation. ~~of the California Motor Vehicle Code, traffic safety when working on the streets and~~

Ability to: Operate motorized street sweeping equipment safely in traffic; communicate clearly and concisely, both orally and in writing; understand and follow oral and written instructions; perform heavy manual labor; read route maps; maintain daily inspection ~~work~~ records; open and complete electronic work orders; work independently and use sound judgment in performing assignments safely; ~~performs assigned work tasks without direct supervision; possess manual dexterity;~~ possess mechanical aptitude; work irregular hours, such as early morning work shifts; ~~must~~ respond and perform assigned duties in the event of an ~~be available to work during~~ emergencies, including nights and weekends~~; and safely operate a power-driven street sweeper within the California Motor Vehicle Code;~~ interact positively and cooperate with co-workers, respond politely to customers, work as a team member, function under demanding time pressure, respond in a positive manner to supervision~~,~~ and attend work and perform duties on a regular and consistent basis.

Experience: Eighteen months of experience operating a motorized street sweeper OR two (2) years~~,~~ experience in construction or repair of hard-surface streets, roads, highways, or parking facilities, or in the construction or repair of a sanitary or storm sewer system. ~~, to include one year driving & maintaining vehicles, above 26,000 lbs., or power-driven street sweepers and six months of general construction or the repair of hard surfaced streets, roads, highways or parking facilities; and~~

Education: Graduation from high school or the equivalent

License: Must possess a valid California Class "A" or Class “B” Commercial driver’s license with tanker endorsement at time of appointment, as well as a current medical certificate; the Class "A" or Class “B” Commercial driver’s license must be maintained throughout employment. ~~Minimum requirement shall be in possession of a valid Class “B” California Drivers license and a good driving record.~~

R: 06/21~~02/07~~

Approved by:

CITY OF DALY CITY
JOB SPECIFICATION

APPROVED BY
PERSONNEL BOARD:
CITY COUNCIL:
RES. NO.:

COMMUNITY SERVICES OFFICER

DEFINITION

Under general supervision, performs a variety of activities in administering non-sworn law enforcement support services and programs for the City's Police Department including crime scene investigation, parking enforcement, traffic control, evidence collection and processing, abandon vehicle abatement, neighborhood watch and public outreach, cold case investigation and report preparation. This is not a sworn Peace Officer position; no weapon will be authorized.

EXAMPLES OF DUTIES

Performs a variety of assigned duties relative to non-sworn support services programs within the police department. These assignments include but are not limited to:

- Investigate and collect information regarding burglaries, fraud, stolen vehicles, thefts, vandalism, abandon vehicles, vehicle collisions, lost and found property, and other incidents that do not require the presence of a sworn law enforcement officer. Write reports, draw collision diagrams, serve subpoenas: testify in court as needed.
- Process and documents crime scenes, including photographing, collecting, identifying, preserving, and analyzing physical evidence and latent fingerprints; collect witness statements.
- Serve subpoenas
- Patrol and enforce traffic, parking, and municipal codes: follow up on complaints, investigates and document abandoned vehicles, arrange for the towing or other abatement processes of abandoned or nuisance vehicles
- Direct traffic at special events, parades, crime and collision scenes, or other events where manual traffic control is necessary
- Develop and administer public information and education outreach programs, presentations, events, and activities related to crime prevention, safety, and neighborhood watches
- Testify in court
- Observe and report hazardous conditions, obstructions to traffic, and other emergencies
- Maintain accurate departmental and law enforcement records, databases, and files; researches and compile information for various reports

- Attend training and shift briefing sessions; monitor changes in regulations and policies that may affect operation; implement policy and procedural changes after adoption
- Perform front desk duties
- Other duties as assigned by supervisory or management staff

MINIMUM QUALIFICATIONS

Ability to: Understand and follow verbal and written directions and Department rules and regulations; learn standard broadcasting procedures of a police radio; prepare clear and concise written reports; observe accurately and remember names, faces, numbers, incidents and places, think and act quickly in emergencies, interact positively and cooperate with co-workers, respond politely to customers, work as a team member, function under demanding time pressure, respond in a positive manner to supervision, and attend work and perform duties on a regular and consistent basis.

Education: Graduation from high school or equivalent.

Experience:
One (1) year of experience performing increasingly responsible non-sworn law enforcement support duties is desirable.

Age: Must be 18 years of age for entrance.

Physical: Have the physical strength, stamina, and agility adequate to perform all duties of a Community Services Officer.

License: Possession of a valid Class C California Driver's License.

R: 9/19

Approved: Shawnna Gabbie

Date: 09/21/2021

Meeting Date: September 27, 2021

Subject: **Authorize the City Manager to Execute Memorandum of Understanding Between the City of Daly City and County of San Mateo for Disposable Food Service Ware Ordinance Education and Enforcement Activities**

Recommended Action

Staff recommends that the City Council authorize the City Manager to execute Memorandum of Understanding between the City of Daly City and County of San Mateo for Disposable Food Service Ware Ordinance Education and Enforcement Activities.

Background

On September 13, 2021, the Daly City Council unanimously adopted a Disposable Food Service Ware Ordinance to address plastic pollution in the City by eliminating the unnecessary distribution and use of single-use plastics. This Ordinance repeals and replaces Chapter 8.64 of the Daly City Municipal Code, and builds upon previous City regulations that prohibited food vendors from using polystyrene-based disposable food service ware.

The City's new regulation goes beyond the County of San Mateo's model ordinance—Daly City food facilities are required to transition to non-plastic alternatives (natural fiber-based products, such as paper, sugarcane, bamboo and wood), as well as provide reusable alternatives in place of disposable foodware for dine-in, wherever practicable. Food facilities must also regulate the distribution of compliant disposable foodware accessories—accessories such as straws, stirrers, cup spill plugs, condiment packets, utensils, napkins, etc. shall be provided only 1) when requested by the consumer, 2) when the consumer accepts an offer by the food facility, or 3) at a self-serve area and/or a dispenser.

The new regulation will become operational and will be enforced starting October 1, 2022. Impacted food facilities are expected to use up their existing stock of foodware items that will not meet the requirements of the new regulation *prior* to October 1, 2022. At the Council's direction, the City shall explore the possibility of providing financial support to impacted food facilities experiencing hardship.

The County will conduct education and outreach to food facilities that operate in the City's jurisdiction that may be impacted by the Ordinance, as well as conduct education and outreach to the general public. The County will develop a *standardized* and *uniform* education and outreach strategy that will be rolled out in the City, in unincorporated areas of the county, and in other cities in the county that adopt the Ordinance. The County will respond to complaints or referrals from the public and/or from City staff. and they will work with food facility operators to investigate and resolve reported issues.

Fiscal Impact

The City might incur minimal costs associated with any marketing materials needed beyond the County of San Mateo Office of Sustainability's collateral materials. These costs, however, can be

absorbed in the FY 2021-22 budget. In-house staff will be used to promote reusables, wherever practicable.

Summary/Conclusion
Staff recommends that the City Council authorize the City Manager to execute Memorandum of Understanding between the City of Daly City and County of San Mateo for Disposable Food Service Ware Ordinance Education and Enforcement Activities.

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

Respectfully submitted,

Leilani Ramos
Assistant to the City Manager

Stephen Stolte
Assistant City Manager

Encl: Memorandum of Understanding between the City of Daly City and County of San Mateo for Disposable Food Service Ware Ordinance Education and Enforcement Activities

MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF DALY CITY AND COUNTY OF SAN MATEO FOR DISPOSABLE FOOD SERVICE WARE ORDINANCE EDUCATION AND ENFORCEMENT ACTIVITIES

THIS MEMORANDUM OF UNDERSTANDING (MOU), entered into this _____ day of_____, 20__, by and between the County of San Mateo, hereinafter called "the County" and the "City of Daly City", hereinafter called "the City";

W I T N E S S E T H:

WHEREAS, the County's Board of Supervisors repealed and replaced the existing County ordinance banning polystyrene disposable food service ware by food vendors (Municipal Code Chapter 4.107) with the Disposable Food Service Ware Ordinance (Ordinance) on February 25, 2020; and

WHEREAS, to promote consistency within jurisdictions throughout San Mateo County and leverage economies of scale, the County has offered to lead the education and enforcement efforts for the Ordinance in the incorporated cities of San Mateo County; and

WHEREAS, the City's City Council adopted the Ordinance (Ordinance No. 1451) on September 13, 2021 and authorizes the County to provide education and enforcement services within the City's jurisdiction.

NOW, THEREFORE, IT IS HEREBY AGREED BY THE PARTIES HERETO AS FOLLOWS:

1. Duties of the City

The County will lead education and enforcement efforts for the Ordinance if the City satisfies the following criteria:

a) Keeps as part of its municipal code either a reference incorporating the Ordinance in its entirety or an ordinance that contains each of the provisions of the Ordinance.

b) Authorizes the County to enforce the municipal code provisions adopted pursuant to subsection a) above, including authorization to hold hearings, issue citations, and assess administrative fines on behalf of the City.

c) Remains a party to this MOU.

2. Services to be Performed by the County

A. The County shall provide education and enforcement services for the City as described in Exhibit A, attached hereto and incorporated by reference herein.

B. The County shall hire a consultant to provide education services within jurisdictions in San Mateo County that adopt the Ordinance. If appropriate, interested cities will also have the option of entering into contractual agreement with the same consultant for education services specifically relating to provisions that *go beyond* and that fall outside the Ordinance. Please see Section 2.D. for additional information.

C. The County shall only provide education and enforcement services for the Ordinance within the City's jurisdiction if it has determined that it has adequate resources to do so.

D. The County shall only offer to provide education and enforcement for services relating directly to the provisions of the Ordinance. If the City adds new provisions that *go beyond* the existing provisions of the Ordinance, the County may, at its discretion, offer to provide education and enforcement services, pending further assessment by the County. The assessment will involve evaluating the alignment of the objectives of the City's "add-on" provisions with those of the Ordinance and the level of effort and resources required for education and enforcement services.

   As an alternative, if the County elects not to offer education and enforcement services for the "add-on" provisions, the City can administer, implement, and fund its own education and enforcement services specifically for the "add-on" provisions. Specific to education services, if City policy allows and the City chooses to do so, the City can enter into a separate contractual agreement with the same consultant that will be providing education services for the Ordinance, as referenced in Section 2.B. above.

E. The County will not be obligated to provide education and enforcement services if modifications are made to the Ordinance by the City, which specifically omit existing provisions and/or reduces the impact of the Ordinance in any way.

3. Consideration

The benefit of this MOU to the City is the opportunity to join a growing number of local governments that are leading the effort around reducing single-use plastic and other food ware waste. An additional benefit includes the implementation of education and enforcement efforts for the Ordinance within the City's jurisdiction with minimal spending of resources by the City.

The benefit of this MOU to the County is the implementation of a uniform, standardized, and coordinated effort throughout the incorporated and unincorporated areas of San Mateo County.

4. Relationship of Parties

It is expressly understood that this is an agreement between two independent entities, the County and the City, and that no individual agency, employee, partnership, joint venture, or other relationship is established by this MOU. The intent by both the County and the City is to create an independent collaborative relationship.

5. Hold Harmless

The County shall indemnify, defend, and hold harmless the City and its officers, agents, employees, and servants against all damages, claims, liabilities, losses, and other expenses, including without limitation attorneys' fees and related costs, whether or not a lawsuit or other proceeding is filed, to the extent that they arise out of (1) the negligence or willful misconduct of County staff in performing the enforcement services described in this memorandum of understanding; or (2) any allegation that the promotional or educational materials produced or used by County staff pursuant to this memorandum of understanding infringe any third-party right of any kind, including without limitation, any intellectual property right.

The City shall indemnify, defend, and hold harmless the County and its officers, agents, employees, and servants against all damages, claims, liabilities, losses, and other expenses, including without limitation attorneys' fees and related costs, whether or not a lawsuit or other proceeding is filed, to the extent they arise out of (1) the act of adopting ordinance No. 1451 establishing food service ware regulations; or (2) any acts or omissions by City staff in implementing ordinance No. 1451. that arise out of City staff's negligence or willful misconduct; or (3) any allegation that the promotional or educational materials produced by City staff pursuant to this memorandum of understanding infringe any third-party right of any kind, including without limitation, any intellectual property right.

A party seeking indemnity and defense under this section shall provide the indemnifying and defending party with prompt notice of any claim and give control of its defense and settlement to the indemnifying and defending party. The party seeking indemnity and defense shall also cooperate in all reasonable respects with the indemnifying and defending party, its insurance company, and its legal counsel in its defense of such claim. The obligation to defend and indemnify pursuant to this section shall not cover any claim in which there is a failure to give the indemnifying and defending party prompt notice, but only to the extent that such lack of notice prejudices the defense of the claim. The indemnifying and defending party may not settle any potential suit hereunder without the other party's prior written approval, which will not to be unreasonably withheld, conditioned, or delayed. If a party who owes indemnity and defense under this section fails to promptly indemnify and defend a covered claim, the other party shall have the right to defend itself, and in such case, the party owning indemnity and defense shall promptly reimburse the other party for all of its associated costs and expenses.

The obligations imposed by this section shall survive termination or expiration of the MOU.

6. Amendment of MOU and Merger Clause

This MOU, including the Exhibit attached hereto and incorporated herein by reference, constitutes the sole MOU of the parties hereto and correctly states the rights, duties, and obligations of each party as of this document's date. In the event that any term, condition, provision, requirement or specification set forth in this body of the MOU conflicts with or is inconsistent with any term, condition, provision, requirement, or specification in any exhibit and/or attachment to this MOU, the provisions of this body of the MOU shall prevail. Any prior MOU, promises, negotiations, or representations between the parties not expressly stated in this

document are not binding. All subsequent modifications shall be in writing and will become effective when signed by both parties.

7. Records

The County shall maintain and preserve all records relating to this MOU in its possession and those of any third-party performing work related to this MOU for a period of five (5) years from the termination of this MOU.

8. Assignability

The County shall have the right to assign this MOU or any portion thereof to a third party or subcontract with a third party to perform any act required under this MOU without the prior written consent of the City.

9. Notices

Any written notice, request, demand, or other communication required or permitted hereunder shall be deemed to be properly given when deposited with the United States Postal Service, postage prepaid, or when transmitted by email communication, addressed:

In the case of the County, to:

Carolyn Bloede, Director
County of San Mateo Office of Sustainability
455 County Center, 4th Floor
Redwood City, CA 94065
Email: cbloede@smcgov.org

In the case of the City, to:

Shawnna Maltbie, City Manager, City of Daly City
333 90th Street
Daly City, CA 94015
Email: smaltbie@dalycity.org

10. Controlling Law and Venue

The validity of this MOU, the interpretation of its terms and conditions, and the performance of the parties hereto shall be governed by the laws of the State of California. Any action brought to enforce this action must be brought in the Superior Court of California in and for the County of San Mateo.

11. Term and Termination

A. The term of this MOU shall commence on October 15, 2021 and shall automatically be renewed from year to year on the same terms and conditions without any further action of the Parties.

B. This MOU may be terminated without cause by the City or the County at any time upon thirty (30) days written notice to the other Party.

12. Authority

The parties warrant that the signatories to the MOU have the authority to bind their respective entities.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have affixed their hands.

COUNTY OF SAN MATEO

By:_____
Carolyn Bloede
Director, Office of Sustainability

Date: _____

CITY OF DALY CITY

By:_____
Shawnna Maltbie
City Manager

Date: _____

EXHIBIT A - SCOPE OF ACTIVITIES

The below education and enforcement activities relating to the County of San Mateo's (the County) Disposable Food Service Ware Ordinance (Ordinance) will be conducted by the County and the City of Daly City (the City) within the City's jurisdiction.

I. Education and Outreach

1. The County will conduct education and outreach to food facilities that operate in the City's jurisdiction that may be impacted by the Ordinance. Per the Ordinance, the County will focus efforts only on entities that are defined as a "food facility" under the California Retail Food Code.[1] These entities are required to have a health permit with the County's Environmental Health Services (EHS) to serve food and beverages to the public. The County's Office of Sustainability (OOS) will collaborate with EHS to identify food facilities in the City jurisdiction that will be impacted.
2. The County will conduct education and outreach to the general public in the City's jurisdiction.
3. The County will develop a *standardized* and *uniform* education and outreach strategy that will be rolled out in the City's jurisdiction as well as in unincorporated areas of the county and other cities in the county that adopt the Ordinance. The County may utilize a combination of standardized strategies for education and outreach activities, which may include, but is not limited to development and distribution of educational materials (e.g., flyers, posters, resource guide that will have information on compliant disposable food ware products, signs, banners, etc.), mailers, phone calls, emails, social media posts, videos, newspaper ads, door-to-door visits, pilot and implementation of behavior change campaigns, etc.
4. As needed, the City will supplement the County's efforts for the Ordinance with any additional education and outreach activities that are tailored to the City's needs and managed by City staff (e.g., City's social media accounts, City website, City newsletter, internal City sustainability activities, etc.).

II. Enforcement

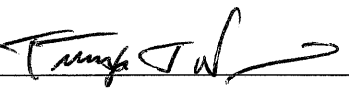
1. The County will conduct enforcement of the Ordinance within the City's jurisdiction utilizing a compliant-based system. The County will respond to complaints or referrals from the public and/or from City staff and work with food facility operators to investigate and resolve reported issue(s).
2. The County will follow enforcement provisions detailed in the County's Municipal Code Chapter 1.40 – Administrative Remedies to correct violations of the Ordinance committed in the City's jurisdiction.

[1] Although public schools are defined as a food facility under the California Retail Food Code, they are exempt from complying with the Ordinance based on the fact that the State has the sole authority to dictate their operations.

3. The County will lead the effort in reviewing requests for exemptions submitted by food facilities and approve them, as needed, in whole or in part, with or without conditions.
4. The County will keep detailed records of enforcement in the City's jurisdiction for a minimum of five (5) years.
5. The County will notify the City promptly about any related issues that arise that require City assistance or lead in resolving the issue(s) related to noncompliance.
6. The City will work with the County on any related issues that arise that require City assistance or lead in resolving the issue(s) related to noncompliance.

CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF AUGUST 2021

08/01/2021		
CHECKS ISSUED	-	#392198 TO 392204
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE
08/11/2021		
CHASE CREDIT CARD	-	N/A – Electronic Payment
08/16/2021		
CHECKS ISSUED	-	#392205 TO 392470
CANCELED CHECK	-	#392219, 392261, 392284, 392398, 392401, 392424
VOID CHECK	-	NONE
08/19/2021		
CHECKS ISSUED	-	#392471 TO 392485
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE
08/31/2021		
CHECKS ISSUED	-	#392486 TO 392764
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE

AUDITED  FINANCE DIRECTOR

APPROVED _____ CITY MANAGER

APPROVED _____ MAYOR

APPROVED _____ VICE MAYOR

ACCOUNTS PAYABLE CHECK RUN SUMMARY
FISCAL YEAR 2021-2022

	MONTH	TOTAL
2021	July	$ 8,215,036.28
	August	7,147,595.02
	September	
	October	
	November	
	December	
2022	January	
	February	
	March	
	April	
	May	
	June	
	TOTAL	**$ 15,362,631.30**

AUGUST 2021 BREAK DOWN OF EXPENSES BY FUND

Fund	Total for Month	Total for Year	% of Total
General Fund	$ 3,062,137.95	$ 6,630,273.38	0.43
Gas Tax Fund	564,031.09	1,140,499.47	0.07
Utility/Enterprise Funds	3,521,425.98	7,591,858.45	0.49
Total:	**$ 7,147,595.02**	**$ 15,362,631.30**	1.00

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392198	7941	ALLIANT INSURANCE SERVICES	08/04/21	2,700.00	MW	IS		
AP CHK 00392199	46585	ANTHEM BLUE CROSS	08/04/21	94.40	MW	IS		
AP CHK 00392200	46585	ANTHEM BLUE CROSS	08/04/21	106.70	MW	IS		
AP CHK 00392201	24619	TALX UC EXPRESS	08/04/21	360.73	MW	IS		
AP CHK 00392202	25674	TARGET SPECIALTY PRODUCTS	08/04/21	1,035.99	MW	IS		
AP CHK 00392203	29329	VERIZON WIRELESS SERVICES L	08/04/21	266.72	MW	IS		
AP CHK 00392204	51563	WORXTIME	08/04/21	4,051.69	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	8,616.23	Number of Checks Processed:	7
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 8,616.23

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
CB CHK 00081121	49024	JP MORGAN CHASE BANK N	08/11/21	3,211.06	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	3,211.06	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 3,211.06

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
CB CHK 00081121	49024	JP MORGAN CHASE BANK N	08/11/21	32,827.16	..	..		Check ID and Number Already Exis

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	0.00	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

E X C E P T I O N T O T A L 32,827.16

G R A N D T O T A L 0.00

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392205	50236	ABM BUILDING SOLUTIONS SAN	08/16/21	9,196.75	MW	IS		
AP CHK 00392206	25484R	ABORDO, DANILO	08/16/21	720.00	MW	IS		
AP CHK 00392207	53561	ACTION TOWING	08/16/21	1,036.50	MW	IS		
AP CHK 00392208	34666	AD BRAKES	08/16/21	1,488.38	MW	IS		
AP CHK 00392209	1514	ADAM HILL COMPANY, THE	08/16/21	839.13	MW	IS		
AP CHK 00392210	32391R	AGUIRRE III, BALTAZAR	08/16/21	827.31	MW	IS		
AP CHK 00392211	39256	AIR EXCHANGE INC	08/16/21	532.46	MW	IS		
AP CHK 00392212	29880	AIRGAS USA LLC	08/16/21	864.97	MW	IS		
AP CHK 00392213	1465	ALBERTSONS SAFEWAY	08/16/21	1,300.56	MW	IS		
AP CHK 00392214	1025	ALHAMBRA	08/16/21	340.99	MW	IS		
AP CHK 00392215	36102R	ALL FOUR SEASONS ROOFING	08/16/21	275.00	MW	IS		
AP CHK 00392216	37095	ALL INDUSTRIAL ELECTRIC SUP	08/16/21	139.53	MW	IS		
AP CHK 00392217	22544	ALLSTAR FIRE EQUIPMENT INC	08/16/21	33,015.26	MW	IS		
AP CHK 00392218	37116	ALPHA ANALYTICAL LABORATORI	08/16/21	15,326.55	MW	IS		
~~AP CHK 00392219~~	~~40755~~	~~AMAZON~~	~~08/16/21~~	~~53.78~~	~~MW~~	~~IS~~		
AP CHK 00392220	56231	AMAZON CAPITAL SERVICES INC	08/16/21	389.75	MW	IS		
AP CHK 00392221	38846	AMERICAN MESSAGING	08/16/21	58.70	MW	IS		
AP CHK 00392222	23649	AMERICAN TRUCK & TRAILER BO	08/16/21	171.59	MW	IS		
AP CHK 00392223	54367R	AMS CONSTRUCTION	08/16/21	458.00	MW	IS		
AP CHK 00392224	24868	ANIXTER INC	08/16/21	765.13	MW	IS		
AP CHK 00392225	46585	ANTHEM BLUE CROSS	08/16/21	94.40	MW	IS		
AP CHK 00392226	46585	ANTHEM BLUE CROSS	08/16/21	106.70	MW	IS		
AP CHK 00392227	1259	ARAMARK	08/16/21	325.52	MW	IS		
AP CHK 00392228	55833	ARAMARK	08/16/21	1,400.35	MW	IS		
AP CHK 00392229	47007	ARTHUR J GALLAGHER & COMPAN	08/16/21	1,625,862.45	MW	IS		
AP CHK 00392230	5495	ASSOCIATION OF PUBLIC TREAS	08/16/21	299.00	MW	IS		
AP CHK 00392231	1101	AT&T	08/16/21	258.56	MW	IS		
AP CHK 00392232	32577	AT&T	08/16/21	12,283.37	MW	IS		

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AP CHK 00392233	47003	AT&T	08/16/21	103.49	MW	IS		
AP CHK 00392234	47003	AT&T	08/16/21	103.49	MW	IS		
AP CHK 00392235	6413	AT&T MOBILITY	08/16/21	2,172.03	MW	IS		
AP CHK 00392236	6413	AT&T MOBILITY	08/16/21	589.60	MW	IS		
AP CHK 00392237	6413	AT&T MOBILITY	08/16/21	167.19	MW	IS		
AP CHK 00392238	6413	AT&T MOBILITY	08/16/21	2,918.21	MW	IS		
AP CHK 00392239	6413	AT&T MOBILITY	08/16/21	1,006.19	MW	IS		
AP CHK 00392240	43610	BABBITT BEARING CO INC	08/16/21	9,809.53	MW	IS		
AP CHK 00392241	7950	BAY AREA AIR QUALITY MANAGE	08/16/21	381.00	MW	IS		
AP CHK 00392242	19200	BIRITE FOODSERVICE DISTRIBU	08/16/21	1,910.56	MW	IS		
AP CHK 00392243	5961	BREWER, RICHARD	08/16/21	720.00	MW	IS		
AP CHK 00392244	3064	BROWN & CALDWELL INC	08/16/21	126,232.60	MW	IS		
AP CHK 00392245	45889R	BSM CONSTRUCTION INC	08/16/21	2,236.43	MW	IS		
AP CHK 00392246	56306R	BUTLER, RANDIE	08/16/21	400.00	MW	IS		
AP CHK 00392247	24936R	CABATIC, VICTOR	08/16/21	720.00	MW	IS		
AP CHK 00392248	42973	CAL SIGNAL CORP	08/16/21	274.69	MW	IS		
AP CHK 00392249	42619	CALIFORNIA BUILDING STANDAR	08/16/21	1,779.03	MW	IS		
AP CHK 00392250	1196	CALIFORNIA WATER SERVICE CO	08/16/21	224.30	MW	IS		
AP CHK 00392251	13757R	CARMAN, ROBERT	08/16/21	720.00	MW	IS		
AP CHK 00392252	54917R	CBS CONSTRUCTION	08/16/21	2,673.18	MW	IS		
AP CHK 00392253	2930	CED CONTRACTORS SF	08/16/21	10.43	MW	IS		
AP CHK 00392254	42277	CEL ANALYTICAL INC	08/16/21	1,789.00	MW	IS		
AP CHK 00392255	48009	CENGAGE LEARNING INC / GALE	08/16/21	48.55	MW	IS		
AP CHK 00392256	24769	CENTER POINT LARGE PRINT	08/16/21	45.73	MW	IS		
AP CHK 00392257	31956	CENTRAL VALLEY BUSINESS FOR	08/16/21	195.24	MW	IS		
AP CHK 00392258	30689	CENTRISYS CORPORATION	08/16/21	6,000.00	MW	IS		
AP CHK 00392259	48727	CINTAS CORPORATION	08/16/21	707.64	MW	IS		
AP CHK 00392260	3678	CINTAS CORPORATION #464	08/16/21	11,284.24	MW	IS		

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AP CHK 00392261	35395	CITY AUTO SUPPLY	08/16/21	10,282.64	MW	IS		
AP CHK 00392262	13126	CITY OF BRISBANE	08/16/21	16,370.40	MW	IS		
AP CHK 00392263	25602	CITY OF DALY CITY	08/16/21	3,334.94	MW	IS		
AP CHK 00392264	28211	CITY OF PACIFICA	08/16/21	25.00	MW	IS		
AP CHK 00392265	40147	CITY TOYOTA	08/16/21	83.60	MW	IS		
AP CHK 00392266	54186	CIVICPLUS INC	08/16/21	600.00	MW	IS		
AP CHK 00392267	19943	CLEAN HARBORS ENV SERVICES	08/16/21	5,530.46	MW	IS		
AP CHK 00392268	34153	COMCAST	08/16/21	85.74	MW	IS		
AP CHK 00392269	47244	COMCAST	08/16/21	89.96	MW	IS		
AP CHK 00392270	48517	COMCAST	08/16/21	281.44	MW	IS		
AP CHK 00392271	51634	COMCAST	08/16/21	25.81	MW	IS		
AP CHK 00392272	51804	COMCAST	08/16/21	381.08	MW	IS		
AP CHK 00392273	51804	COMCAST	08/16/21	381.11	MW	IS		
AP CHK 00392274	52652	COMCAST	08/16/21	165.17	MW	IS		
AP CHK 00392275	12578	COMPLETE LINEN SERVICES INC	08/16/21	141.60	MW	IS		
AP CHK 00392276	56253	CORE & MAIN LP	08/16/21	230.38	MW	IS		
AP CHK 00392277	30109	CORELOGIC SOLUTIONS LLC	08/16/21	300.00	MW	IS		
AP CHK 00392278	1053	CPS HR CONSULTING	08/16/21	2,323.00	MW	IS		
AP CHK 00392279	42324	CRIME SCENE CLEANERS INC	08/16/21	70.00	MW	IS		
AP CHK 00392280	48323	CRYSTAL CREAMERY	08/16/21	241.02	MW	IS		
AP CHK 00392281	28906	CSG CONSULTANTS INC	08/16/21	13,445.00	MW	IS		
AP CHK 00392282	53761	CT WEST INC	08/16/21	1,856.89	MW	IS		
AP CHK 00392283	50052R	CURRAN, JOSEPH	08/16/21	720.00	MW	IS		
AP CHK 00392284	25580	CWEA-MEMBERSHIP	08/16/21	106.00	MW	IS		
AP CHK 00392285	1042	D C LOCK & SECURITY SERVICE	08/16/21	43.95	MW	IS		
AP CHK 00392286	1836	DAILY JOURNAL CORPORATION	08/16/21	534.40	MW	IS		
AP CHK 00392287	51953R	DALY CITY BASEBALL ASSOCIAT	08/16/21	400.00	MW	IS		
AP CHK 00392288	36807	DALY CITY TEST ONLY	08/16/21	80.00	MW	IS		

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AP CHK 00392289	1793	DALY CITY TOOL MART	08/16/21	476.29	MW	IS		
AP CHK 00392290	7817	DANS DRILLING & FENCING INC	08/16/21	3,840.00	MW	IS		
AP CHK 00392291	51806	DAVID J POWERS & ASSOCIATES	08/16/21	13,986.51	MW	IS		
AP CHK 00392292	38128R	DEFRIES, KAILA	08/16/21	2,623.21	MW	IS		
AP CHK 00392293	3364	DEPARTMENT OF CONSERVATION	08/16/21	7,424.25	MW	IS		
AP CHK 00392294	25323	DEPARTMENT OF TOXIC SUBSTAN	08/16/21	270.00	MW	IS		
AP CHK 00392295	53270R	DLIU CONSTRUCTION	08/16/21	8,332.58	MW	IS		
AP CHK 00392296	49596R	DOUGLAS, KAREN	08/16/21	221.65	MW	IS		
AP CHK 00392297	30629LAW	DOWNEY BRAND ATTORNEYS LLP	08/16/21	43,697.50	MW	IS		
AP CHK 00392298	48177	EAST BAY TIRE CO	08/16/21	4,721.60	MW	IS		
AP CHK 00392299	55579	EDWARDS & SONS EQUIPMENT SE	08/16/21	7,713.65	MW	IS		
AP CHK 00392300	55892	ELK GROVE AUTO GROUP	08/16/21	35,644.01	MW	IS		
AP CHK 00392301	56187	ELLIS INVESTIGATIONS LAW CO	08/16/21	12,247.50	MW	IS		
AP CHK 00392302	56297	EME ENTERPRISE INC	08/16/21	501.49	MW	IS		
AP CHK 00392303	4339	EMPLOYMENT DEVELOPMENT DEPA	08/16/21	9,402.56	MW	IS		
AP CHK 00392304	45731	EMTRAIN	08/16/21	231.00	MW	IS		
AP CHK 00392305	51076	ENVIRONMENTAL LEAD DETECT I	08/16/21	450.00	MW	IS		
AP CHK 00392306	3786	ENVIRONMENTAL RESOURCE ASSO	08/16/21	246.32	MW	IS		
AP CHK 00392307	56291	EUROFINS EPK BUILT ENVIRONM	08/16/21	370.09	MW	IS		
AP CHK 00392308	1383	FEDEX	08/16/21	230.54	MW	IS		
AP CHK 00392309	17884	FEDEX	08/16/21	7.19	MW	IS		
AP CHK 00392310	52678	FERGUSON GROUP LLC, THE	08/16/21	6,500.00	MW	IS		
AP CHK 00392311	34698	FERROGROUP INC DBA	08/16/21	2,376.12	MW	IS		
AP CHK 00392312	1765	FIDELITY NATIONAL TITLE INS	08/16/21	928.00	MW	IS		
AP CHK 00392313	19787	FIRST CHOICE COFFEE SERVICE	08/16/21	16.34	MW	IS		
AP CHK 00392314	23380R	FOX, MATTHEW	08/16/21	210.28	MW	IS		
AP CHK 00392315	G-HOLMES	FRANCHISE TAX BOARD	08/16/21	200.00	MW	IS		
AP CHK 00392316	54527	FRESNO CITY COLLEGE	08/16/21	452.00	MW	IS		

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AP CHK 00392317	2808	GALLEGOS, ALEX	08/16/21	720.00	MW	IS		
AP CHK 00392318	25055	GILDEN, SUSANNA	08/16/21	720.00	MW	IS		
AP CHK 00392319	30509	GOODYEAR COMMERCIAL TIRE &	08/16/21	2,783.23	MW	IS		
AP CHK 00392320	1754	GRAINGER INC	08/16/21	12,402.63	MW	IS		
AP CHK 00392321	1571	GRANITEROCK	08/16/21	1,195.33	MW	IS		
AP CHK 00392322	1123	GRAYBAR ELECTRIC CO INC	08/16/21	44.86	MW	IS		
AP CHK 00392323	56252	GRISWOLD INDUSTRIES	08/16/21	10,589.52	MW	IS		
AP CHK 00392324	2223	HACH COMPANY	08/16/21	5,800.92	MW	IS		
AP CHK 00392325	1980	HARRISON & BONINI INC	08/16/21	71.09	MW	IS		
AP CHK 00392326	55667	HAZEN AND SAWYER	08/16/21	4,597.35	MW	IS		
AP CHK 00392327	15857	HOME DEPOT CREDIT SERVICES	08/16/21	2,182.34	MW	IS		
AP CHK 00392328	15857	HOME DEPOT CREDIT SERVICES	08/16/21	11,536.07	MW	IS		
AP CHK 00392329	54590	HOME DEPOT PRO, THE	08/16/21	3,511.87	MW	IS		
AP CHK 00392330	56109	HONEY BUCKET	08/16/21	209.00	MW	IS		
AP CHK 00392331	41818	HUNTINGTON COURT REPORTERS	08/16/21	588.88	MW	IS		
AP CHK 00392332	55072	IDN WILCO	08/16/21	4,588.90	MW	IS		
AP CHK 00392333	21270	IMSA CERTIFICATION	08/16/21	10,080.00	MW	IS		
AP CHK 00392334	53460	INDEPENDENT CODE CONSULTANT	08/16/21	8,131.84	MW	IS		
AP CHK 00392335	48933	INFOSEND INC	08/16/21	7,643.78	MW	IS		
AP CHK 00392336	24233	JACOBS ASSOCIATES	08/16/21	62,930.96	MW	IS		
AP CHK 00392337	54909	JIM MYERS & SONS INC	08/16/21	13,636.63	MW	IS		
AP CHK 00392338	25311	JOHNSON CONTROLS SECURITY S	08/16/21	469.36	MW	IS		
AP CHK 00392339	10144	KAMAN INDUSTRIAL TECHNOLOGI	08/16/21	4,496.31	MW	IS		
AP CHK 00392340	56290R	KAVANAUGH, SEAN	08/16/21	3,000.00	MW	IS		
AP CHK 00392341	6696	KEATE, LESLIE	08/16/21	720.00	MW	IS		
AP CHK 00392342	56294	KELLYSPICERS FACILITIES SOL	08/16/21	2,180.63	MW	IS		
AP CHK 00392343	34861R	KIMBALL, ROSINA	08/16/21	720.00	MW	IS		
AP CHK 00392344	56070	KIRBY POLYGRAPH & INVESTIGA	08/16/21	4,200.00	MW	IS		

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AP CHK 00392345	33914	KOFFLER ELECTRICAL MECHANIC	08/16/21	800.00	MW	IS		
AP CHK 00392346	31870R	KRAUSS, GREGORY	08/16/21	224.60	MW	IS		
AP CHK 00392347	1108	L N CURTIS AND SONS	08/16/21	1,204.82	MW	IS		
AP CHK 00392348	33497	LEGACY MECHANICAL & ENERGY	08/16/21	6,838.00	MW	IS		
AP CHK 00392349	21353	LEGAL AID SOCIETY OF SAN MA	08/16/21	745.54	MW	IS		
AP CHK 00392350	37094	LEXISNEXIS RISK DATA MANAGE	08/16/21	510.00	MW	IS		
AP CHK 00392351	14659R	LEYSON, JEFFREY	08/16/21	164.01	MW	IS		
AP CHK 00392352	14431	LINDE INC	08/16/21	36,457.24	MW	IS		
AP CHK 00392353	29332	LORAL LANDSCAPING	08/16/21	38,472.14	MW	IS		
AP CHK 00392354	49874	LOU'S GLOVES INC	08/16/21	1,162.26	MW	IS		
AP CHK 00392355	10726R	MAGALONG, LEE	08/16/21	720.00	MW	IS		
AP CHK 00392356	55292R	MAJOR, GILDA	08/16/21	13,475.00	MW	IS		
AP CHK 00392357	35716R	MALLARI, NORMAN	08/16/21	110.00	MW	IS		
AP CHK 00392358	56305R	MAQUINANA, RYAN	08/16/21	400.00	MW	IS		
AP CHK 00392359	55192	MARQUEE FIRE PROTECTION	08/16/21	1,750.00	MW	IS		
AP CHK 00392360	14277	MAZE & ASSOCIATES INC	08/16/21	667.00	MW	IS		
AP CHK 00392361	15393	MCMASTER-CARR	08/16/21	215.43	MW	IS		
AP CHK 00392362	23906R	MEDINA, RICHARD	08/16/21	440.71	MW	IS		
AP CHK 00392363	23949	METRO MOBILE COMMUNICATIONS	08/16/21	1,545.00	MW	IS		
AP CHK 00392364	37348	METROPOLITAN ELECTRICAL CON	08/16/21	27,593.00	MW	IS		
AP CHK 00392365	22863	MIDWEST TAPE INC	08/16/21	170.57	MW	IS		
AP CHK 00392366	26163	MIKE BROWN ELECTRIC	08/16/21	21,086.66	MW	IS		
AP CHK 00392367	15161	MIKE COBB CREATIVE	08/16/21	3,347.00	MW	IS		
AP CHK 00392368	49436REN	MKD CEDAR HILL LLC	08/16/21	12,028.28	MW	IS		
AP CHK 00392369	56295R	MOODY, DAMARRIAY	08/16/21	356.12	MW	IS		
AP CHK 00392370	42124	MORLA, MICHAEL T	08/16/21	3,773.00	MW	IS		
AP CHK 00392371	49040	NAPIER, NORA	08/16/21	224.00	MW	IS		
AP CHK 00392372	56301R	NGUYEN, TIFFANY T	08/16/21	40.00	MW	IS		

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AP CHK 00392373	15763	NORTH COAST COUNTY WATER DI	08/16/21	53.86	MW	IS		
AP CHK 00392374	52305	NRC ENVIRONMENTAL SERVICES	08/16/21	6,123.44	MW	IS		
AP CHK 00392375	1055	OFFICE DEPOT	08/16/21	279.67	MW	IS		
AP CHK 00392376	15337	OFFICE DEPOT	08/16/21	197.65	MW	IS		
AP CHK 00392377	42500	OFFICE DEPOT	08/16/21	3,304.68	MW	IS		
AP CHK 00392378	55503	OLIVER PACKAGING & EQUIPMEN	08/16/21	3,339.40	MW	IS		
AP CHK 00392379	39107	PACIFIC ECORISK	08/16/21	570.00	MW	IS		
AP CHK 00392380	1216	PACIFIC GAS & ELECTRIC	08/16/21	26,138.68	MW	IS		
AP CHK 00392381	1216	PACIFIC GAS & ELECTRIC	08/16/21	9,666.56	MW	IS		
AP CHK 00392382	43008	PACIFIC LIBRARY PARTNERSHIP	08/16/21	10,641.00	MW	IS		
AP CHK 00392383	29252	PACIFIC PRODUCE INC	08/16/21	1,284.20	MW	IS		
AP CHK 00392384	6704	PAYNE, ROBERT	08/16/21	720.00	MW	IS		
AP CHK 00392385	3297	PENINSULA LIBRARY SYSTEM	08/16/21	134,384.48	MW	IS		
AP CHK 00392386	19678	PERS LONG TERM CARE PROGRAM	08/16/21	163.22	MW	IS		
AP CHK 00392387	1659	PETERSON	08/16/21	4,986.89	MW	IS		
AP CHK 00392388	47044	PETERSON TRUCKS INC	08/16/21	98.71	MW	IS		
AP CHK 00392389	38072	PETERSON, NOVELLA	08/16/21	364.00	MW	IS		
AP CHK 00392390	5216	PEZZOLA, LOUIE	08/16/21	720.00	MW	IS		
AP CHK 00392391	54331	PIIAN SYSTEMS LLC	08/16/21	22,032.17	MW	IS		
AP CHK 00392392	56239	PIRTEK SFO	08/16/21	396.53	MW	IS		
AP CHK 00392393	36106	POLYDYNE INC	08/16/21	77,294.66	MW	IS		
AP CHK 00392394	16440	PRAXAIR DISTRIBUTION INC	08/16/21	110.16	MW	IS		
AP CHK 00392395	51033R	PUNZALAN, ROBERT	08/16/21	362.19	MW	IS		
AP CHK 00392396	40133	PUPPET ART THEATER CO	08/16/21	300.00	MW	IS		
AP CHK 00392397	49840	QUALITY CONTROL SERVICES IN	08/16/21	956.75	MW	IS		
AP CHK 00392398	1115	R & B COMPANY	08/16/21	5,818.88	MW	IS		
AP CHK 00392399	56299R	RAMIREZ, SERGIO	08/16/21	558.10	MW	IS		
AP CHK 00392400	50803	READYREFRESH BY NESTLE	08/16/21	10.96	MW	IS		

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~~AP CHK 00392401~~	~~25949~~	~~RED WING SHOE COMPANY~~	~~08/16/21~~	~~350.00~~	~~MW~~	~~IS~~		
AP CHK 00392402	1687	RED WING SHOES	08/16/21	188.87	MW	IS		
AP CHK 00392403	56296R	REININGER, WILLIAM	08/16/21	374.49	MW	IS		
AP CHK 00392404	1200	REPUBLIC SERVICES OF NORTH	08/16/21	1,657,770.77	MW	IS		
AP CHK 00392405	56303R	REYES, LORENA	08/16/21	174.68	MW	IS		
AP CHK 00392406	56183	RISE HOUSING SOLUTIONS INC	08/16/21	1,040.00	MW	IS		
AP CHK 00392407	20508	RODRIGUEZ, JEFFREY	08/16/21	720.00	MW	IS		
AP CHK 00392408	50491	RON TURLEY ASSOCIATES INC	08/16/21	996.00	MW	IS		
AP CHK 00392409	51107	SACRAMENTO VALLEY SHOOTING	08/16/21	100.00	MW	IS		
AP CHK 00392410	49661	SAFE RESTRAINTS INC	08/16/21	6,567.95	MW	IS		
AP CHK 00392411	1087	SAFETY KLEEN SYSTEMS INC	08/16/21	24,277.41	MW	IS		
AP CHK 00392412	12544	SAN MATEO COUNTY CONTROLLER	08/16/21	65,858.00	MW	IS		
AP CHK 00392413	1643	SAN MATEO COUNTY ENVIRONMEN	08/16/21	318.00	MW	IS		
AP CHK 00392414	1643	SAN MATEO COUNTY ENVIRONMEN	08/16/21	318.00	MW	IS		
AP CHK 00392415	1643	SAN MATEO COUNTY ENVIRONMEN	08/16/21	318.00	MW	IS		
AP CHK 00392416	1643	SAN MATEO COUNTY ENVIRONMEN	08/16/21	318.00	MW	IS		
AP CHK 00392417	1643	SAN MATEO COUNTY ENVIRONMEN	08/16/21	89,600.00	MW	IS		
AP CHK 00392418	35246	SAN MATEO COUNTY SHERIFFS O	08/16/21	81,746.32	MW	IS		
AP CHK 00392419	9666	SAN MATEO LAWN MOWER SHOP	08/16/21	198.90	MW	IS		
AP CHK 00392420	56300R	SAND HILL PROPERTY LLC	08/16/21	1,056.25	MW	IS		
AP CHK 00392421	55607	SANTANA, BRUNO	08/16/21	3,000.00	MW	IS		
AP CHK 00392422	54717	SANTANA, VALERIA CRISTINA	08/16/21	12,300.00	MW	IS		
AP CHK 00392423	24148	SCHOLASTIC INC	08/16/21	3,039.95	MW	IS		
~~AP CHK 00392424~~	~~1037~~	~~SERRAMONTE FORD INC~~	~~08/16/21~~	~~7,581.10~~	~~MW~~	~~IS~~		
AP CHK 00392425	56298R	SETON PACIFIC CONSTRUCTION	08/16/21	1,340.00	MW	IS		
AP CHK 00392426	1111	SF - WATER	08/16/21	435,883.70	MW	IS		
AP CHK 00392427	23742	SHOE DEPOT INC	08/16/21	827.99	MW	IS		
AP CHK 00392428	49695	SHRED IT USA	08/16/21	173.00	MW	IS		

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AP CHK 00392429	46212R	SKEEHAN, PETER	08/16/21	150.00	MW	IS		
AP CHK 00392430	2890	SMITH, GARY	08/16/21	345.36	MW	IS		
AP CHK 00392431	37940	STANDARD PLUMBING SUPPLY CO	08/16/21	14.75	MW	IS		
AP CHK 00392432	9182	STATE OF CALIFORNIA DEPARTM	08/16/21	180.00	MW	IS		
AP CHK 00392433	30507	STERICYCLE INC	08/16/21	709.05	MW	IS		
AP CHK 00392434	40900	STEVENS BAY AREA DIESEL SER	08/16/21	432.50	MW	IS		
AP CHK 00392435	49665	STRONGER BUILDING SERVICES	08/16/21	14,345.94	MW	IS		
AP CHK 00392436	36936	SUSTAINABLE SAN MATEO COUNT	08/16/21	1,000.00	MW	IS		
AP CHK 00392437	51439	SWEET DELIGHT BAKERY	08/16/21	1,496.00	MW	IS		
AP CHK 00392438	29237	SYNAGRO WEST LLC	08/16/21	22,776.47	MW	IS		
AP CHK 00392439	45319	T MOBILE USA INC	08/16/21	2,380.00	MW	IS		
AP CHK 00392440	24619	TALX UC EXPRESS	08/16/21	425.73	MW	IS		
AP CHK 00392441	46855	TELE WORKS INC	08/16/21	2,372.91	MW	IS		
AP CHK 00392442	1201	THOMSON REUTERS WEST	08/16/21	2,676.02	MW	IS		
AP CHK 00392443	54013R	TODARO, JUSTIN	08/16/21	378.96	MW	IS		
AP CHK 00392444	22184R	TOM LEE ROOFING INC	08/16/21	275.00	MW	IS		
AP CHK 00392445	31452	TOWNE FORD	08/16/21	769.13	MW	IS		
AP CHK 00392446	10160	TOY, STANLEY	08/16/21	720.00	MW	IS		
AP CHK 00392447	53970	TRIDENT K9 CONSULTING	08/16/21	1,125.00	MW	IS		
AP CHK 00392448	56185R	UNGCO, RACHEL	08/16/21	150.00	MW	IS		
AP CHK 00392449	32209	UNIVAR SOLUTIONS USA INC	08/16/21	19,469.84	MW	IS		
AP CHK 00392450	39811	UPS	08/16/21	161.21	MW	IS		
AP CHK 00392451	7873	URBAN FARMER STORE, THE	08/16/21	409.80	MW	IS		
AP CHK 00392452	46998	UTILITY TELECOM GROUP LLC	08/16/21	3,241.31	MW	IS		
AP CHK 00392453	29329	VERIZON WIRELESS SERVICES L	08/16/21	4,489.34	MW	IS		
AP CHK 00392454	41056R	VIOLA, ANNA MARIE	08/16/21	769.50	MW	IS		
AP CHK 00392455	1579	VWR INTERNATIONAL LLC	08/16/21	7,428.43	MW	IS		
AP CHK 00392456	56169	WARD, GARY K	08/16/21	2,250.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392457	50485	WAVE BROADBAND	08/16/21	295.75	MW	IS		
AP CHK 00392458	36458	WELLS FARGO BANK	08/16/21	2,500.00	MW	IS		
AP CHK 00392459	49085	WEST COAST ARBORISTS INC	08/16/21	27,354.80	MW	IS		
AP CHK 00392460	30684	WHITE CAP LP	08/16/21	2,117.79	MW	IS		
AP CHK 00392461	54330	WILLIAMS SCOTSMAN INC	08/16/21	665.39	MW	IS		
AP CHK 00392462	36417R	WILLIAMS, ANNE	08/16/21	721.54	MW	IS		
AP CHK 00392463	25139	WITMER PUBLIC SAFETY GROUP	08/16/21	39.53	MW	IS		
AP CHK 00392464	45551	WOLTERS KLUWER LEGAL & REGU	08/16/21	664.53	MW	IS		
AP CHK 00392465	56302R	WONG, ALLAN	08/16/21	1,425.61	MW	IS		
AP CHK 00392466	52555R	WONG, TONY	08/16/21	3,575.00	MW	IS		
AP CHK 00392467	46894	YAN, PERRY	08/16/21	850.00	MW	IS		
AP CHK 00392468	12694R	ZALINSKIS, KLAUS	08/16/21	721.54	MW	IS		
AP CHK 00392469	4510	ZAP MANUFACTURING INC	08/16/21	1,518.75	MW	IS		
AP CHK 00392470	20972	ZUMAR INDUSTRIES INC	08/16/21	628.55	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	5,300,710.44	Number of Checks Processed:	266
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	5,300,710.44		

CANCELED CHECKS

AP00392219	40755	AMAZON	53.78
AP00392261	35395	CITY AUTO SUPPLY	10,282.64
AP00392284	25580	CWEA-MEMBERSHIP	106.00
AP00392398	1115	R & B COMPANT	5,818.88
AP00392401	25949	RED WING SHOE COMPANY	350.00
AP00392424	1037	SERRAMONTE FORD INC	7,581.10
		TOTAL	**$5,276,518.04**

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392471	56231	AMAZON CAPITAL SERVICES INC	08/19/21	53.78	MW	IS		
AP CHK 00392472	48259	BWNVT MOTORS INC	08/19/21	7,581.10	MW	IS		
AP CHK 00392473	16519	C/CAG	08/19/21	433,388.00	MW	IS		
AP CHK 00392474	35395	CITY AUTO SUPPLY	08/19/21	5,141.32	MW	IS		
AP CHK 00392475	56253	CORE & MAIN LP	08/19/21	8,391.48	MW	IS		
AP CHK 00392476	19907	CWEA-TCP	08/19/21	106.00	MW	IS		
AP CHK 00392477	48520	DALY CITY PARTNERSHIP	08/19/21	88,048.63	MW	IS		
AP CHK 00392478	1299	DEPARTMENT OF JUSTICE	08/19/21	164.00	MW	IS		
AP CHK 00392479	47748	HONEYWELL ANALYTICS INC	08/19/21	772.00	MW	IS		
AP CHK 00392480	23280	INTERSTATE SALES	08/19/21	2,529.50	MW	IS		
AP CHK 00392481	39604	KIMBALL MIDWEST	08/19/21	375.56	MW	IS		
AP CHK 00392482	53495	PAVEMENT ENGINEERING INC	08/19/21	28,870.00	MW	IS		
AP CHK 00392483	50803	READYREFRESH BY NESTLE	08/19/21	189.70	MW	IS		
AP CHK 00392484	1687	RED WING SHOES	08/19/21	350.00	MW	IS		
AP CHK 00392485	35246	SAN MATEO COUNTY SHERIFFS O	08/19/21	6,876.72	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	582,837.79	Number of Checks Processed:	15
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 582,837.79

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392486	17193R	21ST CENTURY HOME IMPROVEME	08/31/21	1,801.64	MW	IS		
AP CHK 00392487	17838	A M LEONARD INC	08/31/21	262.67	MW	IS		
AP CHK 00392488	25627	A S F ELECTRIC INC	08/31/21	1,245.00	MW	IS		
AP CHK 00392489	29794R	ABELSON, JOEL	08/31/21	115.50	MW	IS		
AP CHK 00392490	52558	ACCOUNTEMPS	08/31/21	2,143.20	MW	IS		
AP CHK 00392491	53561	ACTION TOWING	08/31/21	1,118.25	MW	IS		
AP CHK 00392492	1514	ADAM HILL COMPANY, THE	08/31/21	1,208.27	MW	IS		
AP CHK 00392493	40735R	ADVANTAGE ROOFING COMPANY	08/31/21	550.00	MW	IS		
AP CHK 00392494	13854	AECO SYSTEMS INC	08/31/21	2,070.00	MW	IS		
AP CHK 00392495	41023	AED SUPERSTORE	08/31/21	432.00	MW	IS		
AP CHK 00392496	15226	AFSCME DISTRICT COUNCIL 57	08/31/21	3,797.20	MW	IS		
AP CHK 00392497	55762	AGE OF LEARNING INC	08/31/21	2,100.00	MW	IS		
AP CHK 00392498	11233	AGRIMONTI, MADOLYN	08/31/21	445.50	MW	IS		
AP CHK 00392499	39256	AIR EXCHANGE INC	08/31/21	12.40	MW	IS		
AP CHK 00392500	29880	AIRGAS USA LLC	08/31/21	37.30	MW	IS		
AP CHK 00392501	42259R	AKM CONSTRUCTION	08/31/21	2,682.10	MW	IS		
AP CHK 00392502	48347	ALAMEDA COUNTY SHERIFF'S OF	08/31/21	24,000.00	MW	IS		
AP CHK 00392503	1465	ALBERTSONS SAFEWAY	08/31/21	840.05	MW	IS		
AP CHK 00392504	14004	ALERT PEST CONTROL COMPANY	08/31/21	2,194.50	MW	IS		
AP CHK 00392505	1025	ALHAMBRA	08/31/21	414.52	MW	IS		
AP CHK 00392506	1025	ALHAMBRA	08/31/21	35.76	MW	IS		
AP CHK 00392507	37095	ALL INDUSTRIAL ELECTRIC SUP	08/31/21	529.23	MW	IS		
AP CHK 00392508	18401	ALLIED ELECTRONICS & AUTOMA	08/31/21	648.40	MW	IS		
AP CHK 00392509	22544	ALLSTAR FIRE EQUIPMENT INC	08/31/21	416.43	MW	IS		
AP CHK 00392510	22125	ALTEC INDUSTRIES INC	08/31/21	1,277.11	MW	IS		
AP CHK 00392511	40755	AMAZON	08/31/21	510.74	MW	IS		
AP CHK 00392512	40755	AMAZON	08/31/21	1,560.71	MW	IS		
AP CHK 00392513	56231	AMAZON CAPITAL SERVICES INC	08/31/21	2,990.74	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392514	2083	AMERICA COPY & PRINTING CO	08/31/21	553.77	MW	IS		
AP CHK 00392515	45439JPA	AMERICAN MEDICAL RESPONSE	08/31/21	500.00	MW	IS		
AP CHK 00392516	14988	AMERICAN TOWER CORPORATION	08/31/21	8,377.72	MW	IS		
AP CHK 00392517	42310	AMERINAT	08/31/21	350.70	MW	IS		
AP CHK 00392518	24868	ANIXTER INC	08/31/21	1,682.91	MW	IS		
AP CHK 00392519	46546	ANTHEM BLUE CROSS	08/31/21	1,036.71	MW	IS		
AP CHK 00392520	46546	ANTHEM BLUE CROSS	08/31/21	855.06	MW	IS		
AP CHK 00392521	55837	ARAGON VETERINARY CLINIC	08/31/21	126.78	MW	IS		
AP CHK 00392522	55833	ARAMARK	08/31/21	1,409.38	MW	IS		
AP CHK 00392523	32577	AT&T	08/31/21	388.59	MW	IS		
AP CHK 00392524	32577	AT&T	08/31/21	10,704.50	MW	IS		
AP CHK 00392525	32577	AT&T	08/31/21	1,595.64	MW	IS		
AP CHK 00392526	47003	AT&T	08/31/21	103.49	MW	IS		
AP CHK 00392527	47003	AT&T	08/31/21	103.49	MW	IS		
AP CHK 00392528	6413	AT&T MOBILITY	08/31/21	4,364.98	MW	IS		
AP CHK 00392529	6413	AT&T MOBILITY	08/31/21	643.84	MW	IS		
AP CHK 00392530	6413	AT&T MOBILITY	08/31/21	764.56	MW	IS		
AP CHK 00392531	6413	AT&T MOBILITY	08/31/21	40.24	MW	IS		
AP CHK 00392532	53260	AXON ENTERPRISE INC	08/31/21	1,642.63	MW	IS		
AP CHK 00392533	1232	BAKER & TAYLOR COMPANY INC	08/31/21	2,074.05	MW	IS		
AP CHK 00392534	1232	BAKER & TAYLOR COMPANY INC	08/31/21	650.49	MW	IS		
AP CHK 00392535	1232	BAKER & TAYLOR COMPANY INC	08/31/21	801.39	MW	IS		
AP CHK 00392536	1232	BAKER & TAYLOR COMPANY INC	08/31/21	43.17	MW	IS		
AP CHK 00392537	54251R	BAUTISTA, GLENDA	08/31/21	400.00	MW	IS		
AP CHK 00392538	7950	BAY AREA AIR QUALITY MANAGE	08/31/21	426.00	MW	IS		
AP CHK 00392539	38585	BFI OF CALIFORNIA INC	08/31/21	745.99	MW	IS		
AP CHK 00392540	19200	BIRITE FOODSERVICE DISTRIBU	08/31/21	9,586.10	MW	IS		
AP CHK 00392541	56312R	BLACKBURN, CODY	08/31/21	115.50	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392542	56314R	BOHIGIAN, JAKE	08/31/21	115.50	MW	IS		
AP CHK 00392543	56307R	BRISCOE, CRAIG	08/31/21	115.50	MW	IS		
AP CHK 00392544	3349	BROADMOOR LANDSCAPE SUPPLY	08/31/21	42.09	MW	IS		
AP CHK 00392545	3064	BROWN & CALDWELL INC	08/31/21	89,934.34	MW	IS		
AP CHK 00392546	21159	BUCKLES SMITH ELECTRIC CO	08/31/21	1,872.18	MW	IS		
AP CHK 00392547	44468	BUDGET CONFERENCING INC	08/31/21	31.27	MW	IS		
AP CHK 00392548	17997	C.L.E.A.	08/31/21	2,205.00	MW	IS		
AP CHK 00392549	33981	CAGWIN & DORWARD	08/31/21	355.00	MW	IS		
AP CHK 00392550	23432	CAL SCHOOL AND SPORT	08/31/21	462.25	MW	IS		
AP CHK 00392551	36927	CALCON SYSTEMS INC	08/31/21	8,158.50	MW	IS		
AP CHK 00392552	11592	CALIFORNIA BUILDING OFFICIA	08/31/21	2,470.00	MW	IS		
AP CHK 00392553	1196	CALIFORNIA WATER SERVICE CO	08/31/21	115.68	MW	IS		
AP CHK 00392554	56326R	CAMELLO, GIANLORN	08/31/21	270.00	MW	IS		
AP CHK 00392555	56327R	CARDENAS, RAFAEL	08/31/21	400.00	MW	IS		
AP CHK 00392556	17888	CARL WARREN & COMPANY INC	08/31/21	8,479.00	MW	IS		
AP CHK 00392557	28636	CDW GOVERNMENT INC	08/31/21	5,197.84	MW	IS		
AP CHK 00392558	10299JPA	CENTRAL COUNTY FIRE DEPARTM	08/31/21	15,888.00	MW	IS		
AP CHK 00392559	10299JPA	CENTRAL COUNTY FIRE DEPARTM	08/31/21	1,650.00	MW	IS		
AP CHK 00392560	31956	CENTRAL VALLEY BUSINESS FOR	08/31/21	187.34	MW	IS		
AP CHK 00392561	54918R	CFY CONSTRUCTION INC	08/31/21	1,375.00	MW	IS		
AP CHK 00392562	56330	CHAMBER SAN MATEO COUNTY	08/31/21	1,900.00	MW	IS		
AP CHK 00392563	56328R	CHEN, XIWEN	08/31/21	216.00	MW	IS		
AP CHK 00392564	56138R	CHU, ELAINE	08/31/21	2,923.52	MW	IS		
AP CHK 00392565	51784	CI TECHNOLOGIES INC	08/31/21	2,548.98	MW	IS		
AP CHK 00392566	48727	CINTAS CORPORATION	08/31/21	654.70	MW	IS		
AP CHK 00392567	3678	CINTAS CORPORATION #464	08/31/21	2,142.67	MW	IS		
AP CHK 00392568	55905	CITY CONSULTANTS & RESEARCH	08/31/21	800.00	MW	IS		
AP CHK 00392569	46465JPA	CITY OF BELMONT	08/31/21	3,505.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392570	6649JPA	CITY OF BRISBANE	08/31/21	2,492.00	MW	IS		
AP CHK 00392571	25602	CITY OF DALY CITY	08/31/21	3,596.06	MW	IS		
AP CHK 00392572	43155JPA	CITY OF DALY CITY	08/31/21	9,058.00	MW	IS		
AP CHK 00392573	5342JPA	CITY OF FOSTER CITY	08/31/21	4,061.00	MW	IS		
AP CHK 00392574	6034JPA	CITY OF PACIFICA	08/31/21	4,667.00	MW	IS		
AP CHK 00392575	55405JPA	CITY OF REDWOOD CITY	08/31/21	5,446.00	MW	IS		
AP CHK 00392576	20562JPA	CITY OF SAN BRUNO	08/31/21	1,645.00	MW	IS		
AP CHK 00392577	46083JPA	CITY OF SAN CARLOS	08/31/21	4,182.00	MW	IS		
AP CHK 00392578	25816JPA	CITY OF SAN MATEO	08/31/21	9,393.00	MW	IS		
AP CHK 00392579	40147	CITY TOYOTA	08/31/21	167.20	MW	IS		
AP CHK 00392580	56237	CLAREMONT BEHAVIORAL SERVIC	08/31/21	1,322.75	MW	IS		
AP CHK 00392581	25819JPA	COLMA FIRE PROTECTION DISTR	08/31/21	2,053.00	MW	IS		
AP CHK 00392582	34153	COMCAST	08/31/21	33.37	MW	IS		
AP CHK 00392583	48645	COMCAST	08/31/21	80.00	MW	IS		
AP CHK 00392584	49446	COMCAST	08/31/21	222.64	MW	IS		
AP CHK 00392585	49446	COMCAST	08/31/21	116.33	MW	IS		
AP CHK 00392586	52453	COMCAST	08/31/21	115.08	MW	IS		
AP CHK 00392587	52652	COMCAST	08/31/21	165.17	MW	IS		
AP CHK 00392588	12578	COMPLETE LINEN SERVICES INC	08/31/21	269.45	MW	IS		
AP CHK 00392589	2599	CONTINUING EDUCATION OF THE	08/31/21	503.91	MW	IS		
AP CHK 00392590	24182	CONTRA COSTA COUNTY LIBRARY	08/31/21	550.00	MW	IS		
AP CHK 00392591	56253	CORE & MAIN LP	08/31/21	8,064.11	MW	IS		
AP CHK 00392592	30109	CORELOGIC SOLUTIONS LLC	08/31/21	533.78	MW	IS		
AP CHK 00392593	56193	CORNERSTONE COMMUNICATIONS	08/31/21	1,000.00	MW	IS		
AP CHK 00392594	56329R	CORTEZ, MARIA MARTINEZ DE	08/31/21	400.00	MW	IS		
AP CHK 00392595	42324	CRIME SCENE CLEANERS INC	08/31/21	140.00	MW	IS		
AP CHK 00392596	56315R	CROOK, IAN	08/31/21	115.50	MW	IS		
AP CHK 00392597	48323	CRYSTAL CREAMERY	08/31/21	1,608.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392598	2293	CSMFO	08/31/21	450.00	MW	IS		
AP CHK 00392599	1937	DALY CITY FIREFIGHTERS UNIO	08/31/21	19,303.00	MW	IS		
AP CHK 00392600	30935	DALY CITY POLICE OFFICERS B	08/31/21	1,144.80	MW	IS		
AP CHK 00392601	9290	DALY CITY POLICE OFFICERS A	08/31/21	14,873.04	MW	IS		
AP CHK 00392602	9290	DALY CITY POLICE OFFICERS A	08/31/21	1,820.00	MW	IS		
AP CHK 00392603	36807	DALY CITY TEST ONLY	08/31/21	280.00	MW	IS		
AP CHK 00392604	1793	DALY CITY TOOL MART	08/31/21	1,917.09	MW	IS		
AP CHK 00392605	47062R	DEL RIO ROOFING CO ONC	08/31/21	275.00	MW	IS		
AP CHK 00392606	42371	DIAL GLASS AND WINDOW COMPA	08/31/21	866.00	MW	IS		
AP CHK 00392607	56310R	DOMINICI, JEFFREY	08/31/21	115.50	MW	IS		
AP CHK 00392608	30629LAW	DOWNEY BRAND ATTORNEYS LLP	08/31/21	29,818.50	MW	IS		
AP CHK 00392609	1061	DUNN EDWARDS CORPORATION	08/31/21	862.07	MW	IS		
AP CHK 00392610	48177	EAST BAY TIRE CO	08/31/21	2,069.67	MW	IS		
AP CHK 00392611	40611	ECMS INC	08/31/21	2,248.04	MW	IS		
AP CHK 00392612	56331R	ELEVEN WESTERN BUILDING	08/31/21	972.26	MW	IS		
AP CHK 00392613	51834	EMERGENCY REPORTING	08/31/21	667.58	MW	IS		
AP CHK 00392614	54360R	ENERGUY	08/31/21	912.81	MW	IS		
AP CHK 00392615	26327	EWING IRRIGATION PRODUCTS I	08/31/21	2,530.66	MW	IS		
AP CHK 00392616	38871	FAST RESPONSE ON SITE TESTI	08/31/21	5,530.20	MW	IS		
AP CHK 00392617	1383	FEDEX	08/31/21	113.02	MW	IS		
AP CHK 00392618	34698	FERROGROUP INC DBA	08/31/21	3,308.89	MW	IS		
AP CHK 00392619	55643	FLORIAN INDUSTRIES INC	08/31/21	600.00	MW	IS		
AP CHK 00392620	56191	FRANCHISE TAX BOARD	08/31/21	187.50	MW	IS		
AP CHK 00392621	G-HOLMES	FRANCHISE TAX BOARD	08/31/21	200.00	MW	IS		
AP CHK 00392622	17633	GAMEZ, JOHN	08/31/21	57.24	MW	IS		
AP CHK 00392623	56304	GENE BY GENE LTD	08/31/21	650.00	MW	IS		
AP CHK 00392624	36227	GOLDEN GATE TRUCK CENTER	08/31/21	352.94	MW	IS		
AP CHK 00392625	34092R	GOO, RONNIE	08/31/21	115.50	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392626	30509	GOODYEAR COMMERCIAL TIRE &	08/31/21	2,159.80	MW	IS		
AP CHK 00392627	47692	GOVERNMENT FINANCE RESEARCH	08/31/21	4,990.00	MW	IS		
AP CHK 00392628	1754	GRAINGER INC	08/31/21	9,959.74	MW	IS		
AP CHK 00392629	VOID.CONTINU	Void - Continued Stub	08/31/21	0.00	VM	VD		Void
AP CHK 00392630	36985	GRAND INDUSTRIES INC	08/31/21	15,000.00	MW	IS		
AP CHK 00392631	1571	GRANITEROCK	08/31/21	143.18	MW	IS		
AP CHK 00392632	22404	GREG'S TRUCKING SERVICE INC	08/31/21	4,656.57	MW	IS		
AP CHK 00392633	30894	GRM	08/31/21	379.42	MW	IS		
AP CHK 00392634	51118R	GROGAN, GREGORY	08/31/21	361.61	MW	IS		
AP CHK 00392635	29881	HARLEY DAVIDSON MOTOR CO IN	08/31/21	3,954.16	MW	IS		
AP CHK 00392636	3702	HARRINGTON INDUSTRIAL PLAST	08/31/21	111.85	MW	IS		
AP CHK 00392637	9049	HI TECH EVS INC	08/31/21	612.43	MW	IS		
AP CHK 00392638	15857	HOME DEPOT CREDIT SERVICES	08/31/21	1,506.24	MW	IS		
AP CHK 00392639	54590	HOME DEPOT PRO, THE	08/31/21	7,243.70	MW	IS		
AP CHK 00392640	2665	HSQ TECHNOLOGY CORP	08/31/21	1,975.50	MW	IS		
AP CHK 00392641	41818	HUNTINGTON COURT REPORTERS	08/31/21	1,156.94	MW	IS		
AP CHK 00392642	15675	HUNTZE, JEFFREY	08/31/21	115.50	MW	IS		
AP CHK 00392643	31781	INNOVATIVE CLAIM SOLUTIONS	08/31/21	14,751.75	MW	IS		
AP CHK 00392644	55912R	INTERMOUNTAIN INFRASTRUCTUR	08/31/21	2,000.00	MW	IS		
AP CHK 00392645	24233	JACOBS ASSOCIATES	08/31/21	43,004.59	MW	IS		
AP CHK 00392646	55803R	JAMES, AUSTIN	08/31/21	115.50	MW	IS		
AP CHK 00392647	48182	JETMULCH INC	08/31/21	2,961.68	MW	IS		
AP CHK 00392648	56321R	JI, HONG	08/31/21	1,801.64	MW	IS		
AP CHK 00392649	25311	JOHNSON CONTROLS SECURITY S	08/31/21	469.36	MW	IS		
AP CHK 00392650	47002MED	KAISER PERMANENTE	08/31/21	2,568.10	MW	IS		
AP CHK 00392651	55962	KANOPY INC	08/31/21	5,500.00	MW	IS		
AP CHK 00392652	56294	KELLYSPICERS FACILITIES SOL	08/31/21	3,748.95	MW	IS		
AP CHK 00392653	51508	KEYSTONE PLASTICS INC	08/31/21	3,869.20	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392654	39604	KIMBALL MIDWEST	08/31/21	168.02	MW	IS		
AP CHK 00392655	56018	KINGDOM PIPELINES INC	08/31/21	15,870.76	MW	IS		
AP CHK 00392656	51402R	KLATT, JOHN	08/31/21	50.50	MW	IS		
AP CHK 00392657	21358	KNOX COMPANY, THE	08/31/21	504.32	MW	IS		
AP CHK 00392658	1108	L N CURTIS AND SONS	08/31/21	307.61	MW	IS		
AP CHK 00392659	56322R	LAMORINDA KITCHEN & BATH	08/31/21	1,925.00	MW	IS		
AP CHK 00392660	13776	LANGUAGE LINE SERVICES	08/31/21	1,593.84	MW	IS		
AP CHK 00392661	1148	LAWSON PRODUCTS INC	08/31/21	281.46	MW	IS		
AP CHK 00392662	8614	LC ACTION POLICE SUPPLY LTD	08/31/21	2,246.94	MW	IS		
AP CHK 00392663	56311R	LECHLEITNER, KYLE	08/31/21	115.50	MW	IS		
AP CHK 00392664	33497	LEGACY MECHANICAL & ENERGY	08/31/21	7,369.00	MW	IS		
AP CHK 00392665	56320R	LIAO, HU	08/31/21	1,653.78	MW	IS		
AP CHK 00392666	14431	LINDE INC	08/31/21	12,673.88	MW	IS		
AP CHK 00392667	56308R	LISBOA, JOEL	08/31/21	115.50	MW	IS		
AP CHK 00392668	18592R	MANALO, FRANCISCO S	08/31/21	1,057.42	MW	IS		
AP CHK 00392669	54358	MAVERICK NETWORKS INC	08/31/21	106.80	MW	IS		
AP CHK 00392670	55748R	MC CURDY ROOFING	08/31/21	825.00	MW	IS		
AP CHK 00392671	15393	MCMASTER-CARR	08/31/21	420.99	MW	IS		
AP CHK 00392672	55255	MENDIARA, PAUL	08/31/21	471.82	MW	IS		
AP CHK 00392673	25805JPA	MENLO PARK FIRE PROTECTION	08/31/21	13,000.00	MW	IS		
AP CHK 00392674	26465	MID PENINSULA BOYS & GIRLS	08/31/21	12,500.00	MW	IS		
AP CHK 00392675	42161R	MORGAN, JEFFREY	08/31/21	720.00	MW	IS		
AP CHK 00392676	54757	MSI FUEL MANAGEMENT	08/31/21	2,939.85	MW	IS		
AP CHK 00392677	15210	MUNICIPAL MAINTENANCE EQUIP	08/31/21	3,502.73	MW	IS		
AP CHK 00392678	56293	NATEC INTERNATIONAL INC	08/31/21	2,780.00	MW	IS		
AP CHK 00392679	3420	NEWARK CORPORATION	08/31/21	217.85	MW	IS		
AP CHK 00392680	56319R	NG, MICHAEL	08/31/21	1,784.86	MW	IS		
AP CHK 00392681	49974	NGLIC	08/31/21	1,451.02	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392682	54672	OCEAN TREASURES SERVICING I	08/31/21	321.73	MW	IS		
AP CHK 00392683	40765RJPA	ODLE, JOHN	08/31/21	135.46	MW	IS		
AP CHK 00392684	1055	OFFICE DEPOT	08/31/21	858.89	MW	IS		
AP CHK 00392685	42500	OFFICE DEPOT	08/31/21	2,928.62	MW	IS		
AP CHK 00392686	56324R	ORTEZA, NORA	08/31/21	2,500.00	MW	IS		
AP CHK 00392687	42838	PACE SUPPLY CORP	08/31/21	918.97	MW	IS		
AP CHK 00392688	1216	PACIFIC GAS & ELECTRIC	08/31/21	258,007.20	MW	IS		
AP CHK 00392689	29252	PACIFIC PRODUCE INC	08/31/21	1,323.35	MW	IS		
AP CHK 00392690	3297	PENINSULA LIBRARY SYSTEM	08/31/21	2,346.00	MW	IS		
AP CHK 00392691	1936	PENINSULA PEACE OFFICERS AS	08/31/21	264.60	MW	IS		
AP CHK 00392692	29738	PENINSULA UNIFORMS & EQUIPM	08/31/21	3,969.56	MW	IS		
AP CHK 00392693	56313R	PERHAM, SCOTT	08/31/21	115.50	MW	IS		
AP CHK 00392694	10255MED	PERMANENTE MEDICAL GROUP IN	08/31/21	4,756.00	MW	IS		
AP CHK 00392695	55834R	PERMIT SERVICES	08/31/21	42.04	MW	IS		
AP CHK 00392696	19678	PERS LONG TERM CARE PROGRAM	08/31/21	163.22	MW	IS		
AP CHK 00392697	51799	PET FOOD EXPRESS	08/31/21	367.83	MW	IS		
AP CHK 00392698	47044	PETERSON TRUCKS INC	08/31/21	1,394.74	MW	IS		
AP CHK 00392699	25817JPA	POINT MONTARA HALF MOON BAY	08/31/21	7,152.00	MW	IS		
AP CHK 00392700	36106	POLYDYNE INC	08/31/21	29,817.08	MW	IS		
AP CHK 00392701	54462	PORAC RETIREE MEDICAL TRUST	08/31/21	18,000.00	MW	IS		
AP CHK 00392702	16440	PRAXAIR DISTRIBUTION INC	08/31/21	110.16	MW	IS		
AP CHK 00392703	55965	PRECISION CONCRETE CUTTING	08/31/21	8,171.40	MW	IS		
AP CHK 00392704	53942	PREFERRED ALLIANCE INC	08/31/21	404.97	MW	IS		
AP CHK 00392705	29624R	RAMOS, RONALD AND JANET	08/31/21	470.75	MW	IS		
AP CHK 00392706	48668JPA	RAVNTECH CORPORATION	08/31/21	6,136.33	MW	IS		
AP CHK 00392707	44647	RCFFA SMCO MEMORIAL SERVICE	08/31/21	200.00	MW	IS		
AP CHK 00392708	50803	READYREFRESH BY NESTLE	08/31/21	192.32	MW	IS		
AP CHK 00392709	45693	RED MOUNTAIN INC	08/31/21	322.08	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392710	1687	RED WING SHOES	08/31/21	348.21	MW	IS		
AP CHK 00392711	38568R	REYES, CUAUHTEMOC	08/31/21	115.50	MW	IS		
AP CHK 00392712	51931	ROADPOST USA INC	08/31/21	668.40	MW	IS		
AP CHK 00392713	55468R	ROSER, WILLIAM	08/31/21	720.00	MW	IS		
AP CHK 00392714	13761	ROSS RECREATION EQUIPMENT I	08/31/21	5,772.29	MW	IS		
AP CHK 00392715	1087	SAFETY KLEEN SYSTEMS INC	08/31/21	320.65	MW	IS		
AP CHK 00392716	26957	SAN FRANCISCO BUSINESS TIME	08/31/21	135.00	MW	IS		
AP CHK 00392717	51614	SAN MATEO CART SERVICE	08/31/21	562.50	MW	IS		
AP CHK 00392718	43158JPA	SAN MATEO COUNTY FIRE COUNT	08/31/21	14,749.00	MW	IS		
AP CHK 00392719	55607	SANTANA, BRUNO	08/31/21	1,500.00	MW	IS		
AP CHK 00392720	54717	SANTANA, VALERIA CRISTINA	08/31/21	5,900.00	MW	IS		
AP CHK 00392721	49441	SC FUELS	08/31/21	31,181.42	MW	IS		
AP CHK 00392722	56323R	SERRANO, MARTA	08/31/21	300.00	MW	IS		
AP CHK 00392723	56332	SESAC	08/31/21	2,288.00	MW	IS		
AP CHK 00392724	56034	SHADE STORE LLC, THE	08/31/21	1,075.70	MW	IS		
AP CHK 00392725	56317R	SHI, SHU	08/31/21	725.00	MW	IS		
AP CHK 00392726	23742	SHOE DEPOT INC	08/31/21	344.39	MW	IS		
AP CHK 00392727	52666	SHRED WORKS INC	08/31/21	155.00	MW	IS		
AP CHK 00392728	32237	SMART & FINAL STORES LLC	08/31/21	235.64	MW	IS		
AP CHK 00392729	55808	SOUTHERN COUNTIES LUBRICANT	08/31/21	3,228.21	MW	IS		
AP CHK 00392730	37940	STANDARD PLUMBING SUPPLY CO	08/31/21	115.83	MW	IS		
AP CHK 00392731	3613	STATIONARY ENGINEERS LOCAL	08/31/21	3,439.16	MW	IS		
AP CHK 00392732	45084	STEPFORD INC	08/31/21	87.50	MW	IS		
AP CHK 00392733	1090	STEWART CHEVROLET CADILLAC	08/31/21	133.41	MW	IS		
AP CHK 00392734	56309R	STRATTON, LINDSEY	08/31/21	115.50	MW	IS		
AP CHK 00392735	33063	SUPERCO SPECIALTY PRODUCTS	08/31/21	248.01	MW	IS		
AP CHK 00392736	51439	SWEET DELIGHT BAKERY	08/31/21	2,740.00	MW	IS		
AP CHK 00392737	29237	SYNAGRO WEST LLC	08/31/21	26,564.50	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00392738	45319	T MOBILE USA INC	08/31/21	3,280.00	MW	IS		
AP CHK 00392739	2798	TEAMSTERS LOCAL 856	08/31/21	3,350.00	MW	IS		
AP CHK 00392740	13852	TELECOMMUNICATIONS ENGINEER	08/31/21	3,544.80	MW	IS		
AP CHK 00392741	42970JPA	TELECOMMUNICATIONS ENGINEER	08/31/21	16,053.00	MW	IS		
AP CHK 00392742	45972	THIRD DEGREE COMMUNICATIONS	08/31/21	525.00	MW	IS		
AP CHK 00392743	22184R	TOM LEE ROOFING INC	08/31/21	550.00	MW	IS		
AP CHK 00392744	47836	TRAUBE CONSTRUCTION COMPANY	08/31/21	7,306.00	MW	IS		
AP CHK 00392745	52033	TRIPEPI SMITH & ASSOCIATES	08/31/21	1,627.50	MW	IS		
AP CHK 00392746	56289R	TT CLASSY NAILS INC	08/31/21	3,000.00	MW	IS		
AP CHK 00392747	50490	UNITEDHEALTHCARE INSURANCE	08/31/21	352.82	MW	IS		
AP CHK 00392748	32209	UNIVAR SOLUTIONS USA INC	08/31/21	3,065.96	MW	IS		
AP CHK 00392749	39811	UPS	08/31/21	46.01	MW	IS		
AP CHK 00392750	7873	URBAN FARMER STORE, THE	08/31/21	55.91	MW	IS		
AP CHK 00392751	41669R	URIARTE, SHEILA	08/31/21	720.00	MW	IS		
AP CHK 00392752	47099JPA	UTILITY TELECOM GROUP LLC	08/31/21	9,581.92	MW	IS		
AP CHK 00392753	29329	VERIZON WIRELESS SERVICES L	08/31/21	1,853.76	MW	IS		
AP CHK 00392754	38176	W BRADLEY ELECTRIC INC	08/31/21	70,589.17	MW	IS		
AP CHK 00392755	36355	WASTEWATER SOLUTIONS INC	08/31/21	8,250.00	MW	IS		
AP CHK 00392756	50485	WAVE BROADBAND	08/31/21	502.93	MW	IS		
AP CHK 00392757	29517	WEST-LITE SUPPLY COMPANY IN	08/31/21	1,783.32	MW	IS		
AP CHK 00392758	30684	WHITE CAP LP	08/31/21	2,388.69	MW	IS		
AP CHK 00392759	56318R	WHITE KNIGHT PLASTERING & S	08/31/21	1,415.00	MW	IS		
AP CHK 00392760	56325R	WIDJAJA, MICHELLE	08/31/21	420.00	MW	IS		
AP CHK 00392761	22007	WILLIAMS, JAMAL	08/31/21	720.00	MW	IS		
AP CHK 00392762	53781R	WONG, TONY	08/31/21	362.55	MW	IS		
AP CHK 00392763	18388JPA	WOODSIDE FIRE PROTECTION DI	08/31/21	10,275.00	MW	IS		
AP CHK 00392764	31451	ZEIGER ENGINEERS INC	08/31/21	1,250.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	1
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	1,243,584.74	Number of Checks Processed:	278
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 1,243,584.74

Meeting Date: September 27, 2021

Subject: **Modifications to Lake Merced Golf Course at 2300 Junipero Serra Boulevard – Use Permit UPR-6-21-15105**

Recommended

On September 7, 2021, the Planning Commission voted 4-0 (Commissioner Proaño absent) to recommend that the City Council approve Use Permit UPR-6-21-15105. Commissioner Satorre suggested that the Lake Merced Golf Course make itself more accessible to the residents of Daly City. The Planning Commission amended a Conditions of Approval recommended by staff that work, if necessary, be allowed on Sundays.

Background

The applicant proposes modification to the existing Lake Merced Golf Course (LMGC) located at 2300 Junipero Serra Boulevard (see Attachment A – Site Location). The golf course has been in operation since 1922 and undergone several modifications since. Most recently, in 2003, the City Council approved a clubhouse renovation, and the construction of a turf maintenance building and a water storage tank.

The applicant now desires to implement several improvements to the course that would return sixteen golf holes at the course to the original MacKenzie layout, convert the existing fourth and fifth holes located on the northern portion of the property into a practice area, construct two new holes to replace the two holes converted to a practice area, and install a new golf course irrigation system. The existing on-site structures will remain unchanged and the proposed project would not expand the use of LMGC. (see Attachment B – Golf Course Site Modifications).

The subject property is zoned ID – Interim District, which requires a use permit for any new structures on the property. A use permit is required because the project involves importing more than 500 cubic yards of soil.

Discussion

Upon project completion, LMGC will continue to operate one 18-hole golf course. Except for converting the location of the fourth and fifth holes to a practice area and constructing two replacement holes, most of the existing golf course layout will remain the same. The fairways, green complexes, and bunkers, however, will be redesigned. The fairway areas will be re-grassed and fresh sand will be added to the newly designed bunkers. The proposed project would not alter the overall drainage of the property and vehicular ingress and egress to the property would not change.

In addition to the above changes, the course driving range would be moved to the northern area of the LMGC property. The range is currently located at the southern portion of the property, which has proven problematic because ball containment at this location would require very tall netting structures that are unsightly and unpopular with both the golf course neighbors and membership. A paramount concern to both the City and LMGC with regard to relocating the range is ball

containment, i.e., ensuring that golf balls, including errant golf balls, do not leave the range. At the City's request, LMGC completed a golf ball trajectory study which concluded that the relocated design was significantly more beneficial over the existing location and that it is unlikely that a ball would leave the range area as it is presently designed. An added benefit to the present design is that no netting is required, which was an issue with neighbors and membership at the previously proposed location on the south side of the site (see Attachment C – LMGC Driving Range Trajectory Study).

To implement the redesign, significant grading is necessary. This grading on the site will largely balance with approximately 67,500 cubic yards of cut and fill, across 43 acres of the site. No soil will be exported from the site, however over 500 cubic yards of sand materials would be imported to the site for the creation of course features including sand traps.

Construction of the proposed project is estimated to take approximately seven months to complete and is scheduled to begin November 2021 with the course reopening scheduled for October 1, 2022. According to the applicant, the project will be completed in four phases (see Attachment D – LGMC Reconstruction Phasing).

To reduce the noise impacts of the project to neighbors, staff has proposed a Condition of Approval limiting all grading activities to Monday through Friday, 7:00 AM to 6:00 PM, with warm up and idling of any equipment prior to 7:00 AM prohibited. Activities not involving grading would be permitted on Saturdays, 9:00 AM to 6:00 PM, provided such activities do not involve more than ten truck deliveries to the site on any given Saturday. Staff had proposed that Sunday work not involve the use of any motorized equipment. The Planning Commission however amended this Condition of Approval to allow work the same as would be allowed on Saturday. The proposed Conditions of Approval therefore reflect the Planning Commission allowance.

With regard to tree removal, the proposed project would remove approximately 110 trees, many of which are pine trees currently earmarked for removal by the LMGC arborist due to age and drought-related health issues (e.g., bark beetle). The proposed project would replace the trees removed at a one-to-one ratio, planting at least 110 trees on the golf course (see Attachment E – LGMC Arborist Report).

Environmental Review

The proposed project is Categorically Exempt per California Environmental Quality Act (CEQA) Guidelines Section 15302 – Replacement and Reconstruction Projects. The City's environmental consultant has issued a memorandum confirming project is exempt from CEQA (see Attachment F – LMGC Exemption Qualification Memorandum).

Findings

The Planning Commission has found that, as conditioned, the proposed project complies with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR-6-21-15105, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been

incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. 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 September 27, 2021; notice of said hearing was published by newspaper publication on September 16, 2021, and first class mailing to property owners within 300 feet;;

2. The City Council has reviewed the Lake Merced Golf Course Driving Range Trajectory Study prepared for the City which has concluded that the relocated design was significantly more beneficial over the existing location and that is unlikely that a ball would leave the range area as it is presently designed;

3. The City Council has reviewed the Lake Merced Golf Course Arborist Report which has documented the removal of approximately 110 trees under the proposed project, many of which are pine trees currently earmarked for removal by the LMGC arborist due to age and drought-related health issues (e.g., bark beetle). The proposed project would replace the trees removed at a one-to-one ratio, planting at least 110 trees on the golf course;

4. The City Council has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15302 – Replacement and Reconstruction Projects. The project is not excluded from Categorical Exemption because no evidence exists in the public record that the project poses significant environmental impacts. This finding is supported in fact by a memorandum prepared by a professional CEQA consultant retained by the City titled *Lake Merced Golf Club Renovation - CEQA Categorical Exemption Qualification - August 23, 2021*; and

4. As conditioned, the proposed project is consistent with Zoning Ordinance Chapter 17.30 – I-D Interim District and Chapter 17.44 – Use Permits. The City Council has furthermore imposed Conditions of Approval to ensure that.

Conditions of Approval

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. The Use Permit and Design Review shall be valid for a period of one year from the date of City Council approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project.

Construction Hours and Access

2. The applicant shall limit all grading activities to Monday through Friday, 7:00 AM to 6:00 PM. Warm up and idling of any equipment prior to 7:00 AM shall be prohibited. Activities not involving grading shall be permitted on Saturdays and Sundays, 9:00 AM to 6:00 PM,

provided such activities do not involve more than ten truck deliveries to the site on any given Saturday.

3. Construction access for the subject project shall be through the main entrance only.

Tree Replacement

4. The applicant shall replace trees at a 1:1 ratio. This replacement location, size, and variety shall be identified as part of the grading permit package submitted to the City for review and approval.

5. All trees shall be sized as a box variety and triple staked. Staking and root ball details shall be provided as part of the grading permit package submitted to the City for review and approval.

6. The applicant shall provide the City an opportunity to inspect all tree replanting prior to commencement of use for the redesigned gold course. All trees inspected and determined to be not thriving shall be replaced within 60 days.

Protection of Nesting Birds during Project Construction

7. The following measures shall be implemented during construction activities occurring February 1 through August 31:

8. The applicant shall perform a preconstruction survey to locate active passerine (perching bird) nests within 250 feet of the project site and any raptor nests within 500 feet of the project site, conducted by a qualified biologist, and no more than 14 days prior to the start of work during the breeding season to determine if any active nests are present within the vicinity proposed construction activities; and/or

9. The applicant shall void any nests identified and the establishment by a qualified biologist of a construction-free buffer zone, to be maintained until nestlings have fledged.

BMPs Prior To Start of Earthmoving Activities

The following shall continue until project construction is complete. Incorporation of these measures, as part of the proposed project, will ensure the project would not result in adverse effects on water quality.

10. Waddles, sandbags, and silt fabric will be placed to route sediment/debris away from storm drains. Earthmoving or other dust-producing activities would be suspended during periods of high winds.

11. All exposed or disturbed soil surfaces would be watered at least twice daily to control dust, as necessary. • Stockpiles of soil or other materials that can be blown by the wind would be watered or covered.

12. All trucks hauling soil, sand, and other loose materials would be covered or required to maintain at least two feet of freeboard.

13. All paved access roads, parking areas, staging areas, and residential streets adjacent to the construction sites would be swept daily (with water sweepers). In addition, a tire wash system may be required.

14. Vegetation in disturbed areas would be replanted as quickly as possible.

15. All unpaved entrances to the site would be filled with rock to knock mud from truck tires prior to entering city streets. and 250 feet, respectively, based on site conditions and the nature of the work being performed. These buffer distances may also be modified if obstacles such as buildings or trees obscure the work area from active bird nests, or existing disturbances create an ambient background disturbance similar to the proposed disturbance.

Requirements per the NPDES Construction General Permit

The following measures will also be implemented by the proposed project:

16. Prior to commencement of construction, the proposed project will file a NOI with the SWRCB and will develop, implement, and maintain a SWPPP to control the discharge of storm water pollutants including sediments associated with construction activities.

17. The SWPPP will contain a site map(s) showing the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project.

18. The SWPPP will list and show the location of the BMPs to be implemented by the project to minimize and control construction and post-construction runoff. Measures will include, but are not limited to, the aforementioned SMCWPPP BMPs.

19. The SWPPP will contain a visual monitoring program and a chemical monitoring program for "non-visible" pollutants (to be implemented if there is a failure of BMPs). • The proposed project will certify annually that construction activities comply with the requirements of the Construction General Permit and the SWPPP. A Construction Compliance Status Report Form must be completed and submitted to the SWRCB by July 1st of each year.

B. ENGINEERING DIVISION

20. The improvements shall be consistent with the plans approved by, and to the satisfaction of the City Engineer and the Conditions of Approval. All construction shall meet the latest Daly City Municipal Code and the City Standard Specifications and Drawings. Securities for all required improvements, and applicable fees and charges, shall be submitted prior to permit issuance. The applicant shall obtain all required permits before commencing work. All required improvements shall be constructed at no cost to the City except where specifically agreed to by the City under the provisions of a written agreement. Grading and improvement plan review and approval by the City Engineer are required before any City Permit is issued. The improvement plans shall include details for on-site and off-site improvements for

vehicular and pedestrian access, parking, traffic signs and markings, utility service connections, modifications and extension of the City's sewer, water, storm drain, safety lighting, landscaping, and other public service and common facilities. All utility services shall be underground unless otherwise approved. Said improvements shall conform to Daly City and affected Agency's standards.

21. Concurrent with each demolition, grading and drainage permit submittal or as a part of the Site 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.

22. The applicant and/or Contractor shall have a project sign with a 24-hour Project contact information for public concerns such as off-site tracking, dust control, noise complaints, ground shaking and any related construction activities. The complaints and responses shall be logged, and copies provided to the City Engineer with action status on a weekly basis.

23. 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

24. Provide SFPUC approval letters to abandon their water main and any work on their system.

25. 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.

26. Applicant's Geotechnical Engineer shall review the plans for conformance with the soils report; a letter of compliance from the independent qualified Geotechnical Engineer shall be provided to Engineering prior to the issuance of any permit. The Engineer 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 civil plans has been implemented as approved.

27. Runoff calculations shall be provided verifying that post development stormwater runoff from the site does not exceed the pre-development stormwater runoff. Additional stormwater runoff generated from the design storm as a result of this development shall be retained on-site.

28. The proposed changes to the storm drain system shall not change the time of concentration at the existing outfalls. On site drainage retention shall be provided to limit the flow rate entering the City's storm drain system to the pre-development rate. The retention facility shall accommodate the excess runoff from a storm of 10-year frequency and two-hour duration per the Daly City 1990 Design Standards.

29. The applicant shall be financially responsible for all project-related storm drainage improvements on- and off-site, as required and approved by the City Engineer in accordance with City and Caltrans Standards.

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

31. 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.

C. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

32. The property is irrigated with recycled water, supplied under agreement with the North San Mateo County Sanitation District's recycled water program. Prior to any changes to the existing irrigation system, the current agreement must be amended to include the new irrigation system information.

33. The entire irrigation system shall be designed for the use of recycled water.

34. The recycled water pipeline, located within the private property, shall have no less than 36 inches of cover after final grading and shall be adequately protected during all phases of construction.

35. Vehicular access over the pipeline shall be designed to H20 loading.

36. Parallel separation from the existing pipeline to new infrastructure shall be 60 inches.

37. Vertical separation shall be no less than 12 inches.

38. Prior to connecting any new piping, a cross connection test shall be performed by the contractor and in the presence of district staff.

39. Allow for 10 working day advance notice for inspection.

40. All signage for recycled water use must be in place prior to the cross-connection test.

41. The new irrigation systems shall not be connected or energized without the written approval of the district.

42. Daly City is not responsible for the location of the recycled water pipeline within the property. This section of pipeline shall be located by a contractor hired by the applicant.

43. All marking of the recycled water pipeline for underground service alert (USA) (811) requests shall be the responsibility of the applicant. The district will not mark this pipeline during USA requests

44. All costs for repairs or adjustments to the recycled water pipeline generated by this project, shall be the responsibility of the applicant and at their sole cost. The city will not contribute any funds.

45. Use of the recycled water for any purpose other than irrigation on the existing system, shall be approved by the district prior to that use.

Recommendations

The Planning Commission recommends the City Council take the following actions:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment; and
3. Approve Use Permit UPR-6-21-15105, subject to the Findings and Conditions outlined herein.

Respectfully submitted,

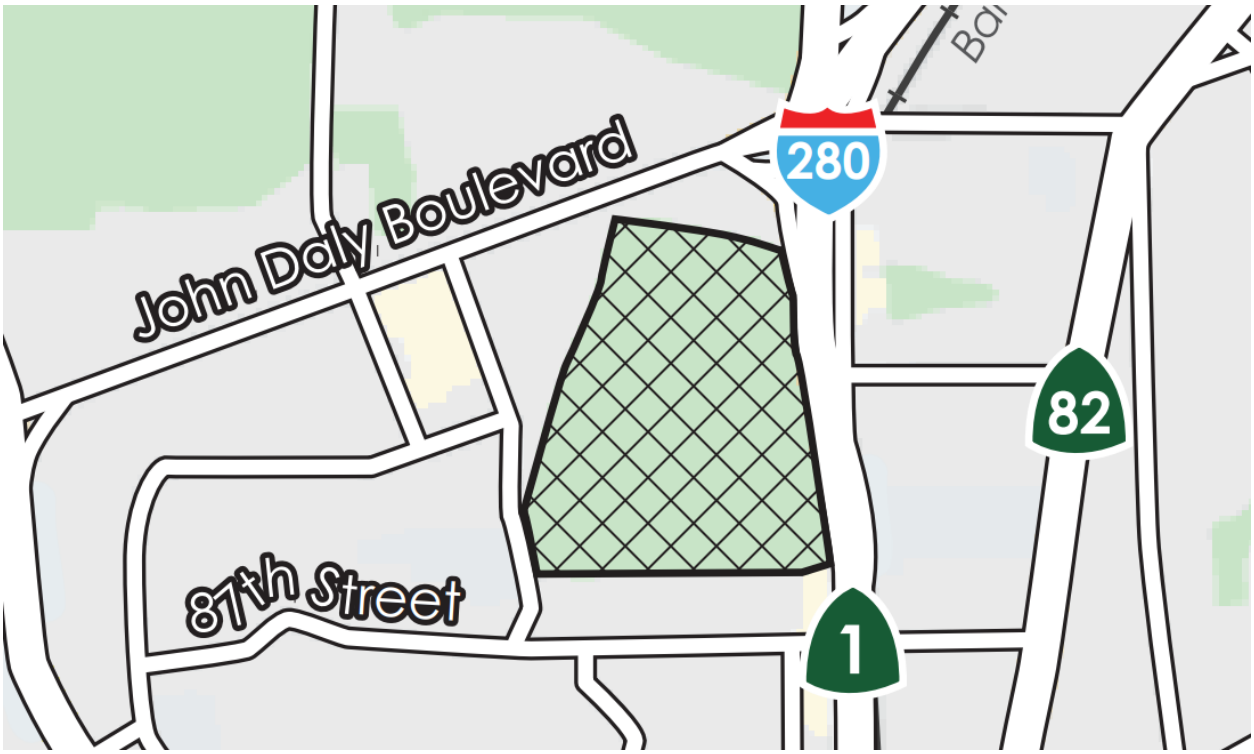
Michael Van Lonkhuysen
Planning Manager

Tatum Mothershead
Director of Economic and Community Development

Attachments

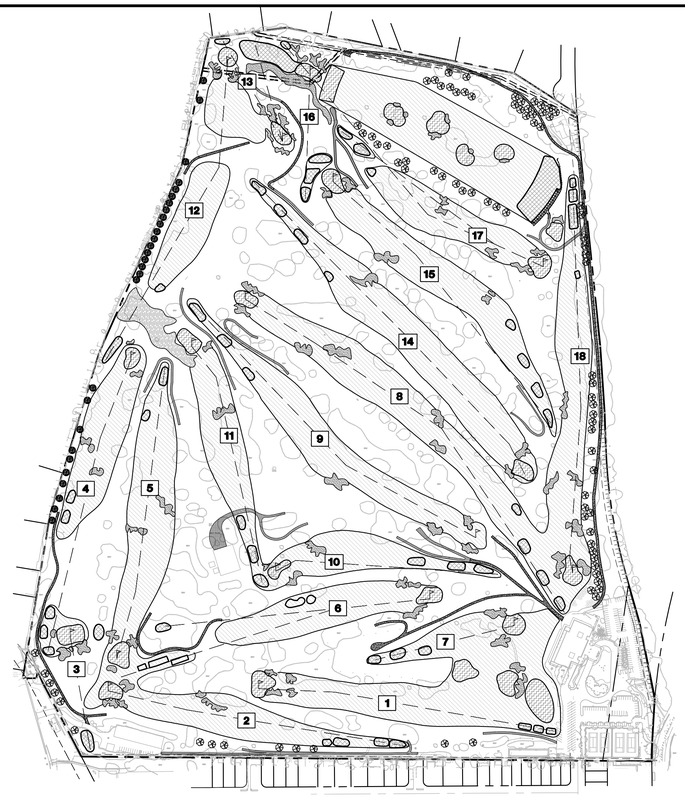
Attachment A – Site Location
Attachment B – Golf Course Site Modifications
Attachment C – LMGC Driving Range Trajectory Study
Attachment D – LGMC Reconstruction Phasing
Attachment E – LGMC Arborist Report
Attachment F – LMGC Exemption Qualification Memorandum

G:\Planning\Current Planning Projects\2300 Junipero Serra Bouleavrd - Golf Course Reconstruction (2021)\City Council - September 27, 2021\cc092721.mtv.docx


John Daly Boulevard
280
82
87th Street
1

1 SITE AERIAL

Scale: 1" = 250'



2 SITE MAP

Scale: 1" = 250'

LAKE MERCED GOLF CLUB

2300 JUNIPERO SERRA BLVD
DALY CITY, CALIFORNIA

GIL HANSE RENOVATION PROJECT

LEGEND

EXISTING	NEW	
□	■	CATCH BASIN/DRAINAGE INLET
WM □	WM ■	WATER METER
GM □	GM ■	GAS METER
○	●	SANITARY SEWER CLEANOUT
		FIRE HYDRANT
○	●	SANITARY SEWER/STORM DRAIN MANHOLE
WV	WV	WATER VALVE
GV	GV	GAS VALVE
6"W	6"W	WATER LINE
F	6"FS	FIRE SERVICE LINE
2"G	2"G	GAS LINE
8"SS	XXLF X"SS S = X	SANITARY SEWER LINE
8"SD	XXLF X"SD S = X	STORM DRAIN LINE
E	ELEC	ELECTRICAL LINE
TEL	TEL	TELEPHONE LINE
JT	JT	JOINT TRENCH
51	51	CONTOUR
XX.XX	XX.XX	ELEVATION
X	X	BARBED WIRE FENCE
○	○	CHAIN-LINKED FENCE
□	□	WOOD FENCE
		WALL
		CURB
		CURB AND GUTTER
		CONTROLLER CABINET
		GUY POLE
		HANDICAP SPACE
		POWER POLE
○	○	IRON PIPE
△	△	RAILROAD SPIKE
◉	◉	STANDARD CITY MONUMENT
		STREET SIGN
		STREET LIGHT
12"		TREE WITH SIZE
T	T	TRANSFORMER

ABBREVIATIONS

AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LF	LINEAR FOOT
AD	AREA DRAIN	LG	LIP OF GUTTER
		LP	LIGHT POLE
BC	BEGIN CURVE	LT	LEFT
BCR	BEGIN CURB RETURN		
BFP	BACKFLOW PREVENTER	MAX	MAXIMUM
BGL	BOTTOM OF GRAVEL LAYER	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	MW	MONITORING WELL
BSM	BIO-SOIL MIX		
BWK	BACK OF WALK	(N)	NEW
		NTS	NOT TO SCALE
C&G	CURB & GUTTER		
CB	CATCH BASIN	OHE	OVERHEAD ELECTRIC
CL	CENTERLINE	OHT	OVERHEAD TELEPHONE
CO	CLEANOUT		
CONC	CONCRETE	PAE	PUBLIC ACCESS EASEMENT
		PB	PULL BOX
DDCV	DOUBLE DETECTOR CHECK VALVE	PCC	PORTLAND CEMENT CONCRETE
DET	DETAIL	PG&E	PACIFIC GAS & ELECTRIC
ø	NOMINAL DIAMETER	PIV	POST INDICATOR VALVE
DIA	DIAMETER	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PUE	PUBLIC UTILITY EASEMENT
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE PIPE
(E)	EXISTING	R	RADIUS
E	ELECTRICAL LINE	R/W	RIGHT-OF-WAY
EB	ELECTRIC BOX	RCP	REINFORCED CONCRETE PIPE
ECR	END CURB REURN	REINF	REINFORCED
EG	EXISTING GRADE	RT	RIGHT
ELEC	ELECTRICAL		
ESMT	EASEMENT	SD	STORM DRAIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
		SF	SQUARE FOOT
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SWK	SIDEWALK
FL	FLOWLINE		
FS	FINISHED SURFACE	T	TELEPHONE LINE
FT	FEET	TC	TOP OF CURB
		TEL	TELEPHONE
G	GAS	TEMP	TEMPORARY
GB	GRADE BREAK	TGL	TOP OF GRAVEL LAYER
GM	GAS METER	TP	TELEPHONE POLE
GR	GRATE	TS	TRAFFIC SIGNAL
HCR	HANDICAP RAMP	TSB	TRAFFIC SIGNAL BOX
HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
INV	INVERT	W	WATER
IRR	IRRIGATION	WL	WATERLINE
		WM	WATER METER
JB	JUNCTION BOX	WV	WATER VALVE
JP	JOINT POLE		
JT	JOINT TRENCH		

PROJECT INFORMATION

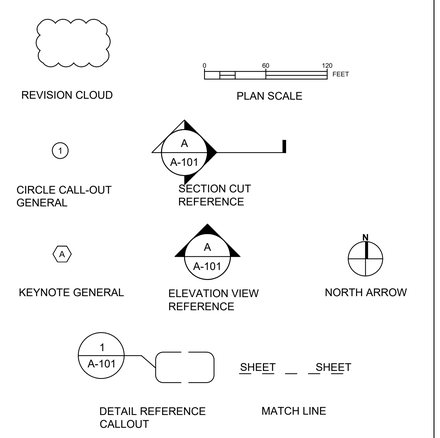
BENCHMARK:

NATIONAL GEODETIC SURVEY
DESIGNATION = X572 RESET
PID = DG6890
ELEVATION = 9.3 FEET (NAVD 88 DATUM)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF MIDDLEFIELD ROAD, BEING N 50° 11' 00" W AS SHOWN ON TRACT MAP ENTITLED "NORTH FAIR OAKS, SITUATED IN SAN MATEO COUNTY" FILED IN BOOK 5, PAGE 21. RECORDS OF SAN MATEO COUNTY.

GENERAL PLAN SYMBOLS



SHEET INDEX

PAGE	SHEET NO.	SHEET TITLE
1	C001	TITLE SHEET
2	C002	GOLF COURSE CONCEPT PLAN
3	C011	TOPOPGRAPHIC SURVEY
4	C012	TOPOPGRAPHIC SURVEY
5	C013	TOPOPGRAPHIC SURVEY
6	C014	TOPOPGRAPHIC SURVEY
7	C015	TOPOPGRAPHIC SURVEY
8	C100	SITE PLAN - OVERALL
9	C200	UTILITY PLAN - OVERALL
10	C300	GRADING PLAN - OVERALL
11	C411	WATER PROFILE - SAN ANDREAS
12	C412	WATER PROFILE - SAN ANDREAS
13	C413	WATER PROFILE - SAN ANDREAS
14	C414	WATER PROFILE - SAN ANDREAS
15	C421	WATER PROFILE - BADEN MERCED
16	C422	WATER PROFILE - BADEN MERCED
17	C423	WATER PROFILE - BADEN MERCED
18	C431	WATER PROFILE - RECLAIMED WATER
19	C432	WATER PROFILE - RECLAIMED WATER
20	C433	WATER PROFILE - RECLAIMED WATER
21	C500	EROSION CONTROL PLAN
22	C501	EROSION CONTROL DETAILS
23	C600	COURSE DETAILS
24	C601	COURSE DETAILS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
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6			
7			

ISSUE: SUBM #1
DATE: 7/16/2021
SCALE: 1" = 40'
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0120 LMGC Civil Design\6 Production\1 Drawings\2 Sheets\C001 TITLE SHEET.dwg

SAGE Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 590-0250 www.Sage-CE.com

TITLE SHEET

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
SAN MATEO COUNTY
CALIFORNIA
DALY CITY

JOB NO.
J0120

DRAWING NO.
C001

SHEET **1** OF **24**

Plotted: Jul 16, 2021 - 8:58 am
S:\3-Projects\J0120 LMGC Civil Design\6 Production\1 Drawings\2 Sheets\C001 TITLE SHEET.dwg

LAKE MERCED GOLF CLUB

19 22

**NOT TO SCALE

Golf Course Concept Plan

Score Cards

GREEN

Hole	Yds	Par	Hole	Yds	Par
1	400	4	10	305	4
2	385	4	11	340	4
3	165	3	12	445	4
4	405	4	13	155	3
5	500	4	14	520	5
6	410	4	15	460	4
7	210	3	16	180	3
8	615	5	17	450	4
9	505	4	18	525	5
	3595	35		3380	36
				6975	71

BLACK

Hole	Yds	Par	Hole	Yds	Par
1	390	4	10	285	4
2	375	4	11	330	4
3	155	3	12	430	4
4	390	4	13	145	3
5	400	4	14	500	5
6	390	4	15	425	4
7	195	3	16	165	3
8	585	5	17	450	4
9	480	4	18	510	5
	3360	35		3240	36
				6600	71

BLUE

Hole	Yds	Par	Hole	Yds	Par
1	365	4	10	260	4
2	345	4	11	310	4
3	145	3	12	410	4
4	375	4	13	135	3
5	385	4	14	480	5
6	365	4	15	400	4
7	175	3	16	145	3
8	545	5	17	360	4
9	455	4	18	480	5
	3155	35		2980	36
				6135	71

WHITE

Hole	Yds	Par	Hole	Yds	Par
1	350	4	10	245	4
2	325	4	11	295	4
3	110	3	12	335	4
4	355	4	13	125	3
5	365	4	14	465	5
6	340	4	15	380	4
7	150	3	16	130	3
8	505	5	17	330	4
9	415	4	18	460	5
	2915	35		2765	36
				5680	71

RED

Hole	Yds	Par	Hole	Yds	Par
1	310	4	10	215	4
2	245	4	11	255	4
3	100	3	12	320	4
4	260	4	13	115	3
5	330	4	14	405	5
6	270	4	15	310	4
7	125	3	16	120	3
8	450	5	17	305	4
9	365	4	18	395	5
	2455	35		2440	36
				4895	71

Hanse Golf Course Design
Malvern, Pennsylvania
November 2020

GOLF COURSE CONCEPT PLAN | **C002**

MASTER PLAN SURVEY

OF

2300 JUNIPERO SERRA BOULEVARD

BEING A PORTION OF THE LANDS SET FORTH IN BOOK 1 OF LLS MAPS AT PAGE 113
CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA

PREPARED FOR

LAKE MERCED GOLF AND COUNTRY CLUB

BY

TRONOFF ASSOCIATES - LAND SURVEYORS
1255 STARBOARD DRIVE SUITE 'A' WEST SACRAMENTO, CA

(415) 392-3215 info@tronoff.com
SCALE 1" - 50' **FEBRUARY, 2021**

SURVEY NO. 7748-1
SHEET 2 OF 5

LICENSED LAND SURVEYOR
BRUCE T. TRONOFF
NO. 6415
STATE OF CALIFORNIA

BRUCE T. TRONOFF, LAND SURVEYOR NO. 6415

UTILITY NOTE

THE UTILITIES SHOWN ON THIS SURVEY PLAT ARE BASED ON SURFACE OBSERVATIONS AS OF THE DATE HEREON AND INFORMATION SUPPLIED BY UTILITY COMPANIES AND/OR AGENCIES. TRONOFF ASSOCIATES DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF UTILITY INFORMATION PROVIDED TO TRONOFF ASSOCIATES BY OUTSIDE COMPANIES AND/OR AGENCIES. TRONOFF ASSOCIATES MAKES NO WARRANTY WHATSOEVER THAT OTHER UTILITIES, EITHER SURFACE OR SUBSURFACE, DO OR DO NOT EXIST. PRIOR TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, WHETHER SHOWN OR NOT SHOWN HEREON.

NOTES

1. PREPARED IN ACCORDANCE WITH OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0224042085-AN, DATED FEBRUARY 08, 2017.
2. BASIS OF BEARINGS: THE SOUTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY, TAKEN AS NORTH 89°32'14" WEST, AS SET FORTH IN BOOK 1 OF LLS MAPS, AT PAGE 113 DATED APRIL 23, 1946.
3. VERTICAL DATUM: CITY OF DALY CITY, NAVD 1988.
4. FOR THE PURPOSES OF CLARITY, DETAILS NEAR PROPERTY LINES ARE NOT NECESSARILY SHOWN TO SCALE.
5. UNDERGROUND UTILITY LOCATIONS PROVIDED BY 2M LOCATING, LLC.
6. PLEASE REFER TO SPOT ELEVATIONS PLOTTED HEREON, PARTICULARLY IN DESIGN CRITICAL AREAS. HARDSCAPE CONTOURS CAN OCCASIONALLY BE MISLEADING.

TRONOFF·LAND SURVEYING EST. 1931

© 2021 TRONOFF ASSOCIATES, INC.

0 25 50 100 150
SCALE IN FEET

LEGEND

AC	ASPHALTIC CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
CL	CHAIN LINK
CLR	CLEAR OF PROPERTY LINE (MEASUREMENT TAKEN PERPENDICULAR OR RADIAL TO PROPERTY LINE - IMPROVEMENT OWNERSHIP NOT DETERMINED BY THE SURVEYOR)
CN	CONCRETE
CONC	CONCRETE
ELEC	ELECTRIC
FF	FINISH FLOOR
GNV	GROUND NOT VISIBLE
IRRIG	IRRIGATION
MH	MANHOLE
O.R.	OFFICIAL RECORDS OF SAN MATEO COUNTY
OVR	OVER PROPERTY LINE (MEASUREMENT TAKEN PERPENDICULAR OR RADIAL TO PROPERTY LINE - IMPROVEMENT OWNERSHIP NOT DETERMINED BY THE SURVEYOR)
PS	PARKING SPACE
SFPUC	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
WD	WOOD

SYMBOLS & LINE TYPES

- FOUND MONUMENT AS NOTED
- DIMENSION POINT
- PROPERTY LINE
- BUILDING LINE
- FENCE LINE
- EASEMENT LINE
- OHP — OVERHEAD POWER LINE
- OHP&T — OVERHEAD POWER AND TELEPHONE LINE
- E — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND GAS LINE
- SS — UNDERGROUND SANITARY SEWER AND/OR STORM DRAIN
- W — UNDERGROUND WATER LINE
- ACCESS RIGHTS RELINQUISHED PER 4656 O.R. 496
- CONCRETE

WESTLAKE SUBD. NO. 3
31 MAPS 17, 04/07/1950

UTILITY SYMBOLS

- AL — AREA LIGHT
- CB — CATCH BASIN
- CO — CLEAN OUT
- DI — DRAIN INLET
- EB — ELECTRIC BOX
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- GV — GAS VALVE
- GP — GUARD POST
- GA — GUY ANCHOR
- HVE — HIGH VOLTAGE ELECTRIC VAULT
- JP — JOINT POLE
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- PP — POWER POLE
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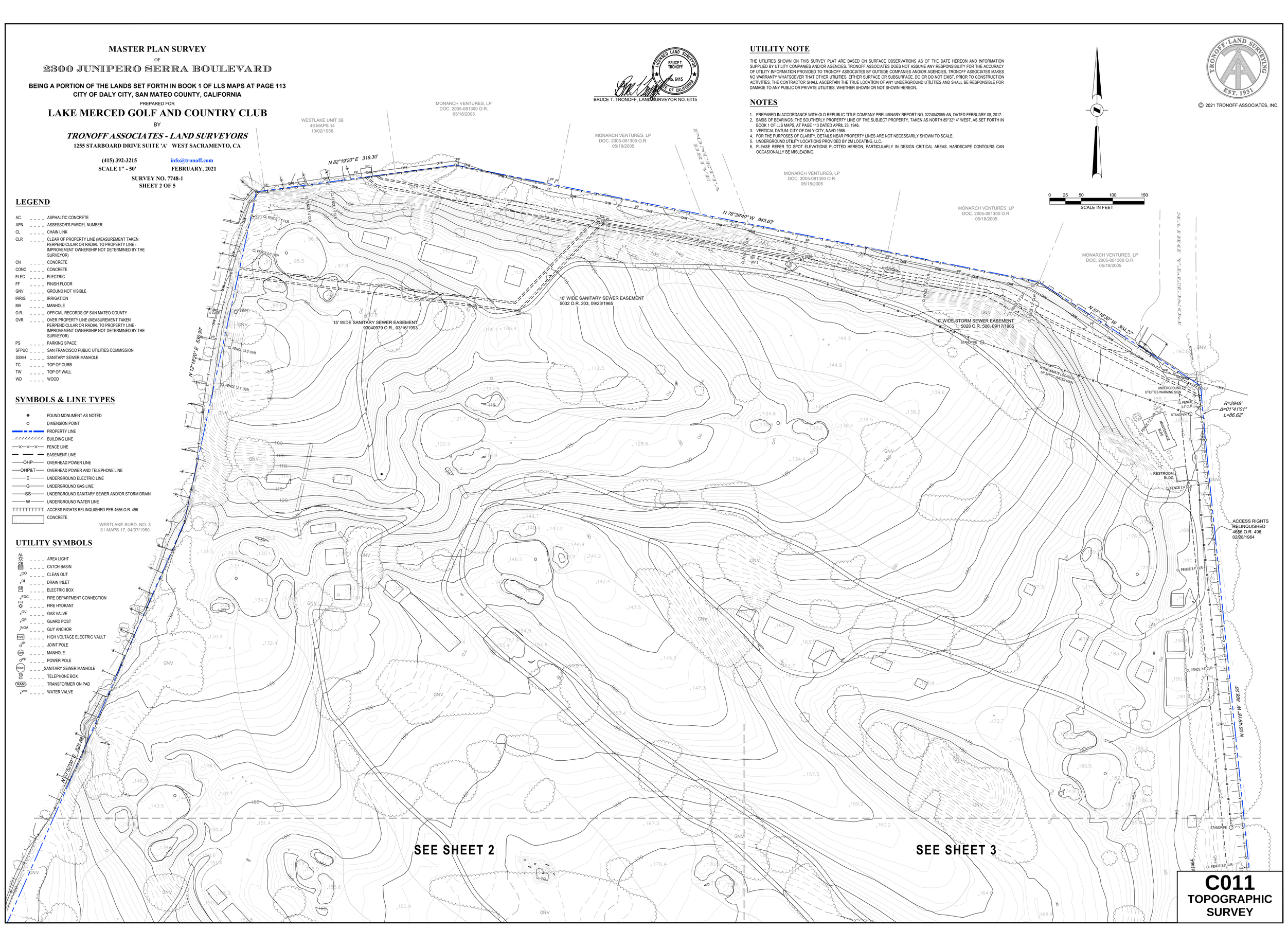

C011
TOPOGRAPHIC SURVEY

MASTER PLAN SURVEY

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SCALE 1" - 50' **FEBRUARY, 2021**

SURVEY NO. 7748-1
SHEET 2 OF 5

0 25 50 100 150
SCALE IN FEET

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LEGEND

AC	_ _ _ _	ASPHALTIC CONCRETE
APN	_ _ _ _	ASSESSOR'S PARCEL NUMBER
CLF	_ _ _ _	CHAIN LINK FENCE
CLR	_ _ _ _	CLEAR OF PROPERTY LINE (MEASUREMENT TAKEN PERPENDICULAR OR RADIAL TO PROPERTY LINE - IMPROVEMENT OWNERSHIP NOT DETERMINED BY THE SURVEYOR)
CN	_ _ _ _	CONCRETE
CONC	_ _ _ _	CONCRETE
ELEC	_ _ _ _	ELECTRIC
FF	_ _ _ _	FINISH FLOOR
GNV	_ _ _ _	GROUND NOT VISIBLE
IRRIG	_ _ _ _	IRRIGATION
MH	_ _ _ _	MANHOLE
O.R.	_ _ _ _	OFFICIAL RECORDS OF SAN MATEO COUNTY
OVR	_ _ _ _	OVER PROPERTY LINE (MEASUREMENT TAKEN PERPENDICULAR OR RADIAL TO PROPERTY LINE - IMPROVEMENT OWNERSHIP NOT DETERMINED BY THE SURVEYOR)
PS	_ _ _ _	PARKING SPACE
SFPUC	_ _ _ _	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
SSMH	_ _ _ _	SANITARY SEWER MANHOLE
TC	_ _ _ _	TOP OF CURB
TW	_ _ _ _	TOP OF WALL
WD	_ _ _ _	WOOD

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LICENSED LAND SURVEYOR
BRUCE T. TRONOFF
No. 6415
STATE OF CALIFORNIA

BRUCE T. TRONOFF, LAND SURVEYOR NO. 6415

TRONOFF · LAND SURVEYING · EST. 1931

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N 23°52'00" E 628.38'

N 76°54'00" E 683.19'

S 82°55'00" E 682.66'

WESTLAKE UNIT 3-A
32 MAPS 44
01/17/1951

MONARCH VENTURES, LP
DOC. 2005-081300 O.R.
05/18/2005

MONARCH VENTURES, LP
DOC. 2005-081300 O.R.
05/18/2005

SEE SHEET 1

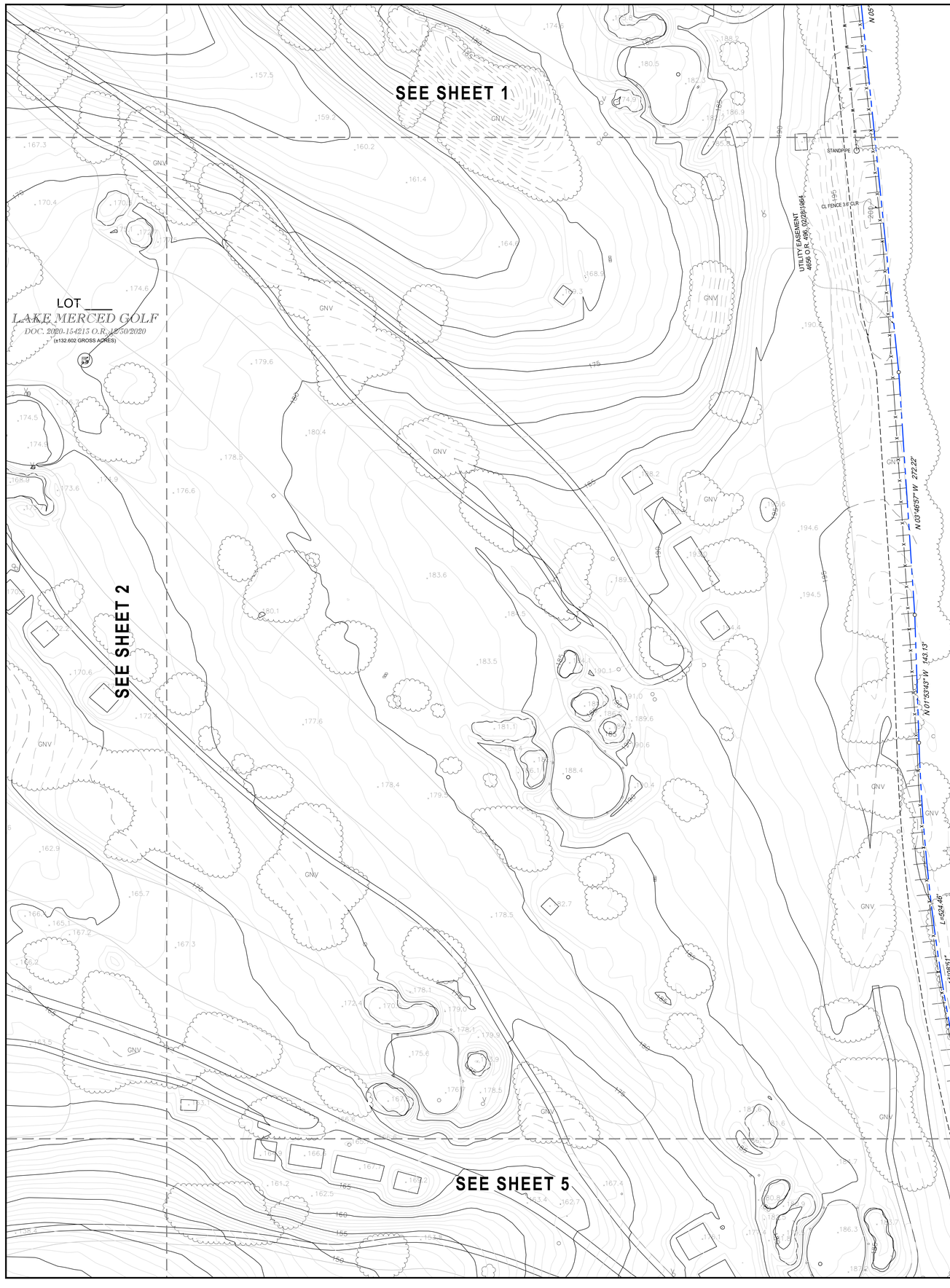
LOT ___
LAKE MERCED GOLF
DOC. 2020-154215 O.R. 12/30/2020
(±132.602 GROSS ACRES)

SEE SHEET 3

SEE SHEET 4

PIPE

C012
TOPOGRAPHIC SURVEY



UTILITY NOTE

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NOTES

1. PREPARED IN ACCORDANCE WITH OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0224042085-AN, DATED FEBRUARY 08, 2017.
2. BASIS OF BEARINGS: THE SOUTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY, TAKEN AS NORTH 89°32'14" WEST, AS SET FORTH IN BOOK 1 OF LLS MAPS, AT PAGE 113 DATED APRIL 23, 1946.
3. VERTICAL DATUM: CITY OF DALY CITY, NAVD 1988.
4. FOR THE PURPOSES OF CLARITY, DETAILS NEAR PROPERTY LINES ARE NOT NECESSARILY SHOWN TO SCALE.
5. UNDERGROUND UTILITY LOCATIONS PROVIDED BY 2M LOCATING, LLC.
6. PLEASE REFER TO SPOT ELEVATIONS PLOTTED HEREON, PARTICULARLY IN DESIGN CRITICAL AREAS. HARDSCAPE CONTOURS CAN OCCASIONALLY BE MISLEADING.

"JUNIPERO SERRA FREEWAY" (250')

LEGEND

AC	_ _ _ _	ASPHALTIC CONCRETE
APN	_ _ _ _	ASSESSOR'S PARCEL NUMBER
CLF	_ _ _ _	CHAIN LINK FENCE
CLR	_ _ _ _	CLEAR OF PROPERTY LINE (MEASUREMENT TAKEN PERPENDICULAR OR RADIAL TO PROPERTY LINE - IMPROVEMENT OWNERSHIP NOT DETERMINED BY THE SURVEYOR)
CN	_ _ _ _	CONCRETE
CONC	_ _ _ _	CONCRETE
ELEC	_ _ _ _	ELECTRIC
FF	_ _ _ _	FINISH FLOOR
GNV	_ _ _ _	GROUND NOT VISIBLE
IRRIG	_ _ _ _	IRRIGATION
MH	_ _ _ _	MANHOLE
O.R.	_ _ _ _	OFFICIAL RECORDS OF SAN MATEO COUNTY
OVR	_ _ _ _	OVER PROPERTY LINE (MEASUREMENT TAKEN PERPENDICULAR OR RADIAL TO PROPERTY LINE - IMPROVEMENT OWNERSHIP NOT DETERMINED BY THE SURVEYOR)
PS	_ _ _ _	PARKING SPACE
SFPUC	_ _ _ _	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
SSMH	_ _ _ _	SANITARY SEWER MANHOLE
TC	_ _ _ _	TOP OF CURB
TW	_ _ _ _	TOP OF WALL
WD	_ _ _ _	WOOD

SYMBOLS & LINE TYPES

- FOUND MONUMENT AS NOTED
- DIMENSION POINT
- PROPERTY LINE
- BUILDING LINE
- FENCE LINE
- EASEMENT LINE
- OVERHEAD POWER LINE
- OVERHEAD POWER AND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER AND/OR STORM DRAIN
- UNDERGROUND WATER LINE
- ACCESS RIGHTS RELINQUISHED PER 4656 O.R. 496
- CONCRETE

UTILITY SYMBOLS

- AL — AREA LIGHT
- CB — CATCH BASIN
- CO — CLEAN OUT
- DI — DRAIN INLET
- EB — ELECTRIC BOX
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- GV — GAS VALVE
- GP — GUARD POST
- GA — GUY ANCHOR
- HVE — HIGH VOLTAGE ELECTRIC VAULT
- JP — JOINT POLE
- MH — MANHOLE
- PP — POWER POLE
- SSMH — SANITARY SEWER MANHOLE
- TB — TELEPHONE BOX
- TRANS — TRANSFORMER ON PAD
- WV — WATER VALVE

0 25 50 100 150
SCALE IN FEET

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LICENSED LAND SURVEYOR BRUCE T. TRONOFF No. 6415 STATE OF CALIFORNIA

BRUCE T. TRONOFF, LAND SURVEYOR NO. 6415

MASTER PLAN SURVEY
OF
2300 JUNIPERO SERRA BOULEVARD

BEING A PORTION OF THE LANDS SET FORTH IN BOOK 1 OF LLS MAPS AT PAGE 113
CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA

PREPARED FOR

LAKE MERCED GOLF AND COUNTRY CLUB

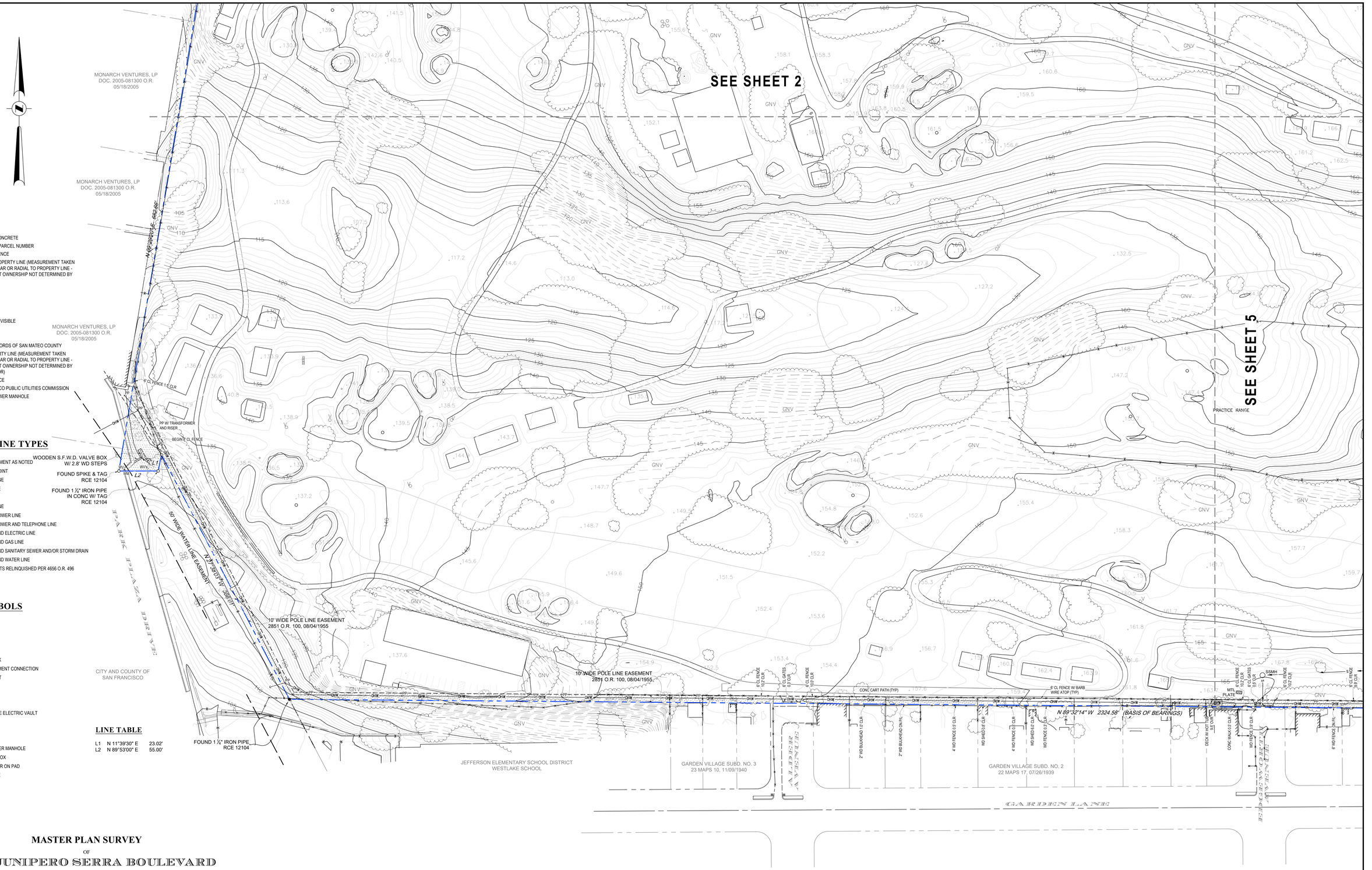
BY

TRONOFF ASSOCIATES - LAND SURVEYORS
1255 STARBOARD DRIVE SUITE 'A' WEST SACRAMENTO, CA

(415) 392-3215 info@tronoff.com
SCALE 1" - 50' **FEBRUARY, 2021**

SURVEY NO. 7748-1
SHEET 3 OF 5

C013
TOPOGRAPHIC SURVEY



LEGEND

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APN	____	ASSESSOR'S PARCEL NUMBER
CLF	____	CHAIN LINK FENCE
CLR	____	CLEAR OF PROPERTY LINE (MEASUREMENT TAKEN PERPENDICULAR OR RADIAL TO PROPERTY LINE - IMPROVEMENT OWNERSHIP NOT DETERMINED BY THE SURVEYOR)
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CONC	____	CONCRETE
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FF	____	FINISH FLOOR
GNV	____	GROUND NOT VISIBLE
IRRIG	____	IRRIGATION
MH	____	MANHOLE
O.R.	____	OFFICIAL RECORDS OF SAN MATEO COUNTY
OVR	____	OVER PROPERTY LINE (MEASUREMENT TAKEN PERPENDICULAR OR RADIAL TO PROPERTY LINE - IMPROVEMENT OWNERSHIP NOT DETERMINED BY THE SURVEYOR)
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SFPUC	____	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
SSMH	____	SANITARY SEWER MANHOLE
TC	____	TOP OF CURB
TW	____	TOP OF WALL
WD	____	WOOD

SYMBOLS & LINE TYPES

- FOUND MONUMENT AS NOTED
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- PROPERTY LINE
- BUILDING LINE
- —X—X—X— FENCE LINE
- EASEMENT LINE
- —OHP— OVERHEAD POWER LINE
- —OHP&T— OVERHEAD POWER AND TELEPHONE LINE
- —E— UNDERGROUND ELECTRIC LINE
- —G— UNDERGROUND GAS LINE
- —SS— UNDERGROUND SANITARY SEWER AND/OR STORM DRAIN
- —W— UNDERGROUND WATER LINE
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- JP JOINT POLE
- MH MANHOLE
- PP POWER POLE
- SSMH SANITARY SEWER MANHOLE
- TB TELEPHONE BOX
- TRANS TRANSFORMER ON PAD
- WV WATER VALVE

LINE TABLE

L1	N 11°39'30" E	23.02'
L2	N 89°53'00" E	55.00'

MASTER PLAN SURVEY

OF

2300 JUNIPERO SERRA BOULEVARD

BEING A PORTION OF THE LANDS SET FORTH IN BOOK 1 OF LLS MAPS AT PAGE 113
CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA

PREPARED FOR

LAKE MERCED GOLF AND COUNTRY CLUB

BY

TRONOFF ASSOCIATES - LAND SURVEYORS
1255 STARBOARD DRIVE SUITE 'A' WEST SACRAMENTO, CA
(415) 392-3215 **info@tronoff.com**

SCALE 1" - 50' **FEBRUARY, 2021**

SURVEY NO. 7748-1
SHEET 4 OF 5

LICENSED LAND SURVEYOR
BRUCE T TRONOFF
No. 6415
STATE OF CALIFORNIA

BRUCE T. TRONOFF, LAND SURVEYOR NO. 6415

0 25 50 100 150
SCALE IN FEET

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TRONOFF · LAND SURVEYING EST. 1931

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C014
TOPOGRAPHIC SURVEY

SEE SHEET 3
SEE SHEET 4
PRACTICE RANGE
LAKE MERCED GOLF CLUB
CLUBHOUSE AND RESTAURANT
TWO STORY BUILDING
NO. 2300 JUNIPERO SERRA BOULEVARD
N 16°02'29" W 205.95'
R=2172'
N 71°20'53" W 310.83'
N 03°16'56" E 180.76'
R=1062.42'
Δ=03°57'10"
L=73.30'
N 00°40'14" W
3.92'
JUNIPERO SERRA BLVD
HORIZON DR
LAKE MERCED BLVD
APN 008-410-040
APN 008-410-050
APN 008-410-060
APN 008-410-070
APN 008-410-080
APN 008-410-090
APN 008-410-100
APN 008-410-110
APN 008-410-120
APN 008-410-130
APN 008-410-140
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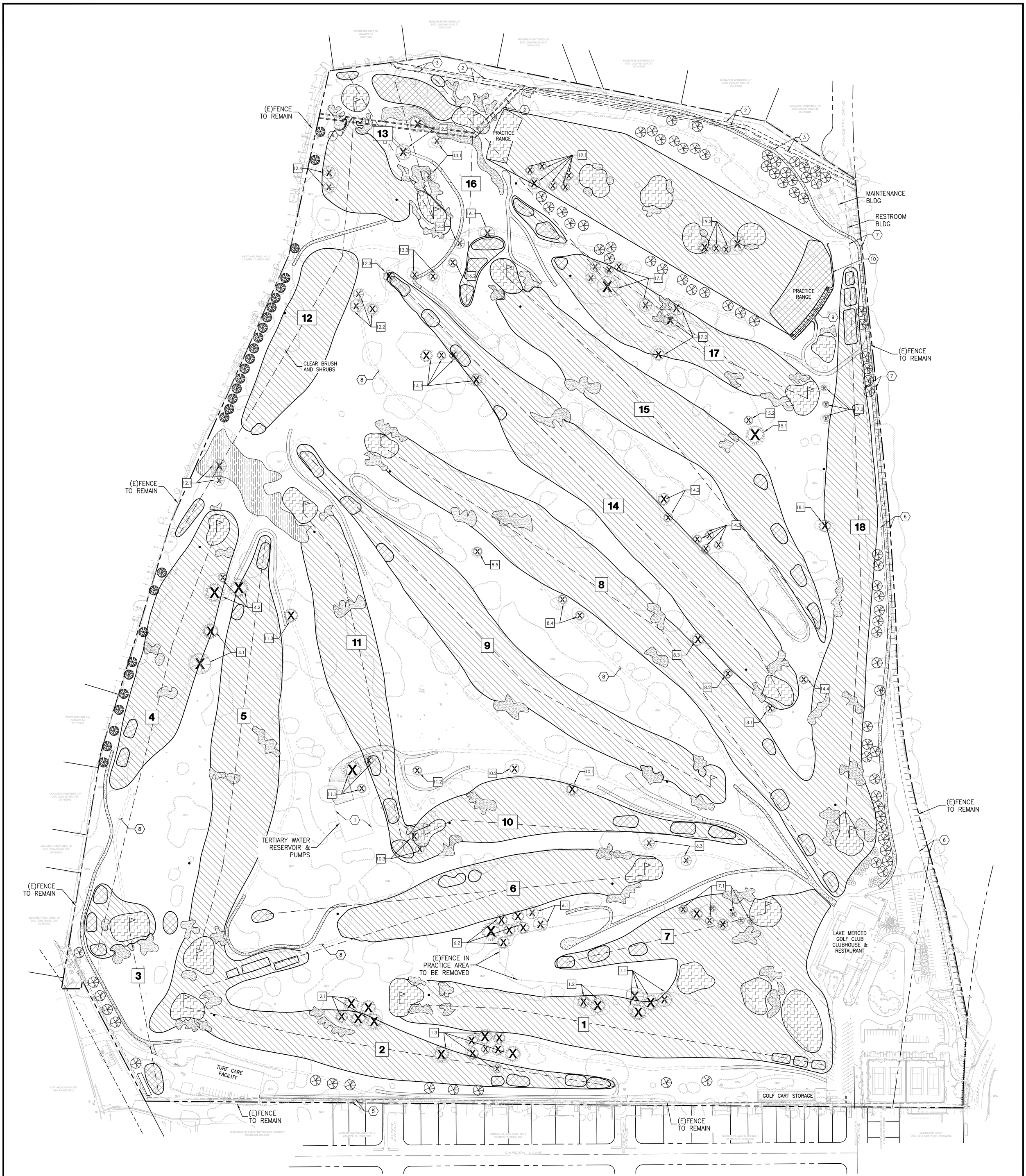
APN 008-410-230
APN



LEGEND

- PROJECT PROPERTY LINE
- GREENS (RE: DET 1, C600)
- TEES
- FAIRWAY & APPROACH
- BUNKER (RE: DET 1, 2, & 3, C600)
- BARRANCA
- NEW AGGREGATE CART PATH
- NEW CONCRETE CART PATH

KEY NOTES

1. EXISTING BUILDING
2. 10' WIDE SANITARY SEWER EASEMENT 5032 O.R. 203, 09/23/1965
3. 10' WIDE STORM SEWER EASEMENT 5028 O.R. 506, 09/17/1965
4. 15' WIDE SANITARY SEWER EASEMENT 903040979 O.R., 03/16/1993
5. 10' WIDE POLE LINE EASEMENT 2851 O.R. 100, 08/04/1955
6. 25' WIDE UTILITY EASEMENT 4656 O.R. 496, 02/28/1964
7. UTILITY EASEMENT 4656 O.R. 496, 02/28/1964
8. (E) CART PATHS TO BE DEMOLISHED, TYP.
9. 18 STALLS, 8'x10' EA
10. RETAINING WALL, 4 FT MAX HEIGHT

EXISTING TREES TO BE REMOVED:

SPECIES	QTY
MONTEREY PINE	74
MONTEREY CYPRESS	25
LELAND CYPRESS	4
CORK OAK	4
REDWOOD	1
EUCALYPTUS	3
TOTAL	111

NEW TREES TO BE PLANTED:

SPECIES	QTY
MONTEREY CYPRESS	83
COASTAL OAK	28
TOTAL	111

N

0 100 200 Feet

SHEET 8 OF 24

DRAWING NO. C100

JOB NO. J0120

SITE PLAN - OVERALL

LAKE MERCED GOLF CLUB

2300 JUNIPERO SERRA BLVD

DALY CITY SAN MATEO COUNTY CALIFORNIA

SAGE Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 890-5250 . www.Sage-CE.com

LAKE MERCED GOLF CLUB 1922

ISSUE:	SUBM #1	NO.	DATE	BY	DESCRIPTION
DATE:	7/16/2021	△			
SCALE:	1" = 100'	△			
DESIGNED:	RCS	△			
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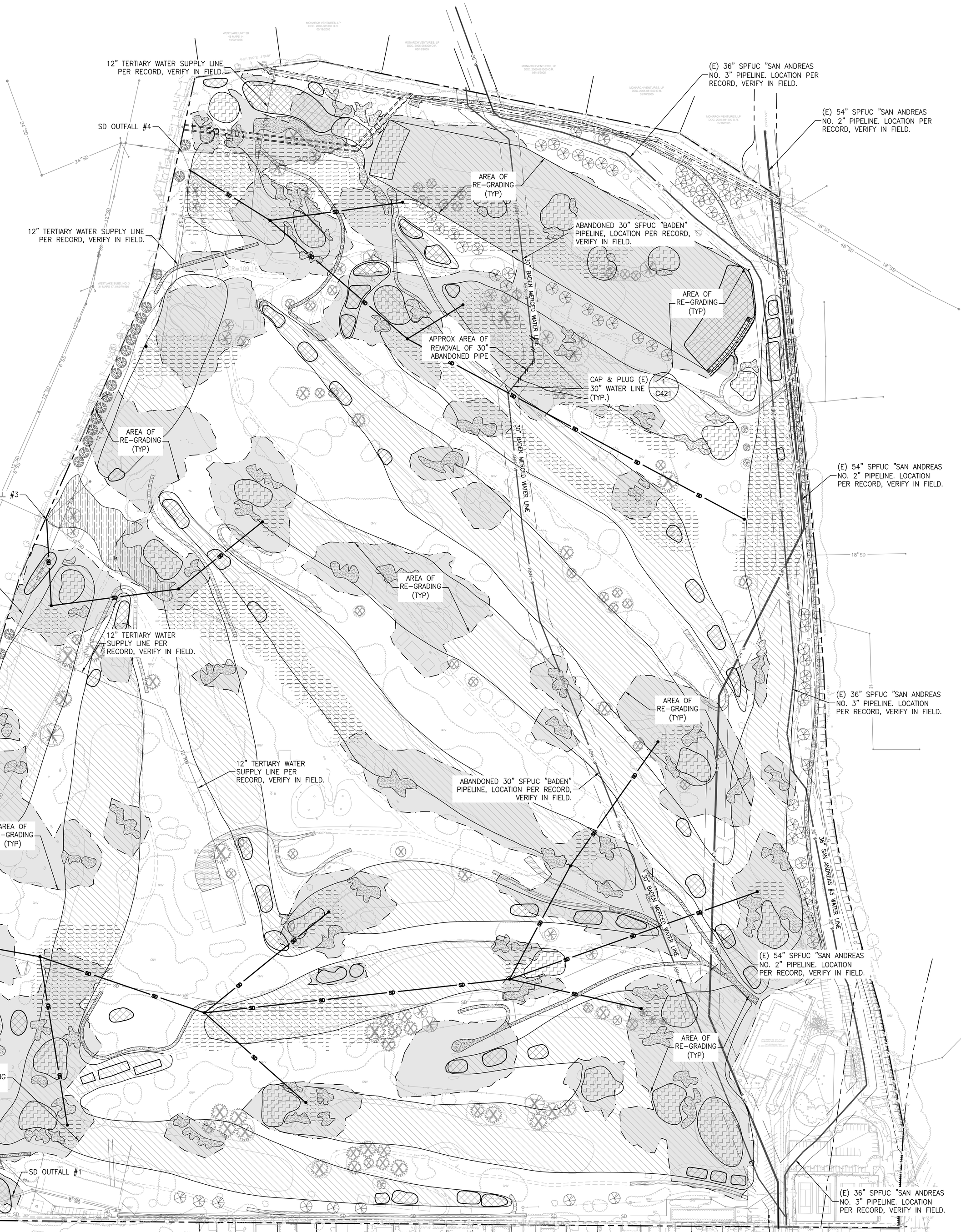

LEGEND

- PROJECT PROPERTY LINE
- GRADING CONFORM LINE
- SD — NEW SD LINE TO OUTFALL
- SD — EXISTING SD LINE TO OUTFALL (TO BE ABANDONED)
- GREENS (RE: DET 1 & 6, C600)
- TEES (RE: DET 2, C601)
- FAIRWAY & APPROACH (RE: DET 2, C601)
- BUNKER (RE: DET 1, 2, & 3, C600)
- 4" PERORATED "TRADITIONAL" DRAINAGE (RE: DET 1C601)
- AREA TO BE RE-GRADED

NOTES

1. ALL UTILITIES CROSSING SFPUC PIPELINE MUST HAVE A MINIMUM CLEARANCE OF 12 INCHES. FOR CROSSINGS INSTALLED WITH DIRECTIONAL BORING METHODS, THE MINIMUM CLEARANCE SHALL BE 18 INCHES. ALL UNDERGROUND UTILITY CROSSINGS SHALL BE AS CLOSE TO PERPENDICULAR AS POSSIBLE TO SFPUC PIPELINES. NO OUTSIDE AGENCY PIPELINES ARE ALLOWED TO RUN PARALLEL TO SFPUC PIPELINES WITHIN THE SFPUC ROW.
2. ALL SEWER OR RECYCLED WATER PIPELINE CROSSINGS MUST COMPLY WITH CURRENT STATE CODE OF REGULATIONS FROM THE STATE DEPARTMENT OF PUBLIC HEALTH.
3. ANY METALLIC PIPELINE WITH CATHODIC PROTECTION CROSSING SFPUC PIPELINES ARE REQUIRED TO INSTALL TEST STATIONS AS SHOWN ON ATTACHMENT A.
4. MAXIMUM EXTERNAL LOADING OVER SFPUC PIPELINES IS AASHTO H-10 LOADING WITH A MINIMUM OF 3 FEET OF COVER (OR H-20 LOADING WITH A MINIMUM OF 4 FEET OF COVER). IF THE LOADING CONDITION IS EXCEEDED, ENGINEERING CALCULATIONS AS SHOWN IN AWWA, M9 MAY BE PREPARED TO SHOW THAT THE PROPOSED CONDITION WOULD IMPOSE A LOAD OF LESS THAN 500PSF ON SFPUC PIPELINES.
5. NO MECHANICAL EXCAVATION OR GRADING IS ALLOWED WITHIN 12 INCHES OF SFPUC PIPELINES. ANY DIGGING WITHIN 12 INCHES OF SFPUC PIPELINES MUST BE DONE WITH HAND TOOLS. NO VIBRATORY COMPACTION EQUIPMENT IS ALLOWED WITHIN SFPUC ROW WITHOUT WRITTEN APPROVAL.
6. WHERE POTHOLING OPERATION IS REQUIRED TO DETERMINE SFPUC PIPELINE DEPTH, THE POTHOLE LOCATION SHALL BE SURVEYED. INFORMATION OF THE PIPELINE DEPTH AND POTHOLE LOCATION SHALL BE SHOWN IN THE ENGINEERING DRAWING.

N

0 100 200 Feet

SHEET 9 OF 24

C200 DRAWING NO.

JOB NO. J0120

UTILITY PLAN - OVERALL

LAKE MERCED GOLF CLUB

2300 JUNIPERO SERRA BLVD

DALY CITY SAN MATEO COUNTY CALIFORNIA

SAGE Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 890-5250 . www.Sage-CE.com

ISSUE: SUBM #1	NO.	DATE	BY	DESCRIPTION
DATE: 7/16/2021	△			
SCALE: 1" = 100'	△			
DESIGNED: RCS	△			
DRAWN: PAA	△			
CHECKED: KMH	△			
PROJ. MGR: KMH	△			
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Elevations Table					
Number	Color	Min Elevation	Max Elevation	Volume (cy)	Area (sf)
1		-13.50	-10.00	276	6,198
2		-10.00	-5.00	4,258	52,638
3		-5.00	-4.00	2,735	33,704
4		-4.00	-3.00	4,495	62,754
5		-3.00	-2.00	7,390	95,397
6		-2.00	-1.00	12,290	188,062
7		-1.00	0.00	22,651	465,332
8		0.00	+1.00	26,513	536,135
9		1.00	+2.00	15,293	195,412
10		2.00	+3.00	9,764	113,854
11		3.00	+4.00	6,315	76,028
12		4.00	+5.00	3,921	54,057
13		5.00	+10.00	4,543	79,024
14		10.00	+14.00	172	2,315

Raw Earthwork Quantity Tabulation			
Area	Earthwork Volume (cy)	Area of Disturbance (sf)	% of Area
1	(276)	6,198	0.32%
2	(4,258)	52,638	2.68%
3	(2,735)	33,704	1.72%
4	(4,495)	62,754	3.20%
5	(7,390)	95,397	4.86%
6	(12,290)	188,062	9.59%
7	(22,651)	465,332	23.73%
8	26,513	536,135	27.34%
9	15,293	195,412	9.97%
10	9,764	113,854	5.81%
11	6,315	76,028	3.88%
12	3,921	54,057	2.76%
13	4,543	79,024	4.03%
14	172	2,315	0.12%
CUT VOLUME	(54,095)		
FILL VOLUME	66,521		
TOTAL	12,426	1,960,910	

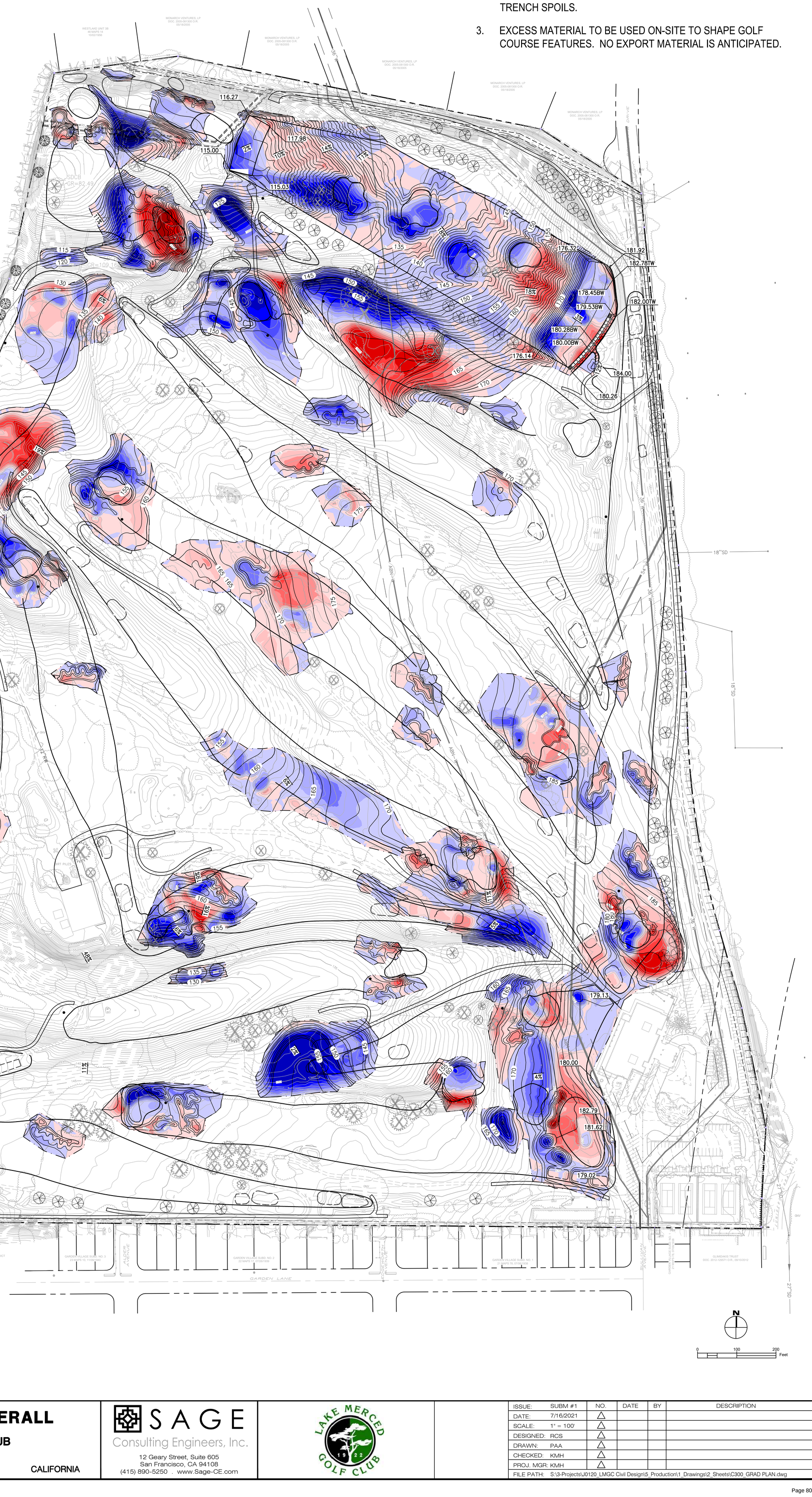
Area of Disturbance	45	ac
Total Site Area	137	ac
% of Site Disturbed	33%	

Import Materials	Volume (cy)
Greens Mix	5,750
Target Greens Mix	350
Practice Range Tee Mix	950
Bunker Sand	3,000
Barranca Sand	500
Total	**10,550**

Adjusted Earthwork Quantities	
Net Volume	12,426 cy
Import Materials	10,550 cy
Excess Material	22,976 cy

NOTES:

1. IMPORT MATERIAL WILL BE SPECIALIZED SANDS AND GRAVELS FOR GREEN AND BUNKER CONSTRUCTION.
2. QUANTITIES EXCLUDE STRIPPING, OVER-EXCAVATION, AND TRENCH SPOILS.
3. EXCESS MATERIAL TO BE USED ON-SITE TO SHAPE GOLF COURSE FEATURES. NO EXPORT MATERIAL IS ANTICIPATED.



SHEET 10 OF 24	
DRAWING NO. C300	
JOB NO. J0120	

GRADING PLAN - OVERALL

LAKE MERCED GOLF CLUB

2300 JUNIPERO SERRA BLVD

DALY CITY SAN MATEO COUNTY CALIFORNIA

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LAKE MERCED GOLF CLUB 1922

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DRAWN:	PAA	△			
CHECKED:	KMH	△			
PROJ. MGR:	KMH	△			
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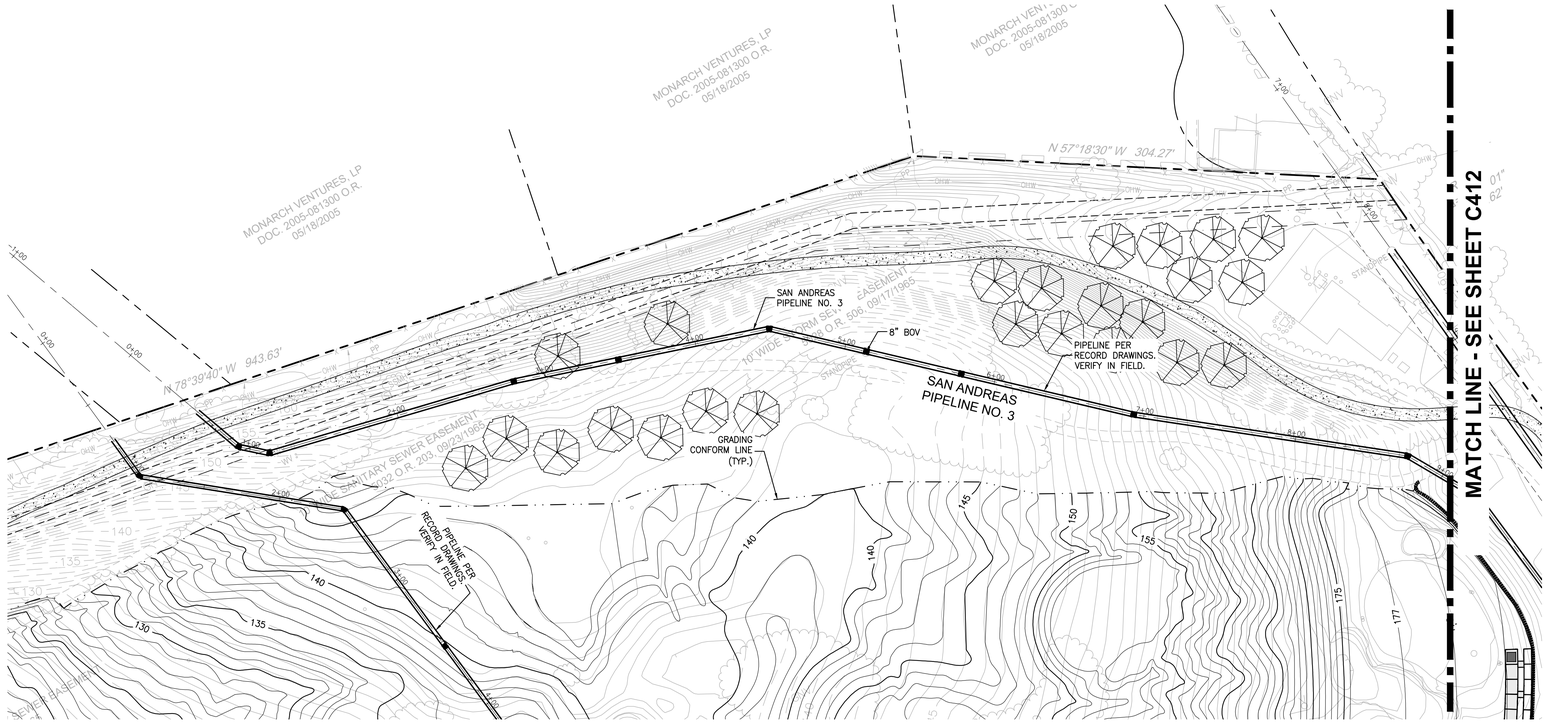
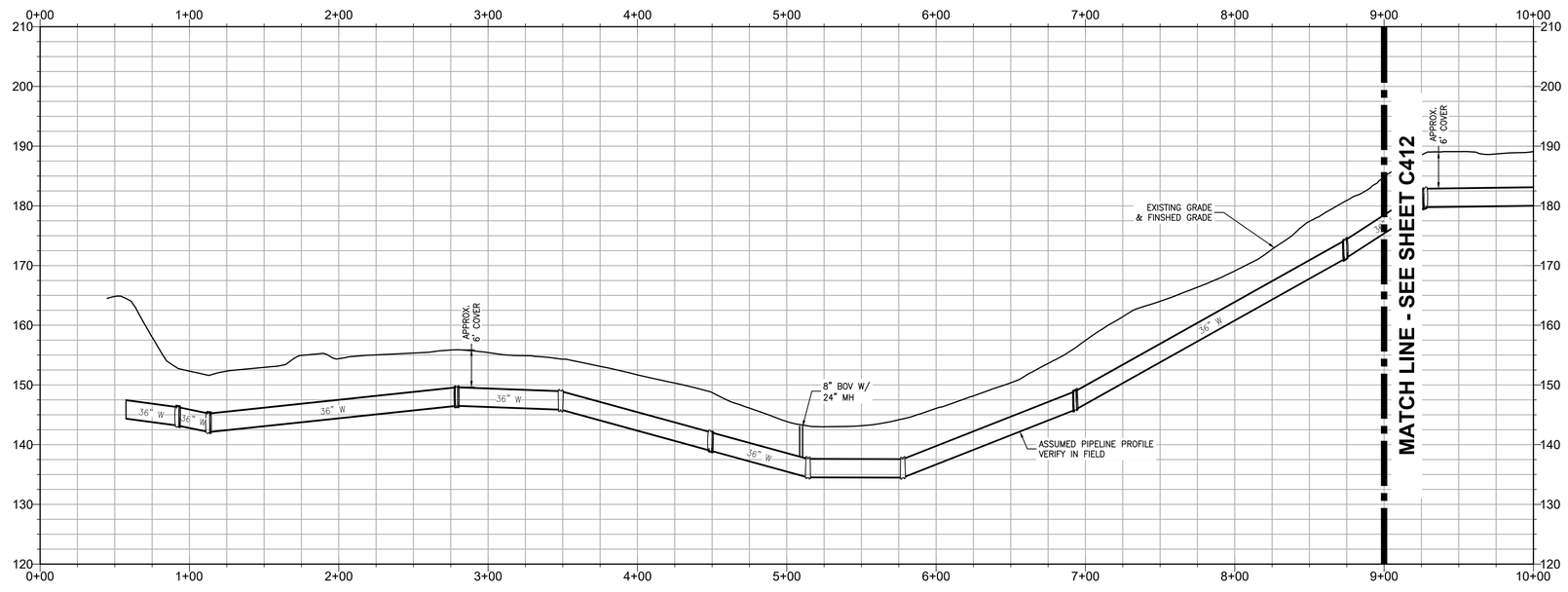


PLAN VIEW

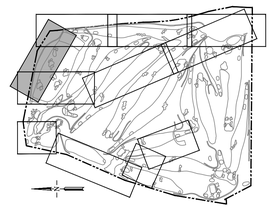
SCALE: 1" = 40'

0 40 80 Feet



SAN ANDREAS PIPELINE NO. 3

HORZ: 1" = 40'
VERT: 1" = 10'



KEYMAP

SHEET NOTES

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE BASED ON TOPOGRAPHIC SURVEY AND RECORD INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, PROTECTING ALL FACILITIES DURING CONSTRUCTION, AND NOTIFYING THE ENGINEER OF RECORD IF CONFLICTS ARE FOUND.

NO.	DATE	BY	DESCRIPTION
1			

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WATER PROFILE - SAN ANDREAS

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
SAN MATEO COUNTY CALIFORNIA
DALY CITY

JOB NO.
J0120
DRAWING NO.
C411
SHEET 11 OF 24

PLOTTED: Jul 16, 2021 - 3:54 pm
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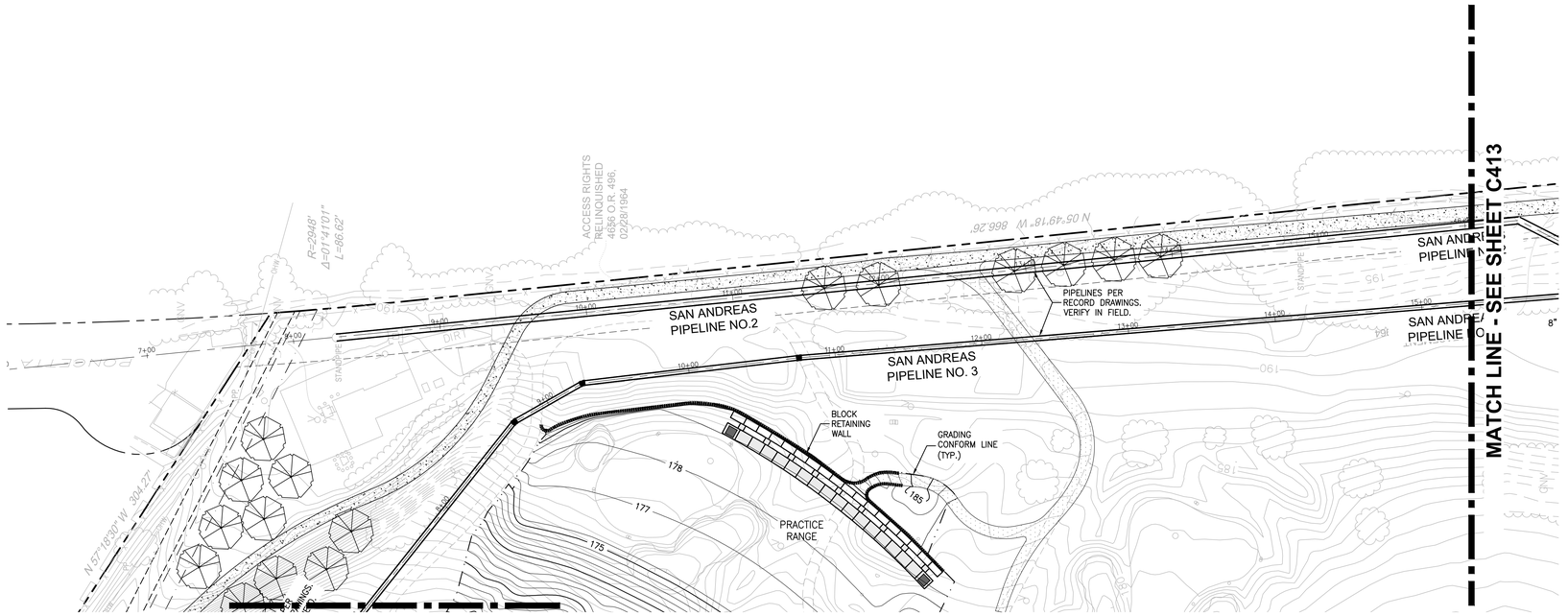
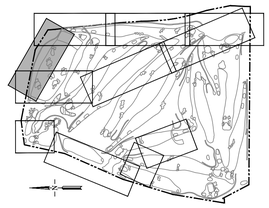


PLAN VIEW

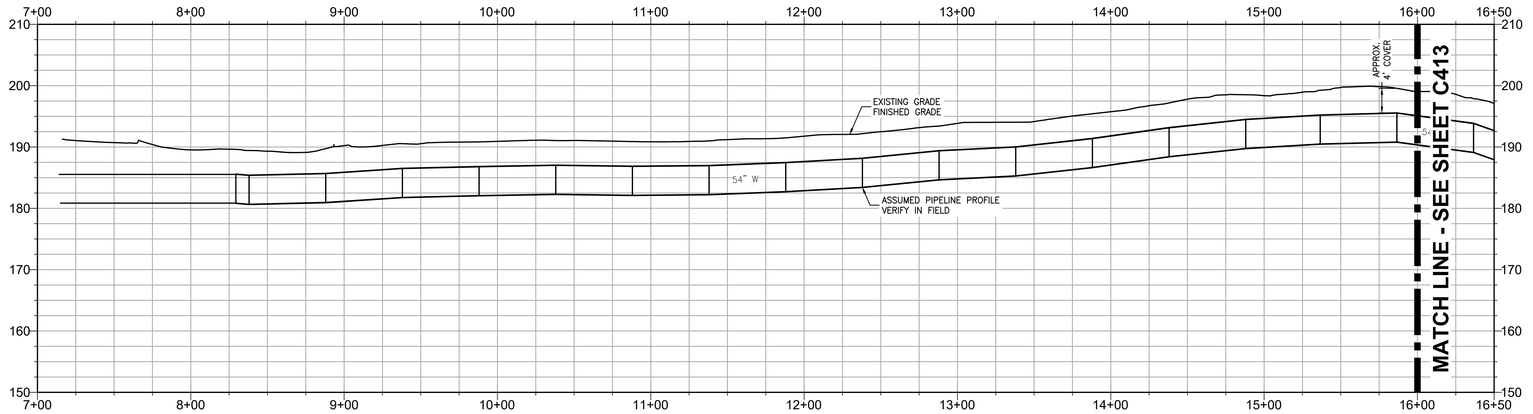
SCALE: 1" = 40'



KEYMAP

SHEET NOTES

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE BASED ON TOPOGRAPHIC SURVEY AND RECORD INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, PROTECTING ALL FACILITIES DURING CONSTRUCTION, AND NOTIFYING THE ENGINEER OF RECORD IF CONFLICTS ARE FOUND.



SAN ANDREAS PIPELINE NO. 2

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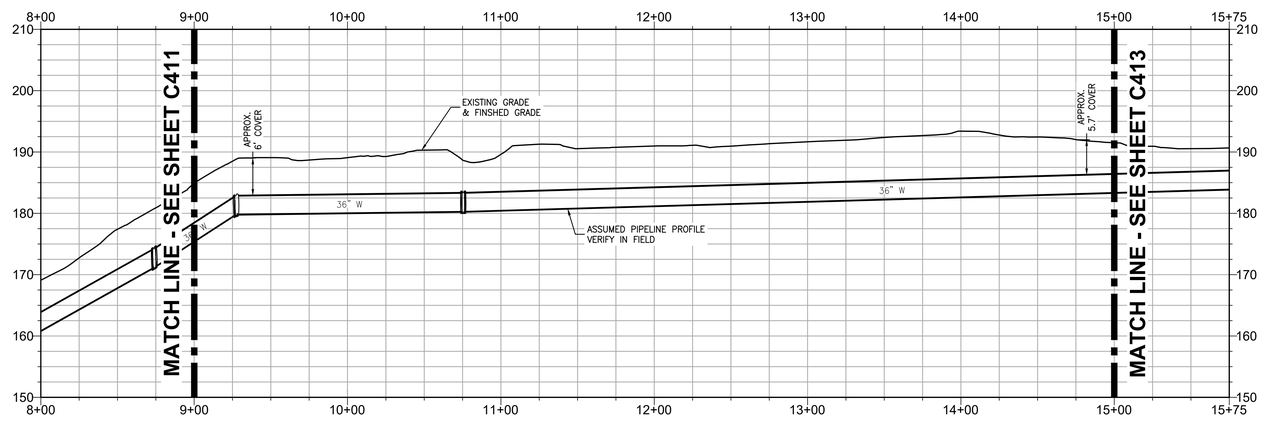
VERT: 1" = 10'



SAN ANDREAS PIPELINE NO. 3

HORZ: 1" = 40'
VERT: 1" = 10'

NO.	DATE	BY	DESCRIPTION
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ISSUE: SUBM #1
DATE: 7/16/2021
SCALE: 1" = 40'
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
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LAKE MERCED GOLF CLUB

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(415) 890-3250 www.Sage-CE.com

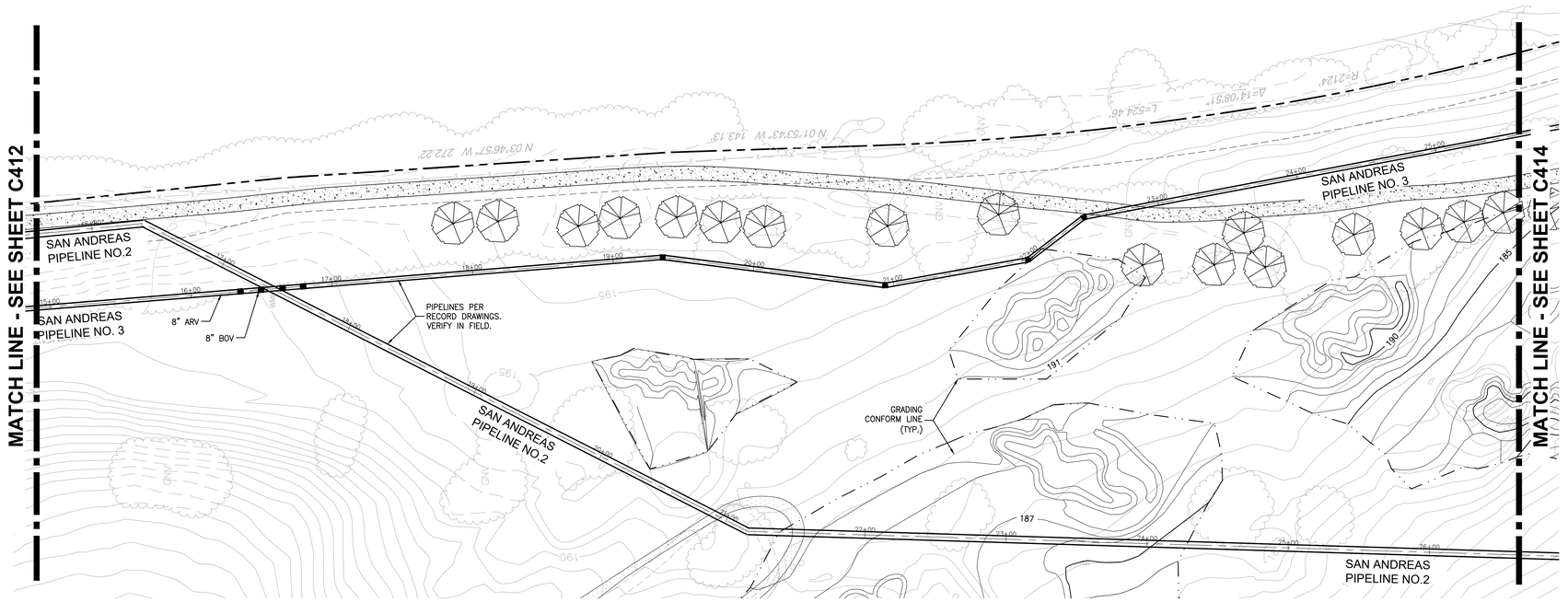
WATER PROFILE - SAN ANDREAS

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY
SAN MATEO COUNTY
CALIFORNIA

JOB NO.
J0120

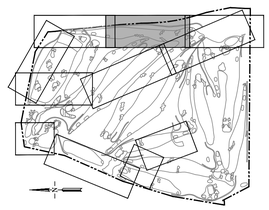
DRAWING NO.
C412

SHEET 12 OF 24



PLAN VIEW

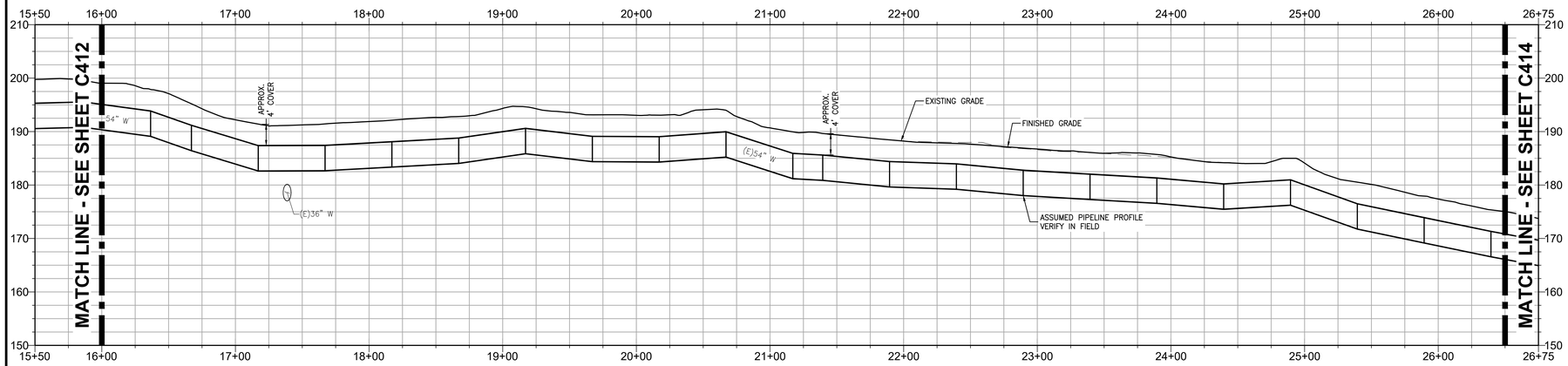
SCALE: 1" = 40'



KEYMAP

SHEET NOTES

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE BASED ON TOPOGRAPHIC SURVEY AND RECORD INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, PROTECTING ALL FACILITIES DURING CONSTRUCTION, AND NOTIFYING THE ENGINEER OF RECORD IF CONFLICTS ARE FOUND.



SAN ANDREAS PIPELINE NO. 2

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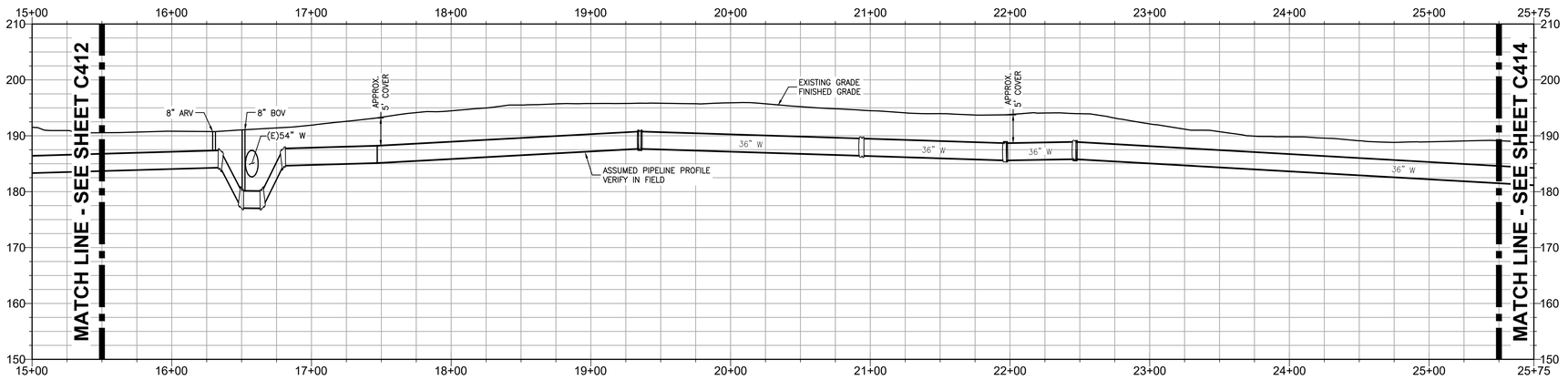

SAN ANDREAS PIPELINE NO. 3

HORZ: 1" = 40'
VERT: 1" = 10'

NO.	DATE	BY	DESCRIPTION
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ISSUE: SUBM #1
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WATER PROFILE - SAN ANDREAS

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
SAN MATEO COUNTY CALIFORNIA
DALY CITY

JOB NO.
J0120

DRAWING NO.
C413

SHEET 13 OF 24

PLOTTED: Jul 16, 2021 - 3:57 pm
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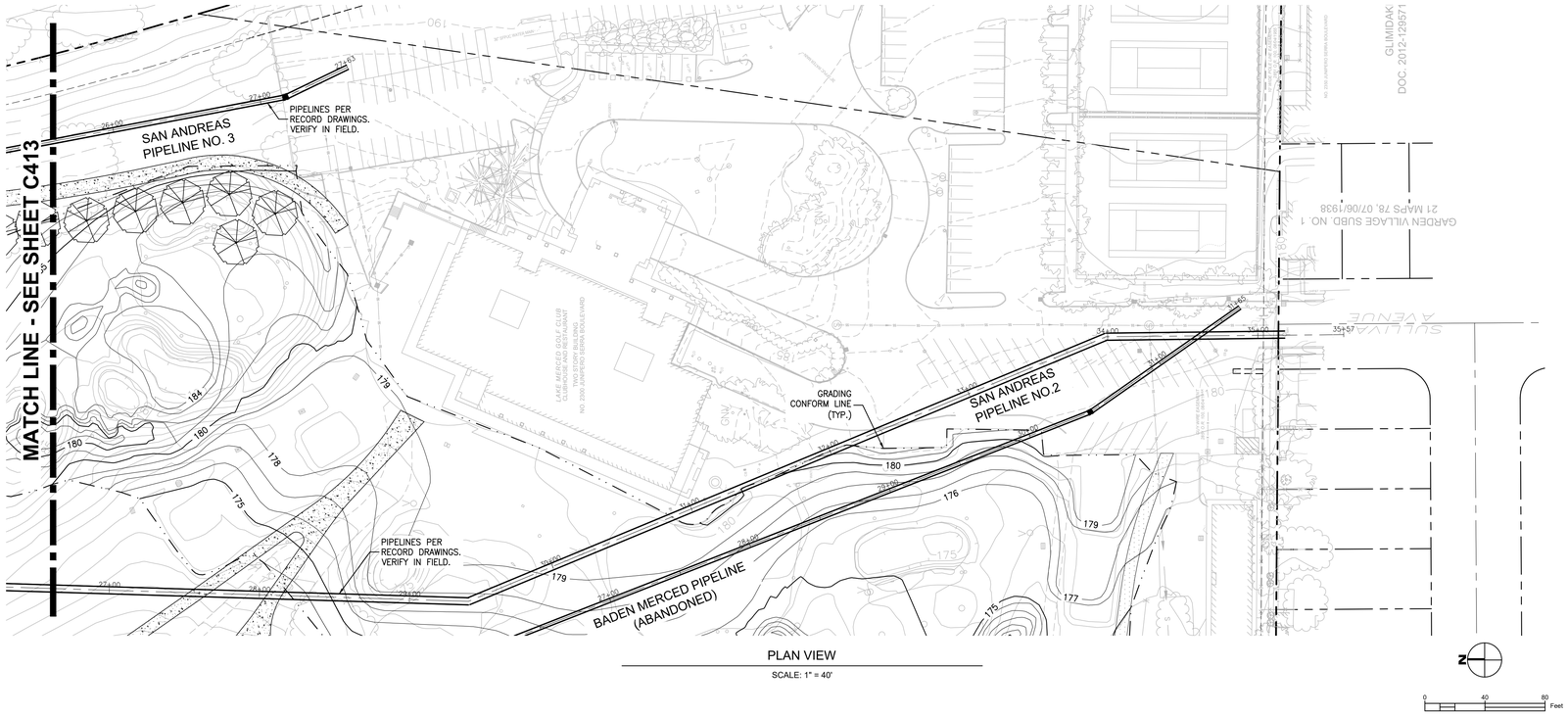
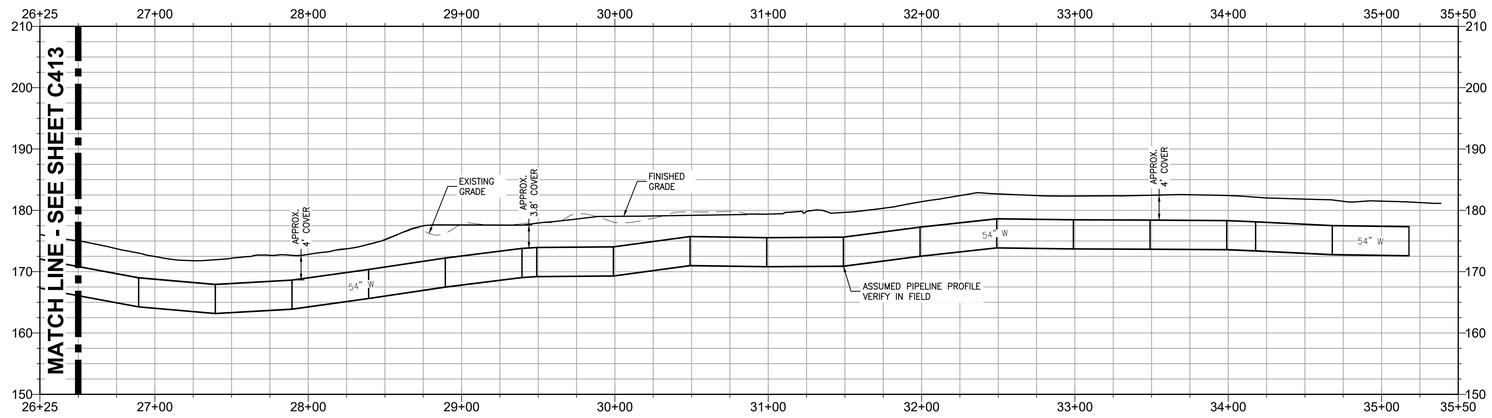


PLAN VIEW

SCALE: 1" = 40'



SAN ANDREAS PIPELINE NO. 2

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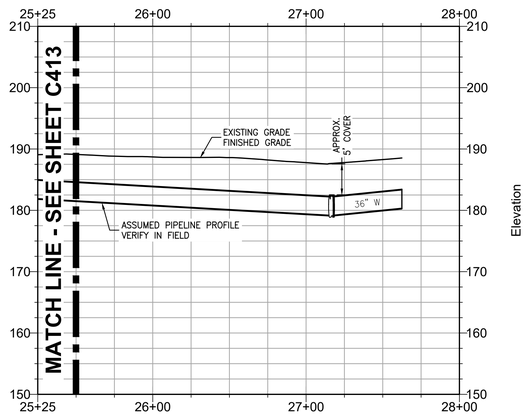
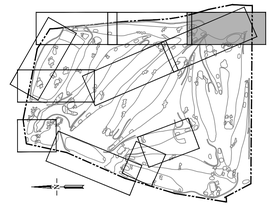


SAN ANDREAS PIPELINE NO. 3

HORZ: 1" = 40'
VERT: 1" = 10'



KEYMAP

SHEET NOTES

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE BASED ON TOPOGRAPHIC SURVEY AND RECORD INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, PROTECTING ALL FACILITIES DURING CONSTRUCTION, AND NOTIFYING THE ENGINEER OF RECORD IF CONFLICTS ARE FOUND.

NO.	DATE	BY	DESCRIPTION
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ISSUE: SUBM #1
DATE: 7/16/2021
SCALE: 1" = 40'
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FILE PATH: S:\3-Projects\J0120_LMGC Civil Design\2 Production\1 Drawings\2 Sheets\C400_UTILITY PROFILES.dwg

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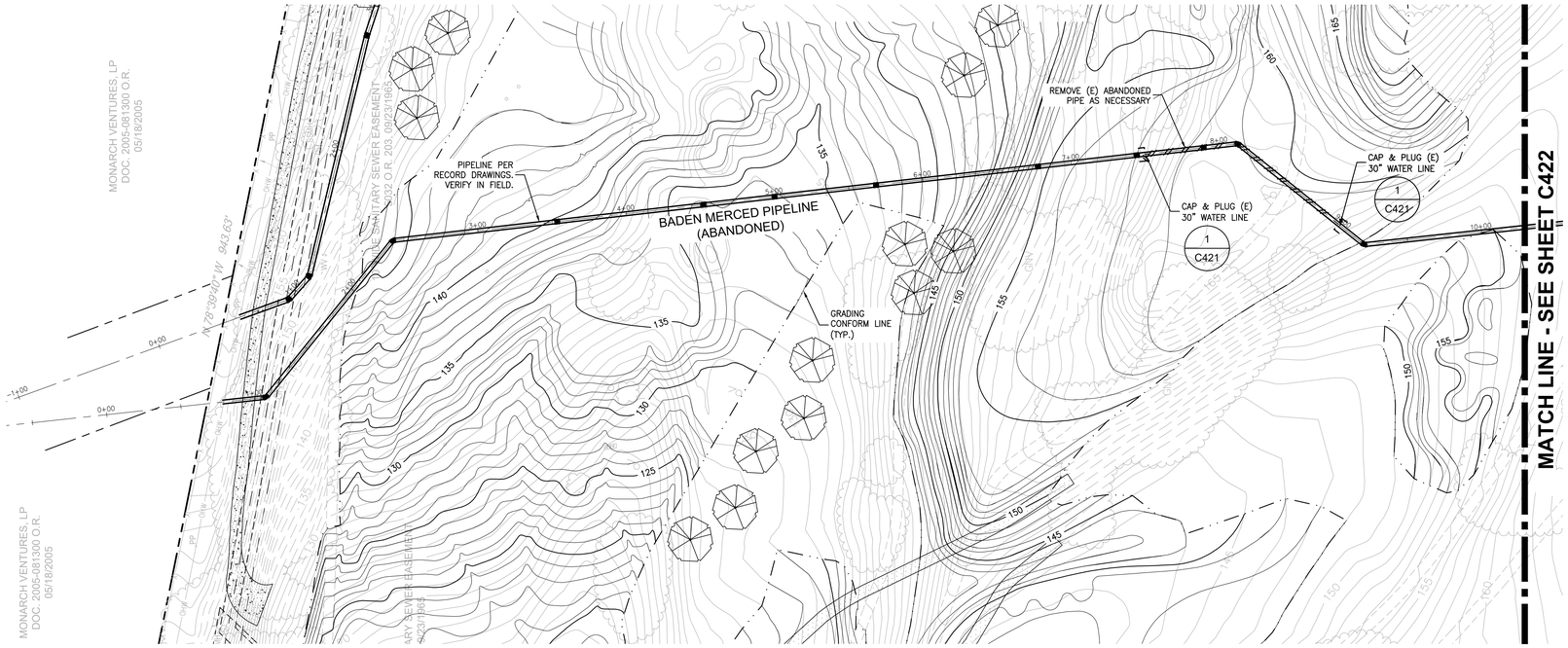
WATER PROFILE - SAN ANDREAS

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
SAN MATEO COUNTY CALIFORNIA
DALY CITY

JOB NO. J0120

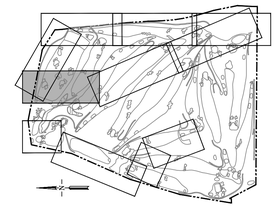
DRAWING NO. C414

SHEET 14 OF 24



PLAN VIEW

SCALE: 1" = 40'



KEYMAP

SHEET NOTES

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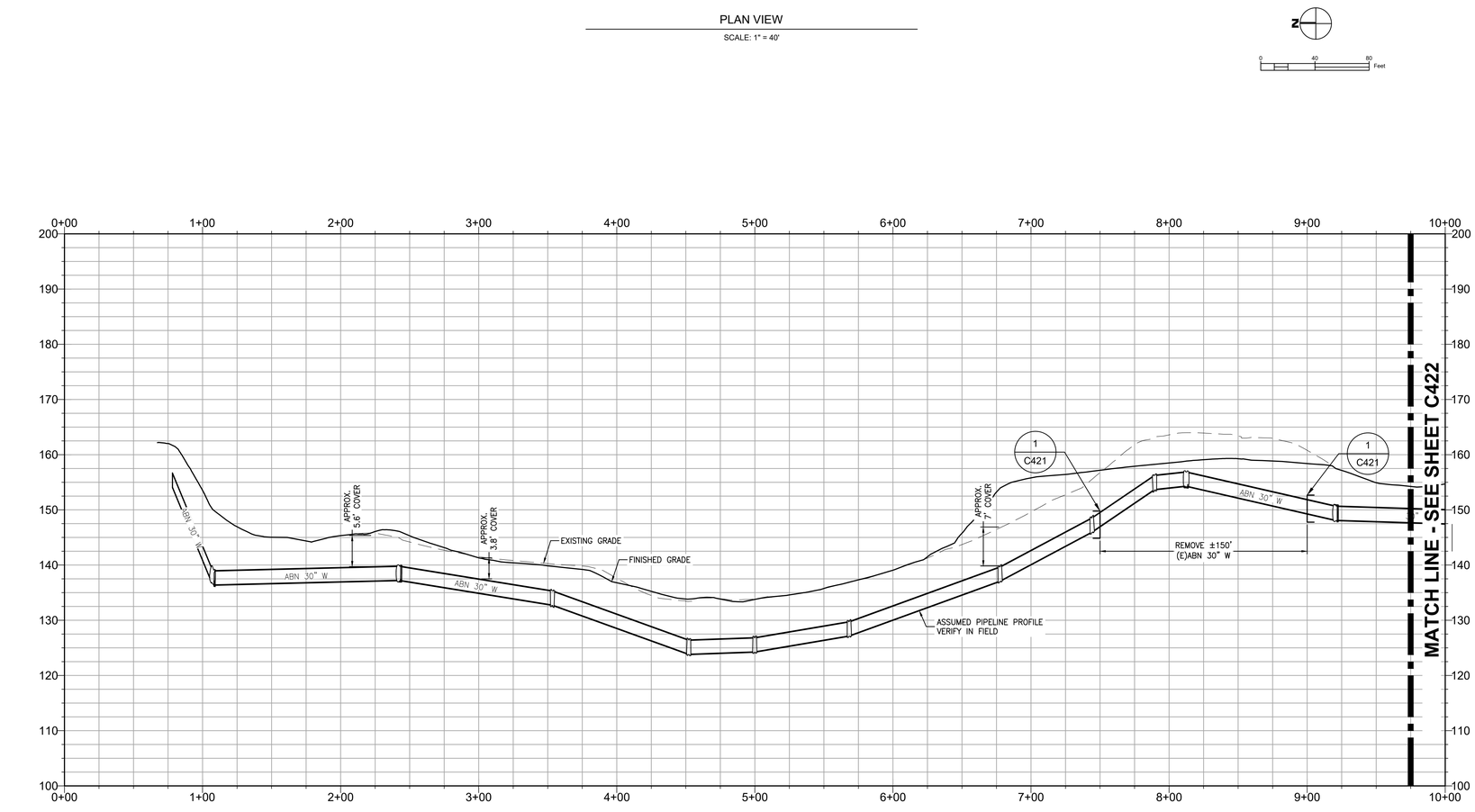
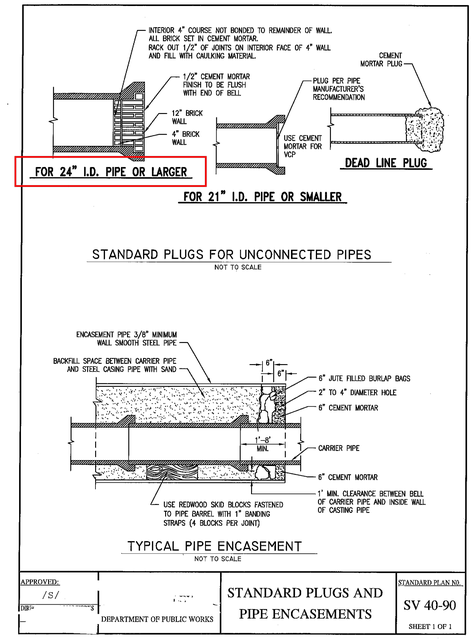


ABANDONED BADEN MERCED PIPELINE

HORZ: 1" = 40'
VERT: 1" = 10'



1 SFPUC PIPE CAP DETAIL

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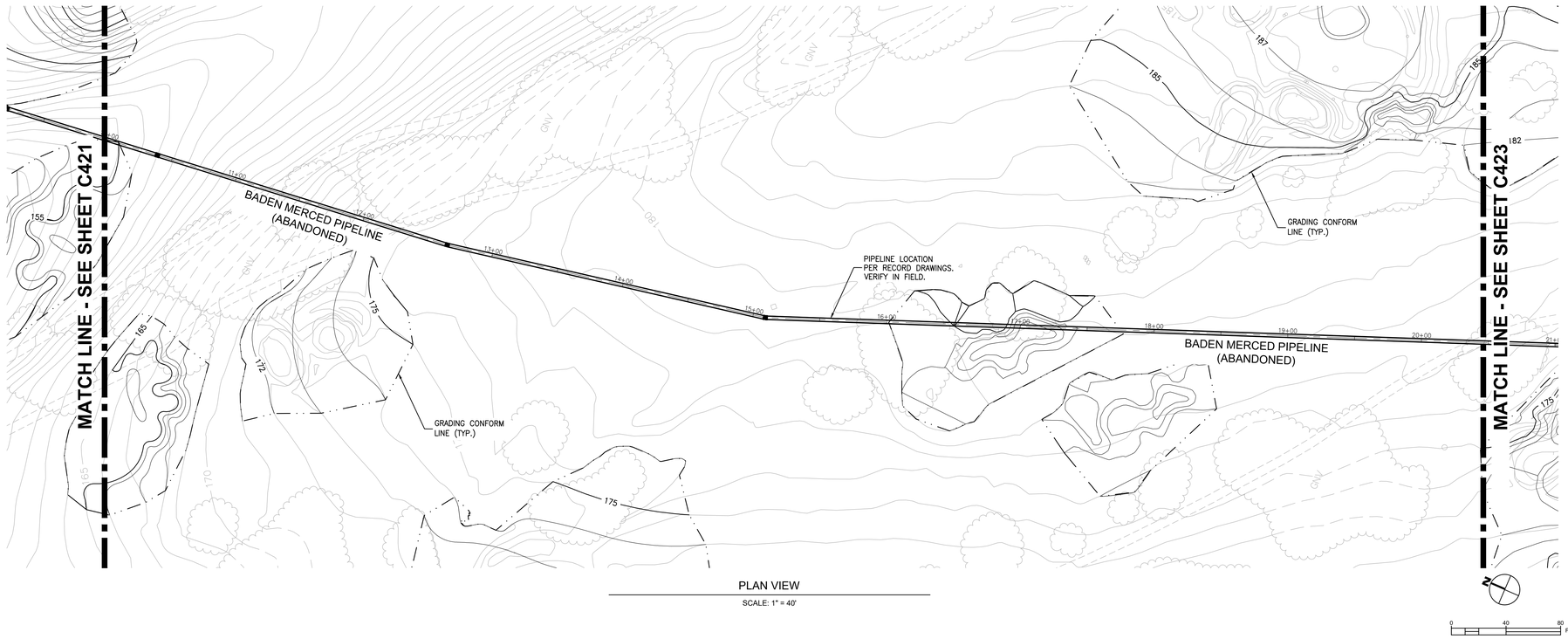
WATER PROFILE - BADEN MERCED

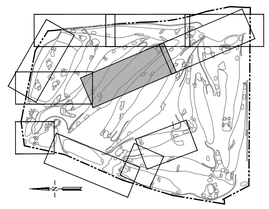
LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY
SAN MATEO COUNTY
CALIFORNIA

JOB NO.
J0120
DRAWING NO.
C421
SHEET 15 OF 24



PLAN VIEW

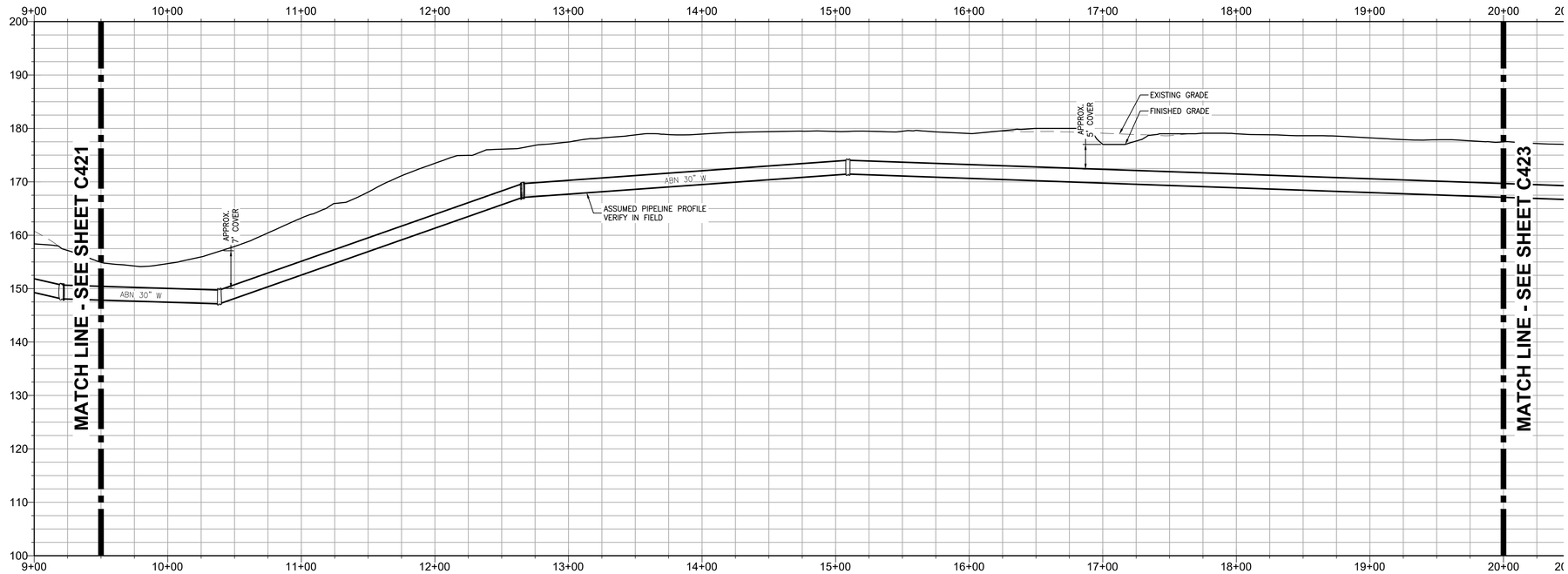
SCALE: 1" = 40'



KEYMAP

SHEET NOTES

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE BASED ON TOPOGRAPHIC SURVEY AND RECORD INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, PROTECTING ALL FACILITIES DURING CONSTRUCTION, AND NOTIFYING THE ENGINEER OF RECORD IF CONFLICTS ARE FOUND.



ABANDONED BADEN MERCED PIPELINE

HORZ: 1" = 40'
VERT: 1" = 10'

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DATE: 7/16/2021				
SCALE: 1" = 40'				
DESIGNED: RCS				
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WATER PROFILE - BADEN MERCED

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
SAN MATEO COUNTY CALIFORNIA
DALY CITY

JOB NO.
J0120
DRAWING NO.
C422
SHEET 16 OF 24

11/15/21 - Jul 16, 2021 - 5:58 pm
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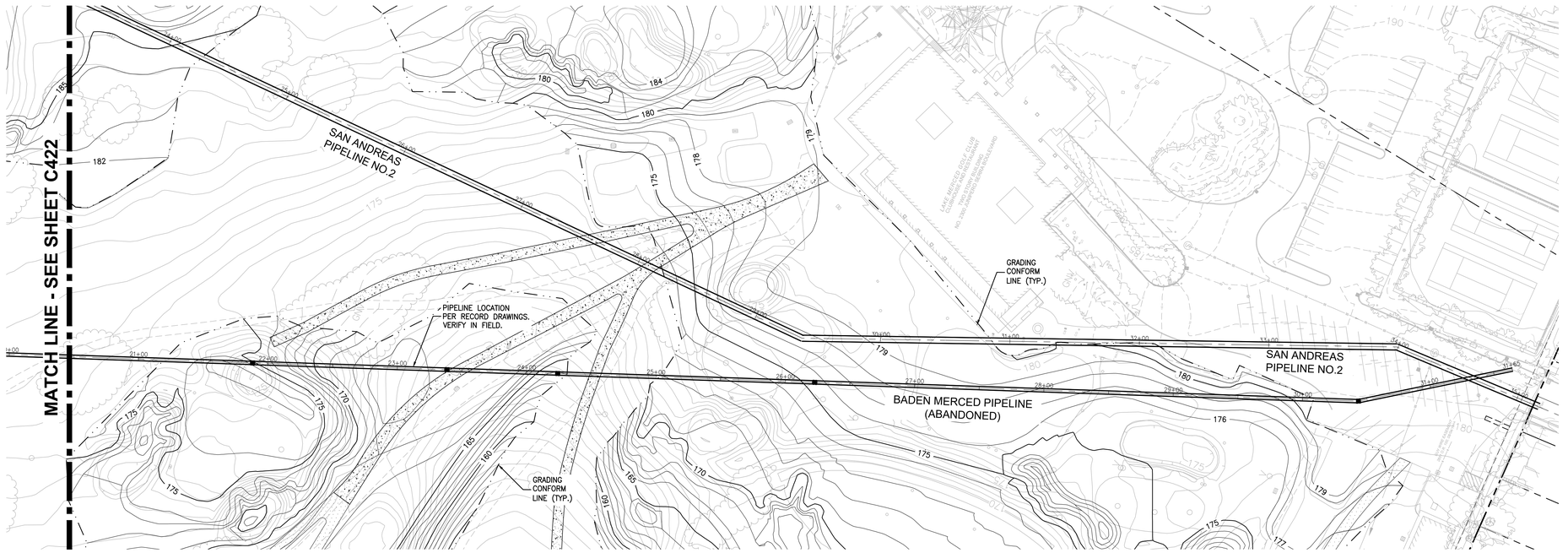
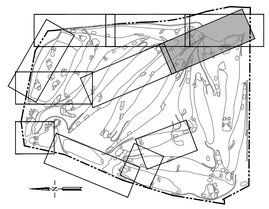


PLAN VIEW

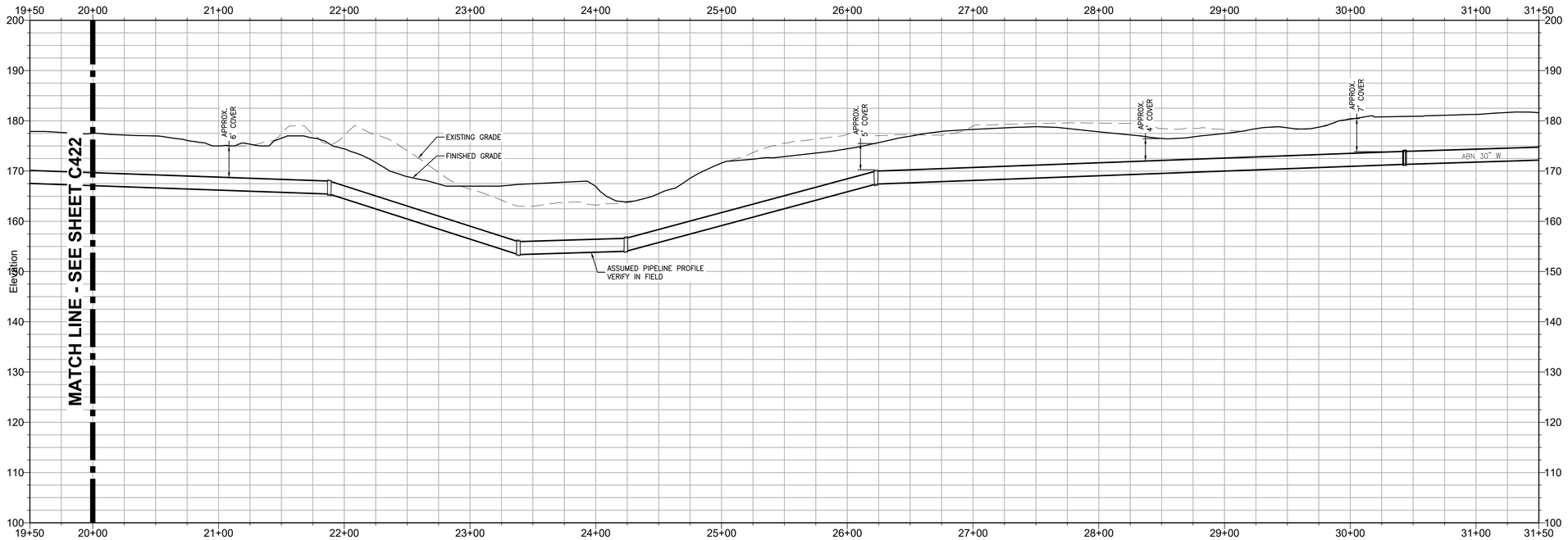
SCALE: 1" = 40'



KEYMAP

SHEET NOTES

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE BASED ON TOPOGRAPHIC SURVEY AND RECORD INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, PROTECTING ALL FACILITIES DURING CONSTRUCTION, AND NOTIFYING THE ENGINEER OF RECORD IF CONFLICTS ARE FOUND.



ABANDONED BADEN MERCED PIPELINE

HORZ: 1" = 40'
VERT: 1" = 10'

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DATE: 7/16/2021	2			
SCALE: 1" = 40'	3			
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CHECKED: KMH	6			
PROJ. MGR: KMH				
FILE PATH: S:\3-Projects\J0120_LMGC Civil Design\2 Production\1 Drawings\2 Sheets\C400_UTILITY PROFILES.dwg				

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WATER PROFILE - BADEN MERCED

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY SAN MATEO COUNTY CALIFORNIA

JOB NO. J0120

DRAWING NO. C423

SHEET 17 OF 24

PLOTTED: Jul 16, 2021 - 5:07 pm
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PLAN VIEW

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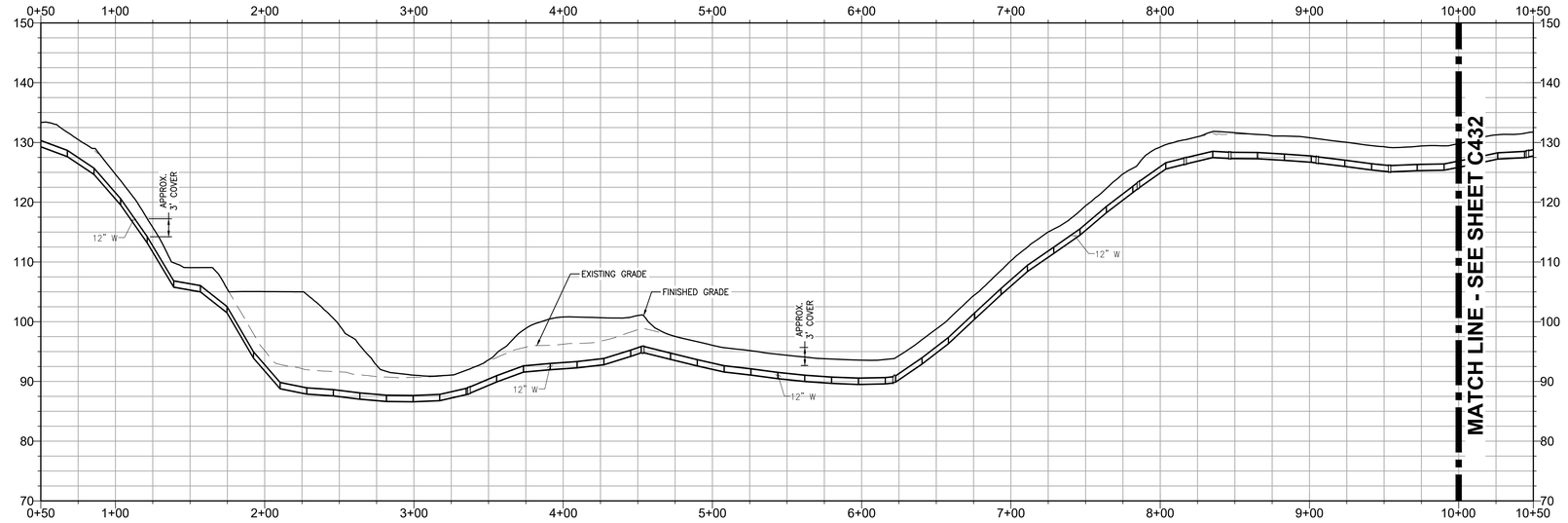
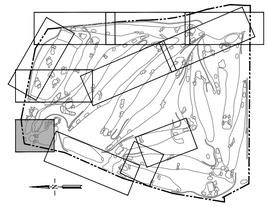


RECLAIMED WATER PIPELINE

HORZ: 1" = 40'
VERT: 1" = 10'



KEYMAP

SHEET NOTES

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE BASED ON TOPOGRAPHIC SURVEY AND RECORD INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, PROTECTING ALL FACILITIES DURING CONSTRUCTION, AND NOTIFYING THE ENGINEER OF RECORD IF CONFLICTS ARE FOUND.

0 40 80 Feet

NO.	DATE	BY	DESCRIPTION
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ISSUE: SUBM #1
DATE: 7/16/2021
SCALE: 1" = 40'
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
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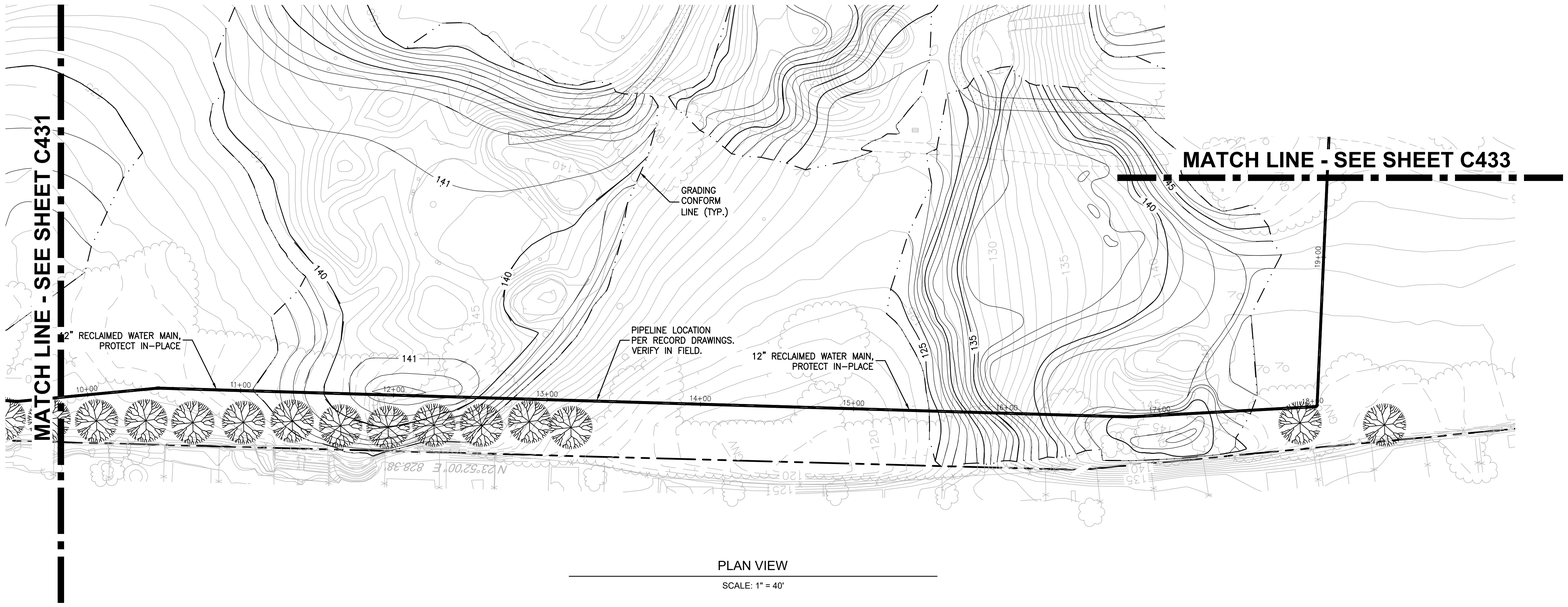
WATER PROFILE - RECLAIM WATER

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
SAN MATEO COUNTY CALIFORNIA
DALY CITY

JOB NO. J0120
DRAWING NO. C431
SHEET 18 OF 24



PLAN VIEW

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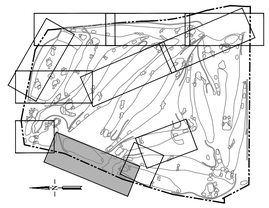
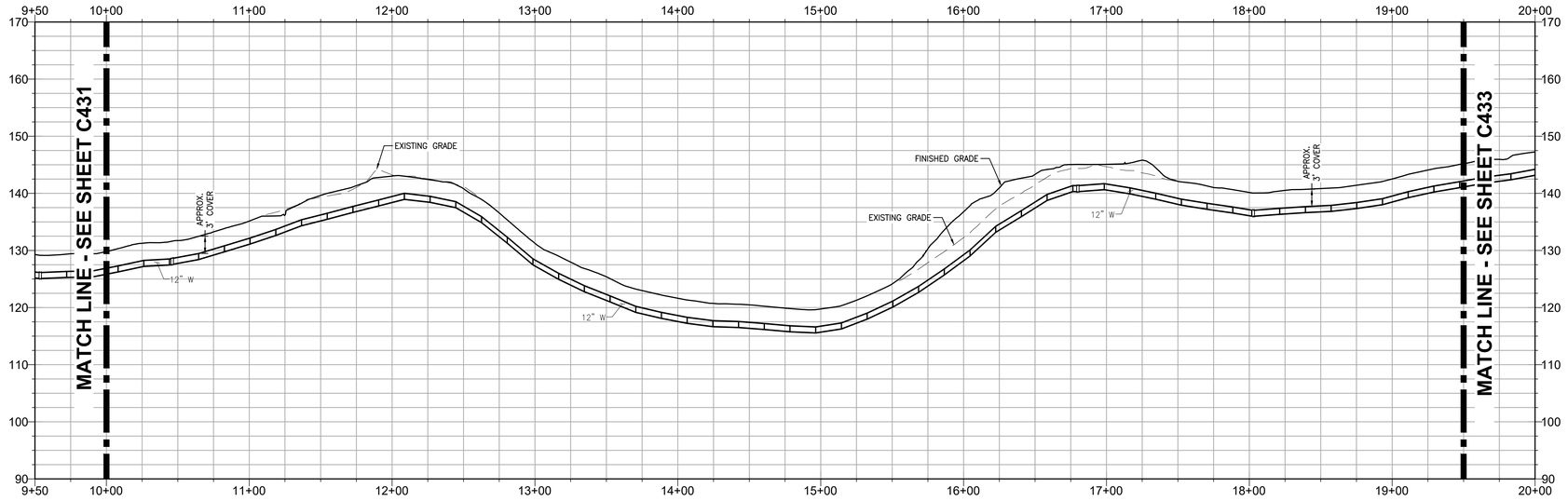


KEYMAP

SHEET NOTES

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE BASED ON TOPOGRAPHIC SURVEY AND RECORD INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, PROTECTING ALL FACILITIES DURING CONSTRUCTION, AND NOTIFYING THE ENGINEER OF RECORD IF CONFLICTS ARE FOUND.



RECLAIMED WATER PIPELINE

HORZ: 1" = 40'
VERT: 1" = 10'

ISSUE:	SUBM #1
DATE:	7/16/2021
SCALE:	1" = 40'
DESIGNED:	RCS
DRAWN:	PAA
CHECKED:	KMH
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FILE PATH:	S:\3-Projects\J0120_LMGC Civil Design\2 Production\1 Drawings\2 Sheets\C400_UTILITY PROFILES.dwg

NO.	DATE	BY	DESCRIPTION
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WATER PROFILE - RECLAIM WATER

LAKE MERCED GOLF CLUB
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DALY CITY SAN MATEO COUNTY CALIFORNIA

JOB NO.
J0120

DRAWING NO.
C432

SHEET 19 OF 24

Plotted: Jul 16, 2021 - 5:08 pm
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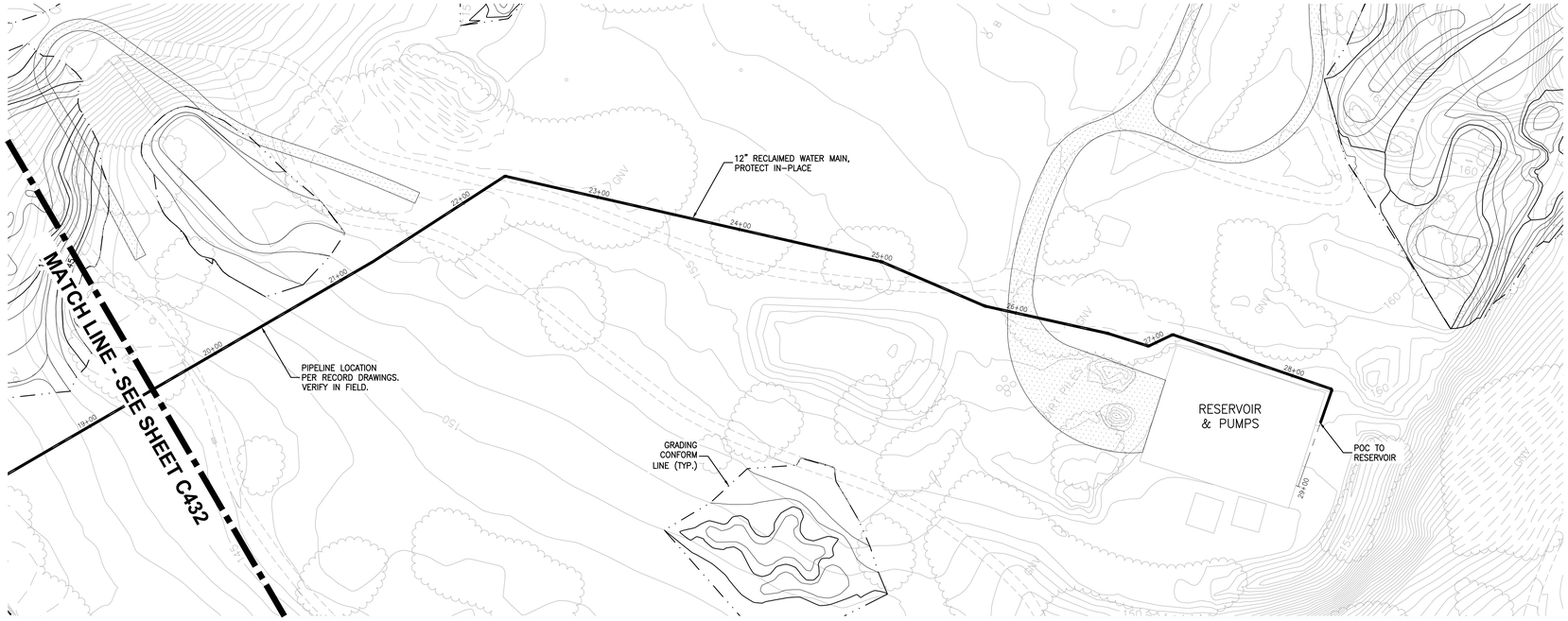

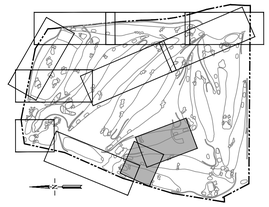

KEYMAP

SHEET NOTES

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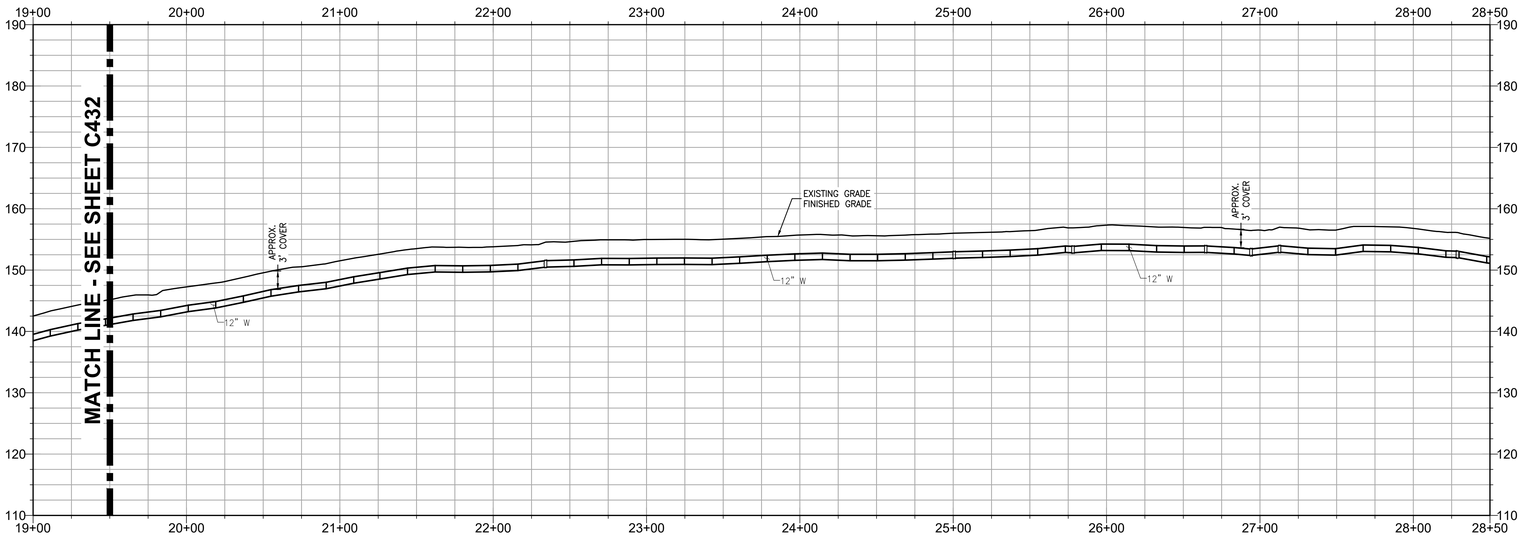

RECLAIMED WATER PIPELINE

HORZ: 1" = 40'
VERT: 1" = 10'

NO.	DATE	BY	DESCRIPTION
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ISSUE: SUBM #1
DATE: 7/16/2021
SCALE: 1" = 40'
DESIGNED: RCS
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LAKE MERCED GOLF CLUB

SAGE Consulting Engineers, Inc.
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San Francisco, CA 94108
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WATER PROFILE - RECLAIM WATER

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY SAN MATEO COUNTY CALIFORNIA

JOB NO. J0120
DRAWING NO. C433
SHEET 20 OF 24

EROSION AND SEDIMENT CONTROL NOTES

1. THE SCHEMATIC EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM NOISE, DUST AND STORM WATER RUNOFF THROUGHOUT CONSTRUCTION OF THE PROJECT AND SHALL CONDUCT OPERATIONS IN SUCH A MANNER THAT STORM WATER WILL BE CONTAINED ON-SITE OR CHANNELED INTO A STORM COLLECTION SYSTEM, PROVIDED THAT IT IS FREE FROM POLLUTANTS AND DEBRIS.

2. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL,THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT-LADEN STORM RUN OFF FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.

SHEET 21 OF 24

DRAWING NO. C500

JOB NO. J0120

EROSION CONTROL PLAN

LAKE MERCED GOLF CLUB

2300 JUNIPERO SERRA BLVD

DALY CITY SAN MATEO COUNTY CALIFORNIA

SAGE Consulting Engineers, Inc.
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San Francisco, CA 94108
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LAKE MERCED GOLF CLUB 1922

ISSUE:	SUBM #1	NO.	DATE	BY	DESCRIPTION
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EROSION AND SEDIMENT CONTROL NOTES

1. THE SCHEMATIC EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM NOISE, DUST AND STORM WATER RUNOFF THROUGHOUT CONSTRUCTION OF THE PROJECT AND SHALL CONDUCT OPERATIONS IN SUCH A MANNER THAT STORM WATER WILL BE CONTAINED ON–SITE OR CHANNELED INTO A STORM COLLECTION SYSTEM, PROVIDED THAT IT IS FREE FROM POLLUTANTS AND DEBRIS.

2. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT AND THIS "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWPPP SHALL BE CONSIDERED A PART OF THE SWPPP.

3. THE NOTICE OF INTENT (NOI) SHALL BE COMPLETED AND SUBMITTED TO THE STATE WATER BOARD'S SYSTEM PRIOR TO ANY CONSTRUCTION ACTIVITY (INCLUDING CLEARING, GRUBBING OR GRADING). CONTRACTOR SHALL NOT COMMENCE WORK UNTIL NOTIFIED BY ENGINEER.

4. THE SWPPP AND RELATED RECORDS MUST BE MADE AVAILABLE AT THE CONSTRUCTION SITE DURING WORKING HOURS WHILE CONSTRUCTION IS OCCURRING AND SHALL BE MADE AVAILABLE UPON REQUEST BY A STATE OR MUNICIPAL INSPECTOR.

5. THE PRIME CONTRACTOR SHALL PERFORM AT A MINIMUM, QUARTERLY NON–STORM WATER DISCHARGE VISUAL INSPECTION OF THE CONSTRUCTION SITE AND WITHIN 48 HOURS PRIOR TO AND POST EACH QUALIFYING RAINFALL PRECIPITATION GREATER THAN OR EQUAL TO HALF AN INCH (1/2 INCH). THE CONTRACTOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWPPP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE CONTRACTOR'S REPORT IS TO BE MAINTAINED ON–SITE BY THE OPERATOR. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THE CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED AS DETERMINED BY THE ENGINEER OR HIS/HER DESIGNEE.

6. THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED.

7. THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT–LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.

8. THE CONTRACTOR MUST ALSO MAINTAIN RECORDS WITH THE FOLLOWING INFORMATION:
   - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREA AND;
   - THE DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA, TEMPORARILY OR PERMANENTLY AND;
   - THE DATES WHEN AN AREA IS STABILIZED, TEMPORARILY OR PERMANENTLY AND;
   - THE DATES WHEN ANY MAINTENANCE/REPLACEMENT OR REMOVAL OF REQUIRED BMP AND;
   - ANY OTHER REQUIREMENTS AS DEFINED BY THE AHJ.

9. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL,THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT–LADEN STORM RUN OFF FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.

10. CONSTRUCTION SITES ARE DYNAMIC IN NATURE. THE SITE OPERATOR IS REQUIRED TO MAINTAIN FULL COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT (CGP), AS ISSUED BY THE STATE WATER BOARD, TO MAINTAIN AN EFFECTIVE SWPPP. AS SUCH, THIS PLAN MUST BE UPDATED TO ACCURATELY REFLECT SITE FEATURES AND OPERATIONS WHICH MAY BECOME EVIDENT DURING CONSTRUCTION AND/OR DURING OR AFTER RAINFALL EVENTS. THE PLAN MUST ALSO BE AMENDED WITHIN 48 HOURS IF IT IS DETERMINED THAT BMPS ARE NOT EFFECTIVE AT MINIMIZING POLLUTANT DISCHARGES FROM THE SITE.

11. STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITIES IN THAT PORTION OF THE SITE HAVE TEMPORARILY OR PERMANENTLY CEASED.

12. CONTRACTOR SHALL PROTECT ALL PERMANENT AND EXISTING STORM WATER FACILITIES FROM SEDIMENT/SILT DURING CONSTRUCTION.

13. REMOVE BUILT UP SEDIMENT FROM BEHIND COMPOST WATTLE AS NECESSARY TO PREVENT FAILURE.

14. TEMPORARY SOIL STABILANT SHALL BE APPLIED TO ALL EXPOSED SOIL AREAS WHICH ARE NOT BEING ACTIVELY WORKED.

15. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES.

16. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.

17. DURING PERIODS WHEN STORMS ARE FORECASTED –
   - EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
   - ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
   - WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, SILT FENCE, OR OTHER RUNOFF CONTROLS
   - USE INLET SEDIMENT BARRIERS FOR STORM DRAINS ADJACENT TO THE STOCKPILED SOIL.
   - THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.

18. DURING PERIODS WHEN STORMS ARE NOT FORECASTED –
   - PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
   - THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.

20. ONCE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, ALL TEMPORARY BMPS HAVE BEEN REMOVED, STORMWATER DISCHARGES HAVE BEEN ELIMINATED (IF APPLICABLE) AND THE SITE HAS UNDERGONE FINAL STABILIZATION, THE OWNER OR ITS DESIGNATE WILL SUBMIT A SIGNED AND COMPLETE NOTICE OF TERMINATION (NOT) FORM TO THE STATE WATER RESOURCES CONTROL BOARD'S SMARTS SYSTEM.

21. ALL WORK SHALL COMPLY WITH THE CONSTRUCTION GENERAL PERMIT REGULATIONS REGARDING TURBIDITY LIMITS FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITES.

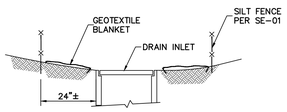
22. THIS SHEET PROVIDES AVAILABLE EROSION CONTROL MEASURES PER HANDBOOK. CONTRACTOR SHALL AVAIL HIMSELF OF ALL AVAILABLE MEASURES FOR USE ON SITE PER THE PROVISIONS OF THE PROJECT SWPPP.

23. THE ENTIRE PROJECT SITE SHALL BE ADEQUATELY SPRINKLED WITH WATER TO PREVENT DUST OR SPRAYED WITH AN EFFECT DUST PALLIATIVE TO PREVENT DUST FROM BEING BLOWN INTO THE AIR AND CARRIED ONTO ADJACENT PRIVATE AND PUBLIC PROPERTY. DUST CONTROL SHALL BE FOR SEVEN DAYS A WEEK AND 24 HOURS A DAY. SHOULD ANY PROBLEMS ARISE FROM DUST, THE DEVELOPER SHALL HIRE AN ENVIRONMENTAL INSPECTOR AT HIS/HER EXPENSE TO ENSURE COMPLIANCE WITH THE GRADING PERMIT.

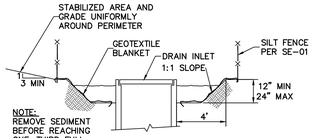
24. CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE PROJECT SWPPP INCLUDING THE REQUIREMENT OF PROVIDING A QUALIFIED SWPPP PRACTITIONER (QSP) ASSIGNED WITH RESPONSIBILITY FOR NON–STORMWATER AND STORMWATER VISUAL OBSERVATIONS SAMPLING, AND ANALYSIS AND RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE STATE'S GENERAL PERMIT, IMPLEMENTATION OF ALL ELEMENTS OF THE SWPPP, AND CONSTRUCTION SITE MONITORING PROGRAM (CSMP), INCLUDING THE PREPARATION OF THE ANNUAL REPORT TO THE WATER BOARD.

25. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION, ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.

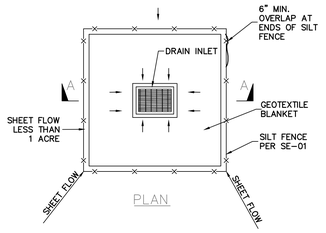
26. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.



SECTION A–A



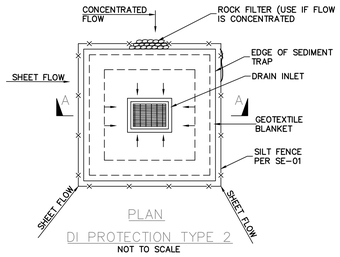
SECTION A–A



PLAN

DI PROTECTION TYPE 1
NOT TO SCALE

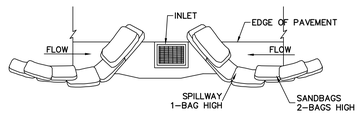
NOTES
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING.
2. NOT APPLICABLE IN PAVED AREAS.
3. NOT APPLICABLE WITH CONCENTRATED FLOWS.



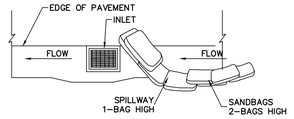
PLAN

DI PROTECTION TYPE 2
NOT TO SCALE

NOTES
1. FOR USE IN CLEARED, GRUBBED AND GRADED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.



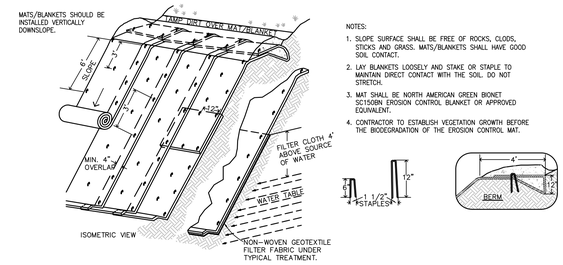
TYPICAL PROTECTION FOR INLET ON SUMP
NOT TO SCALE



TYPICAL PROTECTION FOR INLET ON GRADE
NOT TO SCALE

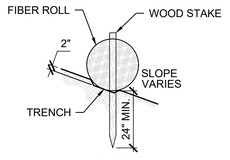
NOTES
1. INTENDED FOR SHORT TERM USE.
2. USE TO INHIBIT NON–STORM FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

DI PROTECTION TYPE 3
NOT TO SCALE



NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
3. MAT SHALL BE NORTH AMERICAN GREEN BIONET SC150BN EROSION CONTROL BLANKET OR APPROVED EQUIVALENT.
4. CONTRACTOR TO ESTABLISH VEGETATION GROWTH BEFORE THE BIODEGRADATION OF THE EROSION CONTROL MAT.

1 DRAINAGE INLET PROTECTION



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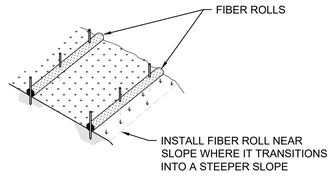
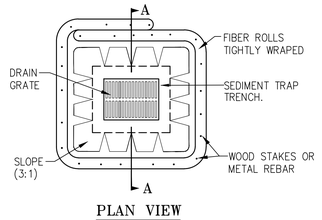


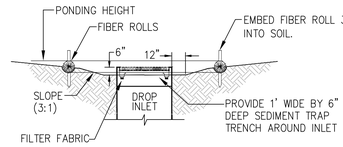
ISOMETRIC VIEW

2 FIBER ROLL INSTALLATION DETAIL



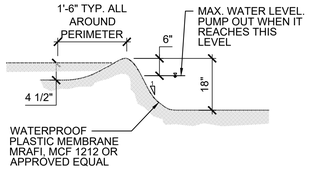
PLAN VIEW

NOTES:
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ W/ PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIA. AND 20 – 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS TO BE SILT SACK OR APPROVED EQUIVALENT.

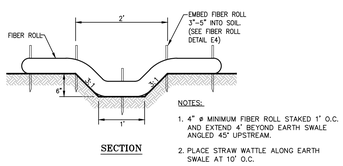


SECTION A – A

7 SETTLEMENT BASIN AT INLET

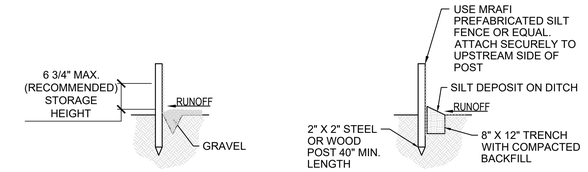


4 TEMPORARY WASHOUT PIT

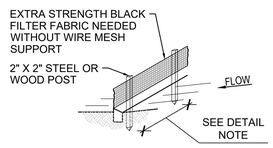


SECTION

5 DRAINAGE DITCH



DETAIL NOTE(S)
1. 10' MAX. SPACING WITH WIRE SUPPORT FENCE. 6' MAX SPACING WITHOUT WIRE SUPPORT FENCE



SILT FENCE NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTALY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. 10' MAX. SPACING WITH WIRE SUPPORT FENCE. 6' MAX SPACING WITHOUT WIRE SUPPORT FENCE

8 SILT FENCE

PLAN
SECTION A-A

3 TEMPORARY CONSTRUCTION ENTRANCE

ISSUE:	SUBM #1	NO.	DESCRIPTION
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EROSION CONTROL DETAILS

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY
SAN MATEO COUNTY
CALIFORNIA

JOB NO. J0120
DRAWING NO. C501
SHEET 22 OF 24

Friday, Jan 14, 2022 - 5:08 pm
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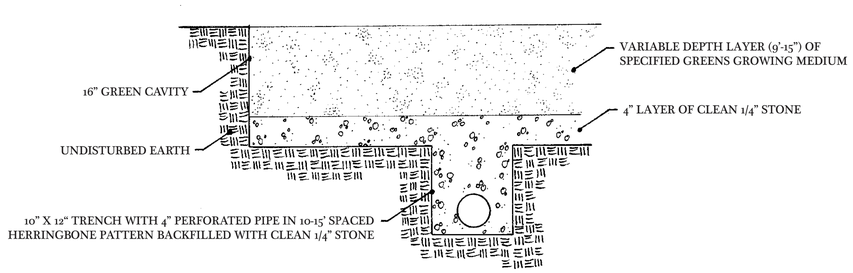
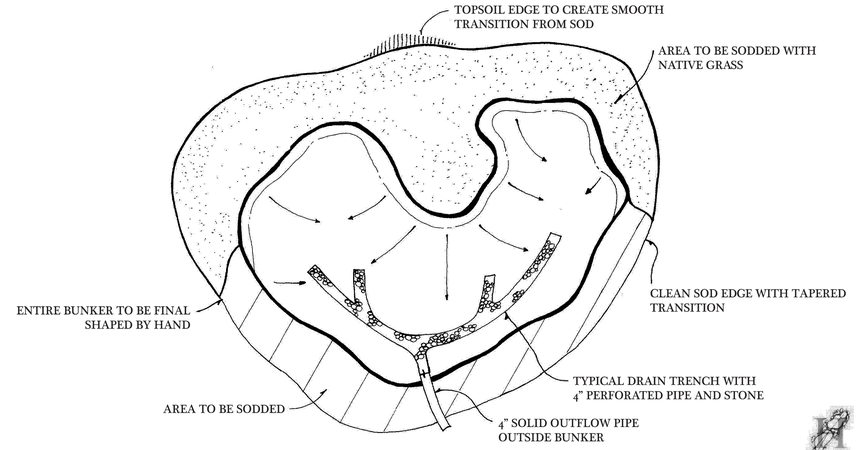


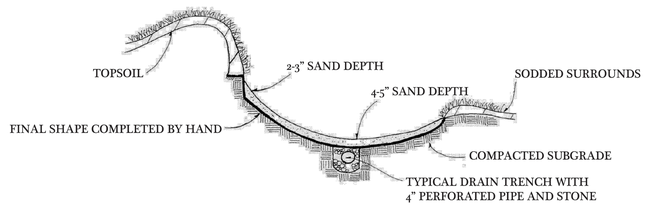
1 USGA GREEN DETAIL

Hanse Golf Course Design
Malvern, PA



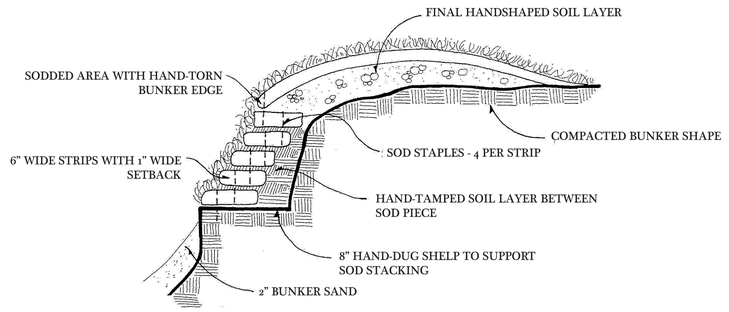
2 TYPICAL BUNKER PLAN DETAIL

Hanse Golf Course Design
Malvern, PA



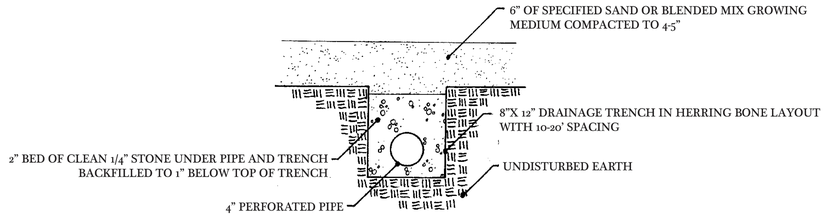
3 TYPICAL BUNKER CROSS SECTION DETAIL

Hanse Golf Course Design
Malvern, PA



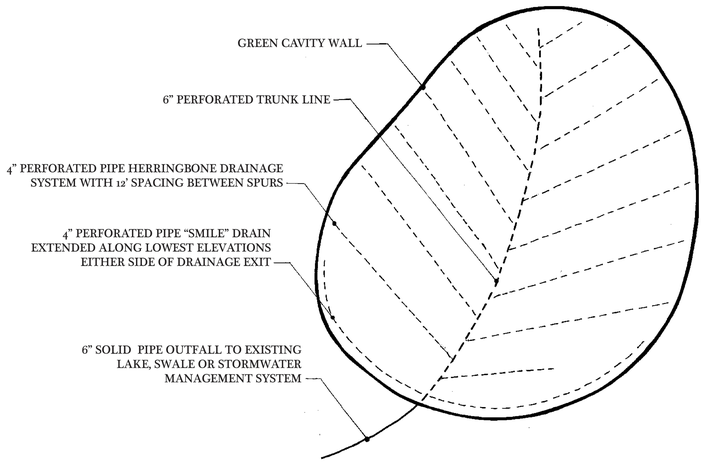
4 TYPICAL BUNKER REVETTING - SOD STACKING DETAIL

Hanse Golf Course Design
Malvern, PA



5 RANGE TEE DETAIL

Hanse Golf Course Design
Malvern, PA



6 TYPICAL GREEN DRAINAGE DETAIL

Hanse Golf Course Design
Malvern, PA

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

ISSUE: SUBM #1
DATE: 7/16/2021
SCALE: 1" = 40'
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0120_LMGC Cal Designs\6 Production\1 Drawings\2 Sheets\C600 COURSE DETL.dwg

LAKE MERCED GOLF CLUB

SAGE Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 590-3250 www.Sage-CE.com

COURSE DETAILS

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
SAN MATEO COUNTY CALIFORNIA
DALY CITY

JOB NO. J0120
DRAWING NO. C600
SHEET 23 OF 24

Plotted: Jul 16, 2021 - 2:59 pm
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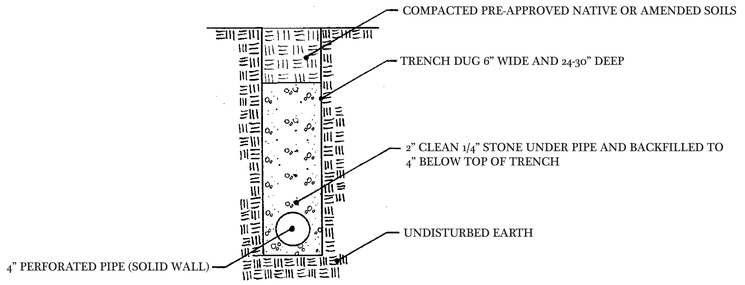
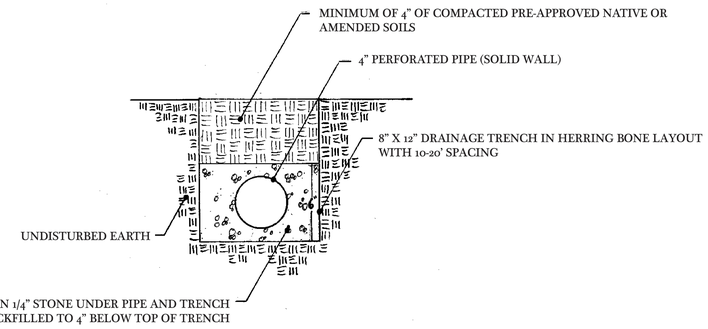


1 4-IN TRADITIONAL PERFORATED DRAIN DETAIL

Hanse Golf Course Design
Malvern, PA



2 GOLF COURSE TEE & FARIWAY DRAINAGE DETAIL

Hanse Golf Course Design
Malvern, PA

ISSUE:	SUBM #1
DATE:	7/16/2021
SCALE:	1" = 40'
DESIGNED:	RCS
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FILE PATH:	S:\3-Projects\J0120_LMGC Civil Design\5 Production\1 Drawings\2 Sheets\C600 COURSE DETL.dwg

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

LAKE MERCED GOLF CLUB

SAGE Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 590-0250 www.Sage-CE.com

COURSE DETAILS

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
SAN MATEO COUNTY CALIFORNIA
DALY CITY

JOB NO.
J0120

DRAWING NO.
C601

SHEET **24** OF **24**

Plotted: Jul 16, 2021 - 5:09 pm
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Golf Ball Trajectory Study
Cover Memo

Over the last several years, the Club has searched for a solution to the many problems with our current range, most notably its inadequate length, width, and netting to contain errant golf shots from landing outside the confines. The Board engaged Tanner Consulting Group to analyze the situation. In order to provide more containment of golf balls in the existing range, extremely tall additional netting would be required (over twice the height of the existing netting in certain locations) which would be an eyesore to both the membership and neighbors. In fact, previous efforts to construct higher nets were met with opposition from the neighborhood during the permitting process and ultimately abandoned.

Accordingly, the Club, along with Golf Course Architect Gil Hanse, looked for other options for a practice facility and identified an excellent site on the northern area of the Club's property. It is nearly three times the size of the existing range. Tanner Consulting was engaged once more to analyze the site and determine if the driving range could be constructed without the need for perimeter netting. The following analysis notes that the design of the new range was done with safety at the forefront. Tanner notes that it is extremely unlikely that a ball would land outside the property and that netting is not needed. Furthermore, tree plantings are planned which will provide an addiitonal buffer to contain errant golf shots.

Tanner Consulting Group

603 Stanford Court• Valley Springs, CA 95252• Phone: (209) 772-2233 • Fax: (209)772-2230
E-Mail: tannerconsulting@aol.com - Web: www.tannerconsulting.com

Date: July 15, 2021

Lake Merced Golf Club
2300 Junipero Serra Blvd.
Daly City, CA 94015

GOLF BALL TRAJECTORY STUDY AND RANGE DESIGN

Tanner Consulting Group (TCG) was retained by the Lake Merced Golf Club (LMGC) to provide a Golf Ball Trajectory Study and Driving Range Design Recommendations for an alternative driving range site at the Lake Merced Golf Club. LMGC asked that we review an alternative range site which would be utilized as a practice area for the membership. Current board members from LMGC addressed concerns that the existing range (see Illustration "A") does not provide adequate golf ball containment with the existing netting. Our study determined that because of the extreme amount of slope to the terrain, extensive netting would be required to contain golf balls and address the current safety issues. This netting would also need to be extremely tall and be an eyesore to both the membership and the neighbors.

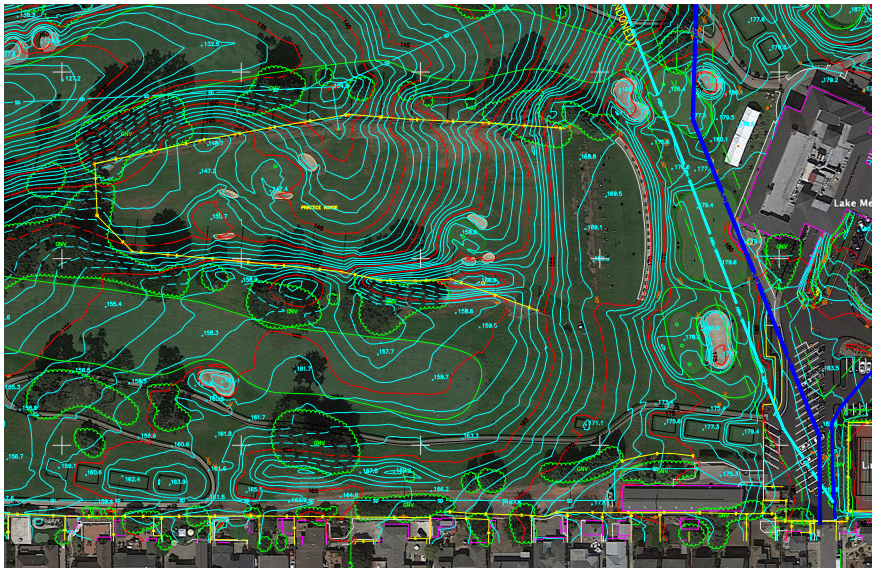
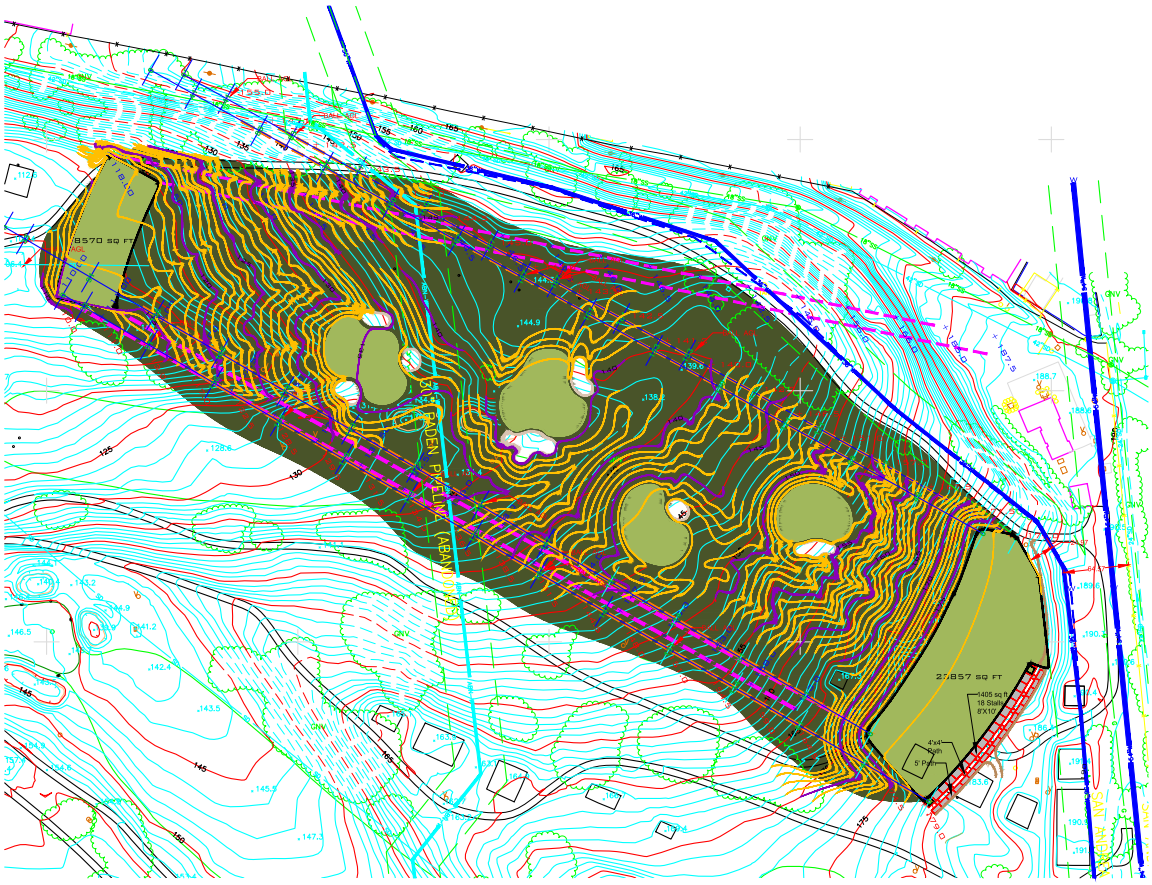


ILLUSTRATION "A" EXISTING RANGE SITE PLAN

The Club and the Golf Course Architect Gil Hanse located an alternative site (located at the north-east corner of the golf course). (See Illustration "B")

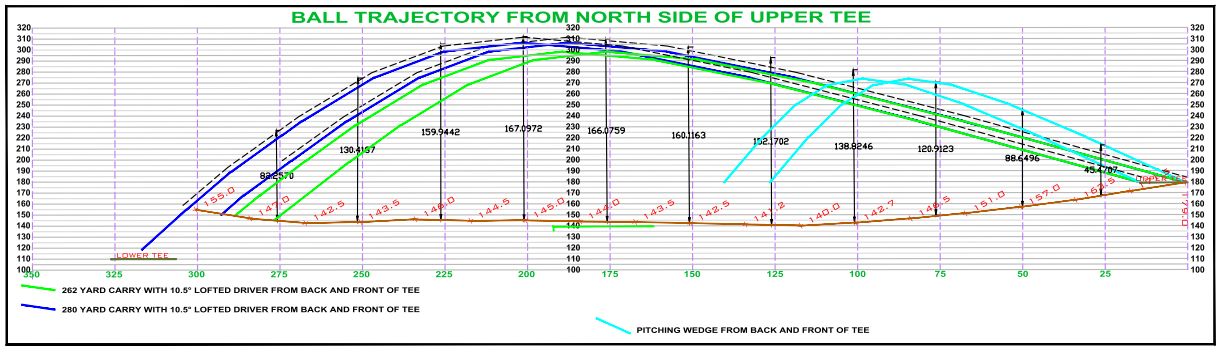
ILLUSTRATION "B"

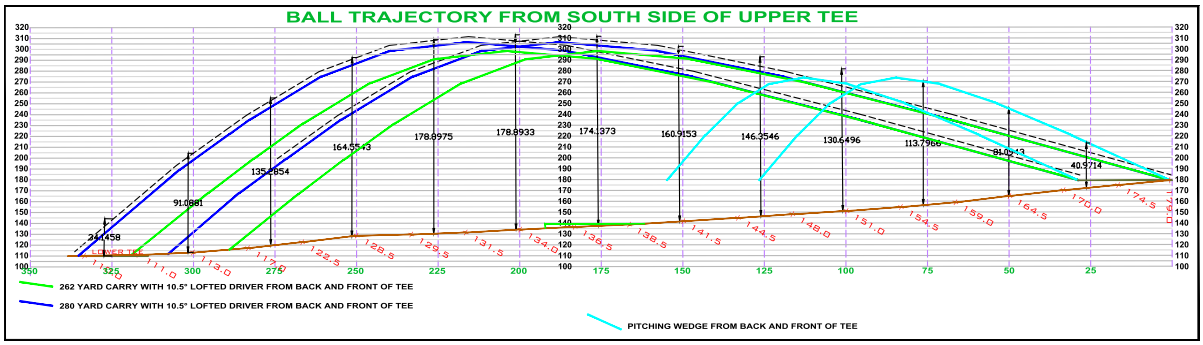


PROPOSED NEW DRIVING RANGE PLAN

TCG completed the Golf Ball Trajectory Study for the LMGC. The basis for our study was determined by current data provided by LMGC including the top percentage member level of play. These statistics included the distances estimated of long drives by the top 2% club members and TCG's own collected data from 35 years of creating Golf Ball Trajectory Studies and Netting Design. The majority of active members that play golf regularly consists of golfers over 57 years in age including a strong presence of women golfers. We based our design on a drive that carried 280 yards on level ground as you can see in the Illustrations "C" and "D".

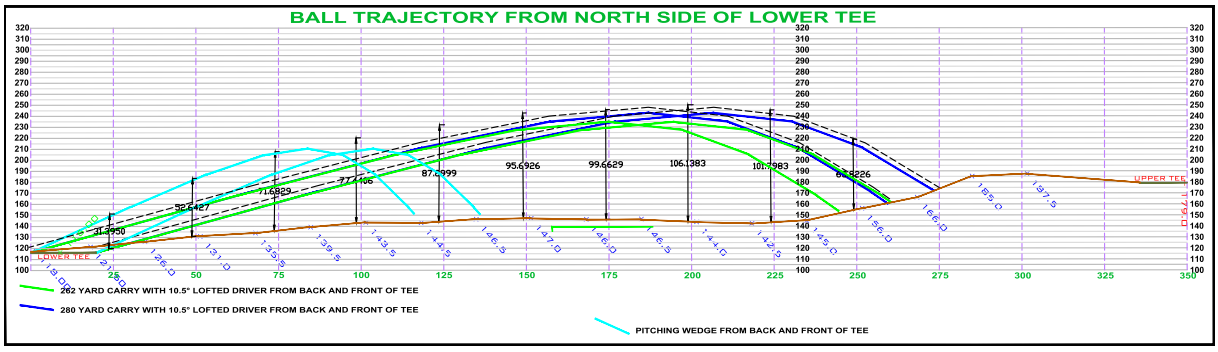
ILLUSTRATION "C"

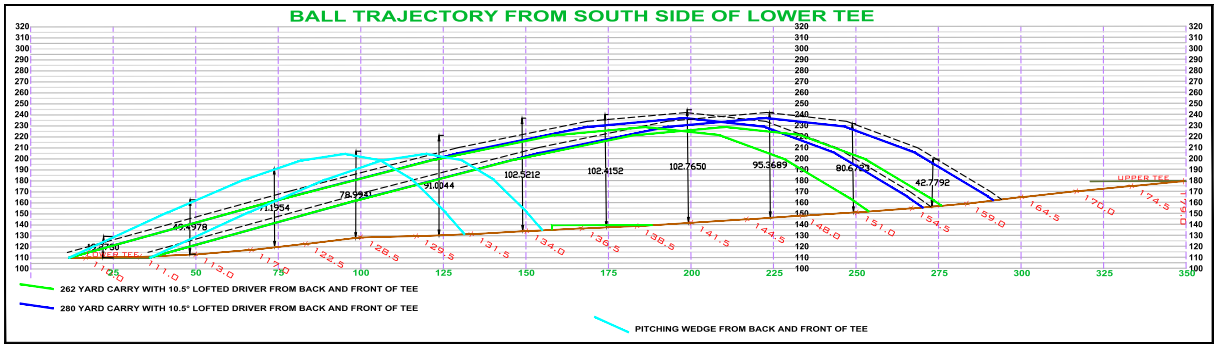




In addition to the Driver, the Pitching Wedge was also added to the study to illustrate golf shots from the shortest length and highest trajectory club to that of the Driver to show a variety of clubs being used in today's game of golf. In Illustration C and D, we used both the farthest to the rear of the Tee area and the farthest forward from the Tee area.

ILLUSTRATION “D”





For this study we utilized two different balls. The first used a Srixon 1 PCS range ball. This is considered a good performing range ball but with slight limitations to the height and distance that the golf ball will travel. The second used a Spalding Super range ball. This is considered an upper end range ball for distance and height. We used data from a Callaway Epic Flash 10.5° loft (as indicated on the plans) as this is a popular club used by golfers.

We created two (2) sets of two trajectory studies with different golf balls. The first represents top club member players from the front and rear of the tee designed for the range utilizing a Srixon 1 PCS Range Ball at 262-yard carry. The second using the Spalding Super Range ball and the data from longest club members of 280-yard carry from both the front and rear of the tees designed in the new range (see Illustration “B”). Each were done from both the North and South side of the range tees.

While it is always possible for a golfer to be able to drive the ball further than this area, we feel that the ball will most likely land within the golf course property.

There is a large number of mature tree groves on the north side of the new range. These trees form an additional buffer and offer some additional containment benefits. The trees were not part of the calculation validating the safety of the proposed driving range configuration. We understand that the Club will continue to fortify the north side of the driving range with additional tree plantings.

Illustration "B" shows the Site and Grading plan that illustrates the two tee locations that are arched around a 180-yard radius point. This distance has proven to be where most incidents around a golf hole or range usually occur. By arching the tees, the golfers will be aimed at the center of the range encouraging them to aim to the range center and to the golf target greens. In addition, the grading plans enhance the targets for the golfers and the sides of the range are mounded to direct golfer's aim toward the middle of the range.

The lower second tee offers an area that the longer hitters can utilize. It should shorten the carry distance of the ball by forcing the golfers to hit up hill. The lower tee elevation is approximately 117' elevation (EL). The upper tee is at approximately 177' EL.

Based on the tee elevations, the height of the apex of the ball flight can reach a maximum of about 180' above ground level (AGL) on the south side of the upper tee and 147' AGL on the north side of the upper tee. The carry distance reached 330 yards when hit downhill. From the north side of the lower tee, we see 147' AGL when golfers hit to the east with a carry distance of 288 yards. From the Lower tee, balls hit from the south side to the east, we see an apex of 179' with a carry distance of 275 yards. (See Illustrations "C and D")

If a golfer exceeds the swing speeds used or uses a different lofted club then those used in our study, the heights and distances can increase. In each of these graphs, the brown line represents the cross section of the terrain recognized as the direction of the ball following the ball flight along the 17° rotated line from the centerline.

DESIGN TRAJECTORY INFORMATION AND DISCLAIMER

The USGA tests golf equipment to determine if it conforms to certain specifications relating to the speed with which golf ball leaves the face of a driver. Their testing equipment uses a club-head speed of 109 MPH. However, it is important to note it is possible for a person to swing with faster speeds (for example: Professional Golf level driver swing speed has been measured 130 +-MPH). This trajectory design uses a swing speed for the Driver of 112 MPH in an effort to model a swing by a strong male golfer to achieve a 280.0 yard carry using a Spalding Super Range Ball.

For the purpose of this study, this illustration prepared by Tanner Consulting Group depicts the path of a Spalding Super Range Ball hit with a 10.5 degree lofted driver to a distance of 280 yards on level terrain. Additionally, it assumes the ball was struck in the middle of the club-face that was square to a correct alignment at impact. There is no guarantee that a golfer will be proficient enough to mimic the exact swing conditions to generate this ideal result. If a golf ball is struck with less power and/or accuracy than modeled above, the flight will not be nearly as straight or as far as shown. In addition, it is quite possible that a golfer can exceed the swing speed modeled in this ball trajectory. This can happen when a golfer uses a higher lofted club and/or a taller tee. These factors can increase the height and distance of the ball flight.

Also, if a golfer maliciously or purposely attempts to exceed the range area boundaries, they may exceed the distances shown and balls may exit the facility. Golfers must be responsible for using the facility as it is intended and in a safe and responsible manner. Site management should provide proper supervision and marshalling.

The equipment mentioned is specific. New technology is constantly improving golf equipment and with that fact, players will have an increased ability to hit the ball further and higher.

Tanner Consulting Group Disclaimer: Given the unlimited number of variables in the sport of golf, there is no way to guarantee 100% containment of golf balls within the Driving Range area. The design provided will help to reduce wayward golf shots from exiting the property based on typical industry findings.

Tanner Consulting Group is not responsible for golf balls that ricochet off equipment or any other object on or near the facility.

EQUIPMENT LEGEND

Golf Club Driver: CALLAWAY EPIC FLASH 10.5 DEGREES
STANDARD LENGTH SHAFTS REGULAR FLEX
Golf Ball: SPALDING SUPER RANGE BALL AND SRIXON 1 PCS RANGE BALL

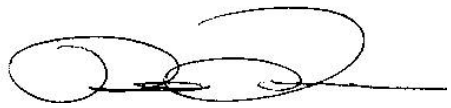
Driving ranges are a very important asset to a Golf Club and greatly add to the enjoyment of the Club members. The goal of LMGC was to locate a Driving Range facility in a safer area on the property with the need for 0 or minimal netting installation. Given the limited optional locations on the Club's property, TCG feels our design/location will create a safer facility. If golfers are held responsible for utilizing the facility properly and in a safe/supervised manner, we feel confident the results of our design for the new proposed site will greatly improve the safety of the range. Additionally, if there is ever a need to provide additional safety for the range (netting), it can be done in a way to not visually impact the surrounding apartment buildings.

The golf industry is always changing and new technologies in equipment are allowing golfers to constantly improve on swing speed and distance. At the same time the Professional Golf Association (PGA) recognizes the need to mitigate continuing distance increases. The LMGC board and the administration felt it was important have the option and ability to install netting if (in the future) netting is called for. The Club realizes this will require additional permitting.

I believe our Study addresses the concerns and offers a good optional solution to the safety of the Club. Unfortunately, there is not a 100% guarantee of complete golf ball containment on any project A golfer may purposely try to hit a golf shot improperly or try to exceed the specified area. We believe our plan will have the greatest impact on reducing golf balls from exiting the new driving range site.

If you have any questions or should you need further clarification, please don't hesitate in calling me at (209) 772-2233. I look forward to hearing from you soon.

Best Regards,



Dave Tanner
Tanner Consulting Group

TANNER CONSULTING GROUP
603 Stanford Court
Valley Springs, CA 95252

Phone (209) 772-2233
Fax (209) 72-2230

E-mail: tannerconsulting@aol.com

Project Phasing

Lake Merced Golf Club

Hanse Golf Course Design
Malvern, PA
Scale 1" = 200'

Phase I

Begin November 1, 2021
New Hole Construction – 12 (Half), 13, 15 (Green), 16, 17 + Range
Member Play Routing - 10, 11, 12, 13, 17, 18, 15, 16, 14, 1, 2, 6, 7, (Temp. Gr. - Par 3) 9 (Short) + Range

Phase II

Begin January 24, 2022
New Hole Construction – 8, 9 (Half), 12 (Half), 14, 15 (Remainder), 18,
Member Play Routing - 10, 11, 12, 13 (Temp. Gr.), 17, 18, 15, 16, 14 (Tempo. Gr.) + Range

Phase III

Begin March 1, 2022
New Hole Construction – 2 (Half), 3, 4, 5, 9 (Half), 11, 12 (Tees)
Member Play Routing - 10, 11 (Temp. Gr. - Par 3), 18 (Short), 15 + Range

Phase IV

Begin April 18, 2022
New Hole Construction – 1, 2(Half), 6, 7, 10, Putting Green, Short Game Area
Member Play Routing - Course Fully Closed & New Range Open

Grand Opening

October 1, 2022

Notes

- Project schedule is weather dependant
- Pace of construction will dictate phasing closures
- 'Member Play Routing' utilizes existing hole numbers

Key

- Temporary Green
- Temporary Tee

ArborWorks
Professional Tree Care... Naturally

CA Contractor 879506

June 29, 2021

Lake Merced Golf Club
Attn: Matt Dachowski
2300 Juniper Serra Boulevard
Daly City, CA 94015

ArborWorks, Inc. has been the primary tree care company overseeing and maintaining over 1000 trees at the Lake Merced Golf Club over the last twelve plus years. Most of the trees on the course consist of *Cupressus macrocarpa* (Monterey cypress) and *Pinus radiata* (Monterey Pines).

As a result of the extended drought, we are seeing the impact in tree decline as environmental stress has taken its toll on a lot of the mature trees at Lake Merced Golf Club. Drought weakens the tree's ability to fight off beetle infestation therefore many of the trees are dying due to pine bark beetle infestation. Approximately 111 trees have been assessed and recommended for removal. Many of these trees are at the end of their life span and at this point are a hazard to persons and/or property.

Lake Merced Golf Club's tree preservation program is second to none as they value each and every tree on the property. ArborWorks only prunes the Pine trees in the Winter. The equipment used for pruning is sterilized in between each pruning cut. The objective is to retain and monitor all trees on the grounds.

Unfortunately, over the last ten years drought has made its presence felt on the health of many of the trees leaving the removal as the best feasible option since there is no pruning or treatment that can bring the trees back to good health. ArborWorks, Lake Merced Golf Club and Hanse Golf Course Design have developed on a tree replacement plan and will be planting one tree for each tree that will be removed. I am recommending native trees that are more drought tolerant and less prone to invasive pests. **See attached exhibit and worksheets for details on the planned removals and proposed plantings.**

All trees planted shall comply with Federal and State laws and regulations requiring inspection for plant diseases pests and weeds. The specifications shall apply to deciduous, broadleaf evergreen, and coniferous species. At the time of tree selection and delivery the root ball and crown shall be inspected for signs of stress and branch die back.

15466 Los Gatos Blvd. Suite 109-338 • Los Gatos, CA 95032 • Toll-free: 866.936.8733 • Fax: 510.443.1060

Once the attached concept plan is approved, we will provide species in final location consultation for each tree being planted. If you have any questions or require any additional information, please do not hesitate to contact myself or Don McIntyre. Thank you in advance for your prompt consideration in this matter.

Regards,

Richard L. Mathey

Richard L. Mathey
Certified Arborist WI-1084A
ISA Tree Risk Assessment Qualified
ArborWorks, Inc.

Attachments

- Worksheet 1 – Tree Removal Inventory
- Worksheet 2 – Tree Planting Inventory
- Exhibit –Tree Planting & Removals

Worksheet 1 - Tree Removal Inventory

LMGC
Gil Hanse Renovation Project

1- Poor health
2- Fair health
3- Good health

New Hole #	Civil Plan Ref.	Species	Dia	Health Rating	Comments
1	1.1	Monterey Pine	32	2	
1	1.1	Monterey Pine	38	2	On steep slope- top heavy crown
1	1.1	Monterey Cypress	28	3	
1	1.1	Monterey Cypress	38	2	Loaded w/ deadwood
1	1.2	Monterey Pine	30	1	
1	1.2	Monterey Pine	25	1	
1	1.3	Cork Oak	18	2	severe die back
1	1.3	Monterey Pine	37	1	
1	1.3	Monterey Pine	26	1	Poor structure- loaded w/ deadwood
1	1.3	Monterey Pine	28	1	Severe decline
1	1.3	Monterey Pine	36	1	Loaded w/ deadwood
1	1.3	Monterey Pine	34	1	Topped at one point
1	1.3	Monterey Pine	35	2	Poor structure- loaded w/ deadwood
1	1.3	Monterey Pine	34	2	
1	1.3	Monterey Pine	62	2	3 trunks with included bark.
2	2.1	Monterey Pine	40	1	Severe decline
2	2.1	Monterey Pine	46	1	Beetle infestation
2	2.1	Monterey Pine	30	1	
2	2.1	Monterey Pine	36	1	Severe decline
2	2.1	Monterey Pine	40	1	Co dominant trunk- decline
4	4.1	Monterey Cypress	60	1	Poorly pruned-declining
4	4.1	Monterey Pine	40	2	
4	4.2	Monterey Pine	63	1	Severe decline-poor structure
4	4.2	Monterey Pine	28	1	Severe decline-poor structure
4	4.2	Monterey Pine	36	1	
6	6.1	Monterey Cypress	36	2	Fungal die back-
6	6.1	Monterey Cypress	40	1	Poor structure- included bark
6	6.2	Monterey Pine	32	2	
6	6.2	Monterey Pine	36	1	Severe decline
6	6.2	Monterey Pine	42	1	Severe decline
6	6.2	Monterey Pine	37	1	Severe decline
6	6.2	Monterey Pine	38	1	Severe decline
6	6.2	Monterey Pine	49	1	Hazardous tree
6	6.3	Monterey Cypress	26	2	History of major limb failure
6	6.3	Monterey Cypress	30	3	
7	7.1	Eucalyptus	36	2	Declining
7	7.1	Monterey Pine	36	2	
7	7.1	Monterey Pine	38	2	
7	7.1	Monterey Pine	24	1	
7	7.1	Leland Cypress	20	3	
7	7.1	Leland Cypress	20	3	
7	7.1	Leland Cypress	20	3	
7	7.1	Leland Cypress	20	3	
8	8.1	Monterey Pine	31	2	Severe decline

Worksheet 1 - Tree Removal Inventory

LMGC
Gil Hanse Renovation Project

1- Poor health
2- Fair health
3- Good health

New Hole #	Civil Plan Ref.	Species	Dia	Health Rating	Comments
8	8.2	Monterey Pine	30	1	Poor structure
8	8.3	Monterey Pine	35	1	History of limb failure- declining
8	8.4	Monterey Pine	28	1	Severe decline
8	8.4	Monterey Pine	31	1	Severe decline- poor structure
8	8.5	Monterey Pine	32	1	Severe decline- poor structure
10	10.1	Monterey Pine	40	1	Beetle infestation- decline - hazard
10	10.2	Eucalyptus	24	2	Eucalyptus not Bottlebrush
10	10.3	Redwood	14	2	die back
10	10.3	Eucalyptus	20/18	1	Co Dominant trunk
11	11.1	Monterey Pine	68	2	3 Trunks - poor structure
11	11.1	Monterey Pine	28	2	Top Heavy
11	11.1	Monterey Pine	32	2	
11	11.2	Monterey Pine	32	1	
11	11.3	Monterey Pine	45	2	Poor structure- Co Dominant stems- Declining
12	12.1	Monterey Cypress	38	2	Poor structure-Declining
12	12.1	Monterey Cypress	26	1	Half of tree previously removed- declining
12	12.2	Monterey Cypress	30	2	
12	12.2	Monterey Cypress	36	2	Poor unions
12	12.2	Monterey Pine	30	2	Deadwood
12	12.3	Monterey Pine	40	2	
12	12.4	Monterey Cypress	32	3	
12	12.4	Monterey Cypress	36	3	
12	12.5	Monterey Cypress	43	2	
12	12.5	Monterey Cypress	43	2	4 Trunks - Included bark unions
13	13.1	Monterey Cypress	26	3	
13	13.1	Monterey Pine	30	2	
13	13.2	Monterey Cypress	32	3	
13	13.3	Monterey Pine	34	2	Beetle infestation
13	13.3	Monterey Pine	30	2	Severe decline
14	14.1	Monterey Pine	32	3	
14	14.1	Monterey Pine	37	2	
14	14.1	Monterey Pine	24	2	
14	14.1	Monterey Pine	41	2	Die back
14	14.2	Monterey Pine	46	2	Previously topped
14	14.2	Monterey Pine	36	2	Poor structure
14	14.3	Monterey Pine	28	2	Declining
14	14.3	Monterey Pine	28	2	
14	14.3	Monterey Pine	32	2	
14	14.3	Monterey Pine	26	1	Beetle infestation
14	14.4	Monterey Pine	30	2	
15	15.1	Monterey Pine	60	1	Hazardous tree
15	15.2	Monterey Pine	31	2	
16	16.1	Monterey Cypress	38	3	
16	16.2	Monterey Pine	32	1	On hole 5

Worksheet 1 - Tree Removal Inventory

LMGC
Gil Hanse Renovation Project

1- Poor health
2- Fair health
3- Good health

New Hole #	Civil Plan Ref.	Species	Dia	Health Rating	Comments
17	17.1	Monterey Cypress	59	2	Poor structure
17	17.1	Monterey Cypress	36	2	
17	17.1	Monterey Cypress	36	2	Included bark
17	17.1	Monterey Cypress	41	2	Co Dominant stems
17	17.1	Monterey Pine	30	2	
17	17.1	Monterey Pine	27	1	
17	17.2	Monterey Cypress	32	2	
17	17.2	Monterey Cypress	39	2	
17	17.2	Monterey Pine	32	1	
17	17.3	Cork Oak	x	x	
17	17.3	Cork Oak	16	2	Die back
17	17.3	Cork Oak	17	2	Die back
18	18.1	Monterey Pine	38	2	
Range	19.1	Monterey Pine	32	1	
Range	19.1	Monterey Pine	30	2	
Range	19.1	Monterey Pine	26	1	
Range	19.1	Monterey Pine	30	1	
Range	19.1	Monterey Pine	32	2	
Range	19.1	Monterey Pine	37	2	
Range	19.2	Monterey Pine	38	2	Pitching
Range	19.2	Monterey Pine	28	1	Die back- Beetle infestation
Range	19.2	Monterey Pine	27	1	Die back- Beetle infestation
Range	19.2	Monterey Cypress	43	2	

Count	
Cork Oak	4
Eucalyptus	3
Leland Cypress	4
Monterey Cypress	25
Monterey Pine	74
Redwood	1
TOTAL	**111**

Worksheet 2 - Tree Planting Inventory

LMGC

Gil Hanse Renovation Project

Tree Location	New Hole #	Approx. # of Trees	Species	Comments
Left-side	1	2	Monterey Cypress	About 150-175 yards off tee
Left-side	2	6	Monterey Cypress	About 125-175 yards off tee
Re-landscape area near new tee	3	6	Monterey Cypress	Along westerly parcel boundary
Left side from 200- 275 off tee	4	10	Coastal Oaks	
Add coastal oak row of trees near the boundary fences	12	16	Coastal Oaks	
Add coastal oaks along boundary	13	2	Coastal Oaks	
Create row of trees left off the tee to protect shots to and from the new range	17	16	Monterey Cypress	
Fortify northside of range with new row of trees and add to exisitng groves near old forward tee on #4	Range	24	Monterey Cypress	
Create low growing tree screen golf carts traveling to and from range	18	6	Monterey Cypress	
Fortify tree bank from 225 yds off tee to 300 yards off tee from players on new 18 green	18	9	Monterey Cypress	
Create low growing bank of trees near old 9th green to shield carts from players on new 18 green	18	14	Monterey Cypress	

TOTAL **111**

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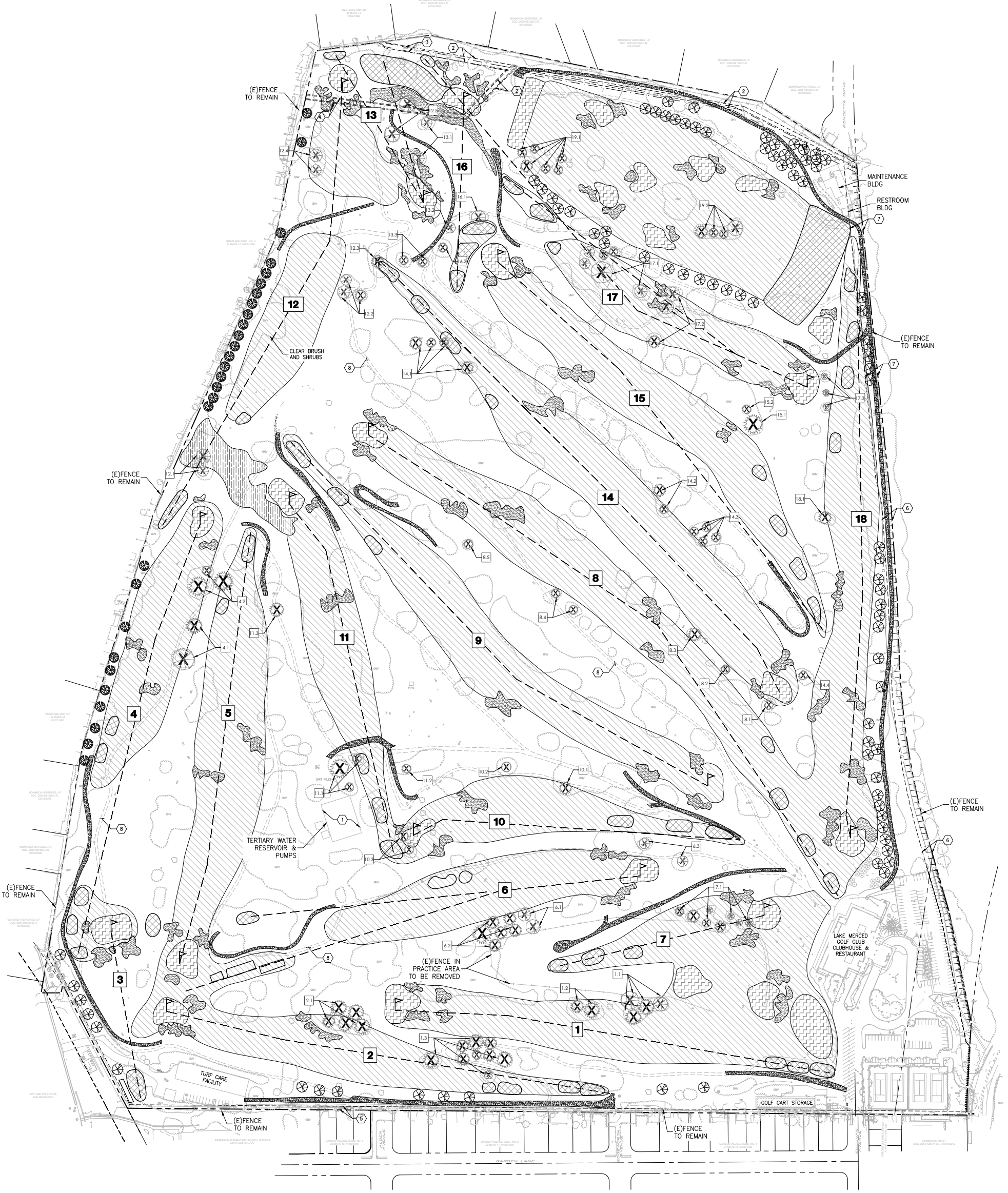


LEGEND

- PROJECT PROPERTY LINE
- GREENS
- TEES
- FAIRWAY & APPROACH
- BUNKER
- BARRANCA
- NEW AGGREGATE CART PATH
- NEW CONCRETE CART PATH

KEY NOTES

- XX — TREE GROUP, SEE ASSOCIATED NUMBER IN ARBORIST REPORT
- 1 — EXISTING BUILDING
- 2 — 10' WIDE SANITARY SEWER EASEMENT 5032 O.R. 203, 09/23/1965
- 3 — 10' WIDE STORM SEWER EASEMENT 5028 O.R. 506, 09/17/1965
- 4 — 15' WIDE SANITARY SEWER EASEMENT 903040979 O.R., 03/16/1993
- 5 — 10' WIDE POLE LINE EASEMENT 2851 O.R. 100, 08/04/1955
- 6 — 25' WIDE UTILITY EASEMENT 4656 O.R. 496, 02/28/1964
- 7 — UTILITY EASEMENT 4656 O.R. 496, 02/28/1964
- 8 — (E) CART PATHS TO BE DEMOLISHED, TYP.

EXISTING TREES TO BE REMOVED:

SPECIES	QTY
MONTEREY PINE	74
MONTEREY CYPRESS	25
LELAND CYPRESS	4
CORK OAK	4
REDWOOD	1
EUCALYPTUS	3
TOTAL	111

NEW TREES TO BE PLANTED:

SPECIES	QTY
MONTEREY CYPRESS	83
COASTAL OAK	28
TOTAL	111

N

0 100 200 Feet

SHEET EXH OF

DRAWING NO. J0120 JOB NO.

TREE PLANTING & REMOVALS

LAKE MERCED GOLF CLUB

2300 JUNIPERO SERRA BLVD

DALY CITY SAN MATEO COUNTY CALIFORNIA

SAGE Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 890-5250 . www.Sage-CE.com

LAKE MERCED GOLF CLUB 1922

ISSUE:	ARBORIST	NO.	DATE	BY	DESCRIPTION
DATE:	6/28/2021	△			
SCALE:	1" = 100'	△			
DESIGNED:	RCS	△			
DRAWN:	PAA	△			
CHECKED:	KMH	△			
PROJ. MGR:	KMH	△			
FILE PATH:	S:\3-Projects\J0120_LMGC Civil Design\5_Production\1_Drawings\2_Sheets\C100_SITE PLAN.dwg				

MEMORANDUM

Date: August 23, 2021

To: Michael Van Lonkhuysen, Planning Manager
City of Daly City Planning Division

From: Demetri Loukas, Principal Project Manager
David J. Powers & Associates, Inc.

Subject: Lake Merced Golf Club Renovation - CEQA Categorical Exemption Qualification

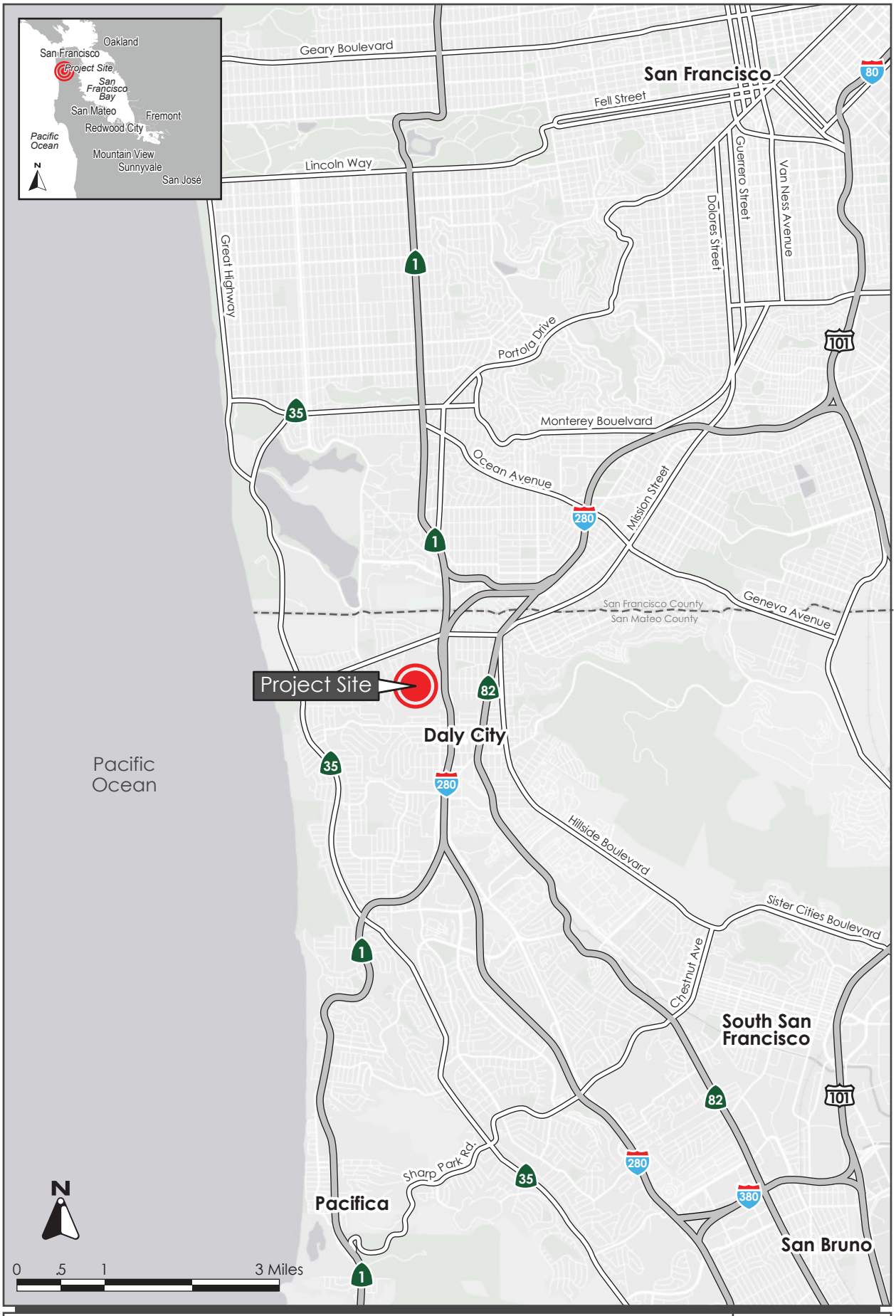
Introduction

The City of Daly City, serving as Lead Agency under the California Environmental Quality Act (CEQA), is completing the required environmental review for the Lake Merced Golf Club Renovation project pursuant to CEQA. CEQA Guidelines Sections 15301 – 15333 list classes (or categories) and provides criteria for projects that have been determined not to have a significant effect on the environment and, therefore, are exempt from the provisions of CEQA. Additionally, CEQA Guidelines Section 15300.2 includes a list of exceptions to exemptions, none of which may apply to a project in order for it to qualify for a categorical exemption (i.e., if an exception applies, a project is precluded from being found categorically exempt).

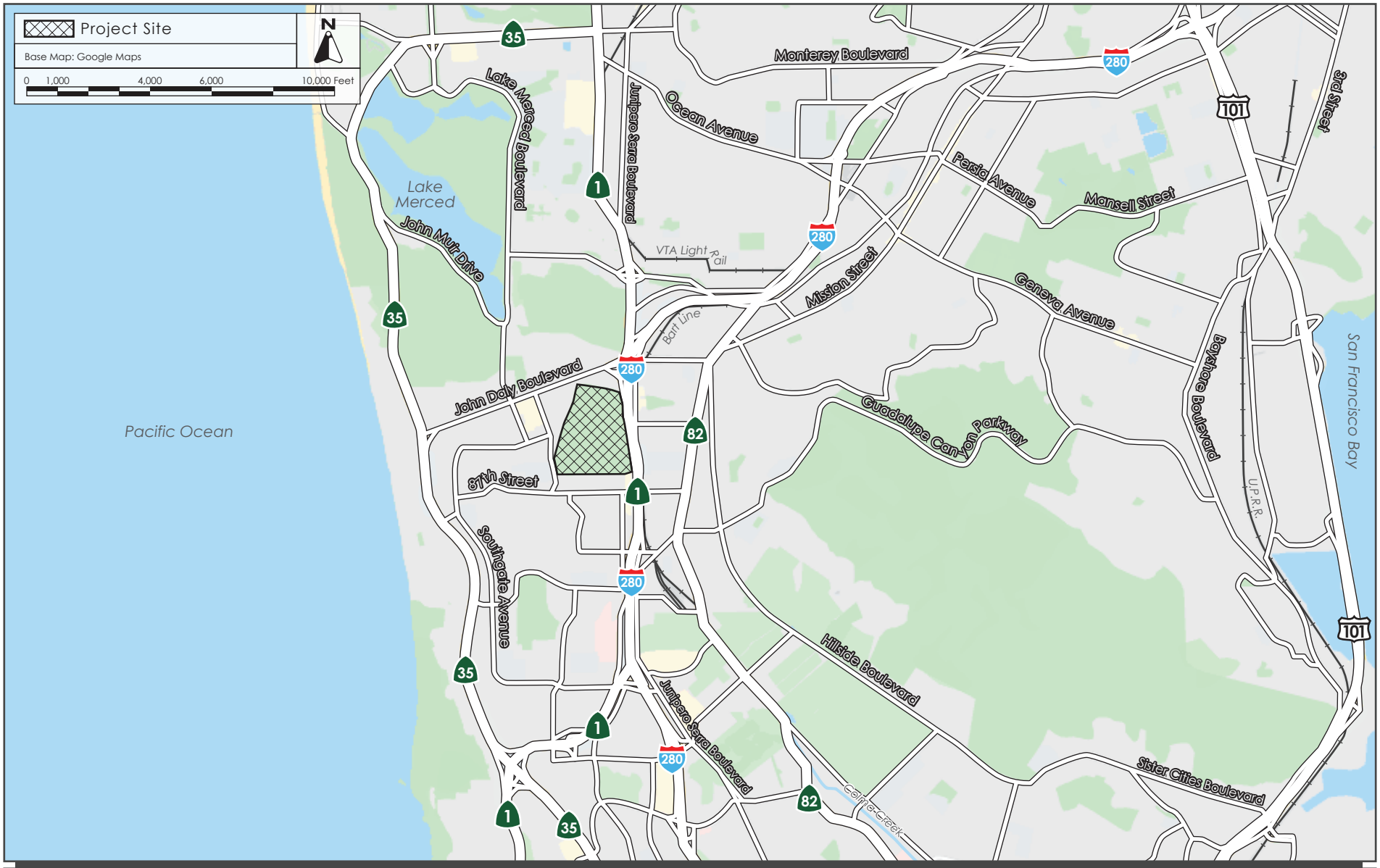
This memorandum describes the proposed project, addresses potential environmental issues associated with project construction and/or operation, and provides evidence to support a determination by the City of Daly City that the project would be eligible for a Categorical Exemption under the CEQA.

Project Location and Existing Facilities

The project site is located at 2300 Junipero Serra Boulevard in Daly City (Accessor's Parcel Number [APN] 002-410-040, 002-410-050). The site is bounded by Interstate-280 to the east, and apartment buildings or commercial structures to the west, south, and north. The site is approximately 153 acres in size and is currently occupied by the Lake Merced Golf Club (LMGC). The site is designated *Private Recreation* in the Daly City General Plan and zoned *Private Recreation (PR)*. Among other uses, the PR zoning allows for privately owned and operated golf clubs and driving ranges such as the LMGC. Regional, vicinity, aerial maps of the project site are shown on Figures 1, 2, and 3, respectively.



REGIONAL MAP | FIGURE 1



VICINITY MAP | FIGURE 2

AERIAL PHOTOGRAPH AND SURROUNDING LAND USES | FIGURE 3

Project Description

The proposed project would return sixteen golf holes at the LMGC to the original MacKenzie layout, convert the existing fourth and fifth holes located on the northern portion of the property into a practice area, construct two new holes to replace the two holes converted to a practice area, and install a new golf course irrigation system. The existing on-site structures will remain unchanged. The proposed project would not expand the use of LMGC. Upon project completion, LMGC will continue to operate one 18-hole golf course. The project earthwork and grading exhibits are included as Attachment 1, and the proposed project is described in further detail below.

Proposed Layout

Except for converting the location of the fourth and fifth holes to a practice area and constructing two replacement holes, the majority of the existing golf course layout will remain the same. The fairways, green complexes, and bunkers, however, will be redesigned. The fairway areas will be re-grassed and fresh sand will be added to the newly designed bunkers. The proposed project would not alter the overall drainage of the property and vehicular ingress and egress to the property would not change.

Irrigation System and Cart Paths

In addition to course layout changes, the proposed project would install a new golf course irrigation system and replace most of the existing golf course cart paths with reduced footprint cart paths. Compared to the existing outdated irrigation system, the proposed irrigation system will operate more efficiently and reduce water use. Replacement of the cart paths would reduce impervious surfaces on the golf course by approximately 50 percent.

Tree Removal

There are approximately 1,400 trees on the LMGC property, primarily consisting of an even mix of Monterey Cypress and Monterey Pine with about five percent of other tree species. The proposed project would remove approximately 110 trees, many of which are pine trees currently earmarked for removal by the LMGC arborist due to age and drought-related health issues (e.g., bark beetle). The proposed project would replace the trees removed at a one-to-one ratio, planting at least 110 trees on the golf course.

Construction

Grading on the site will balance with approximately 67,500 cubic yards of cut and fill, across 43 acres of the site. No soil will be exported from the site, however over 500 cubic yards of sand materials would be imported to the site for the creation of course features including sand traps. Construction of the proposed project is estimated to take approximately seven months to complete and is scheduled to begin November 2021.

Environmental Review

Categorical Exemption

Article 19, Categorical Exemptions, Sections 15300 to 15333 of the CEQA Guidelines lists classes of projects that have been determined not to have a significant effect on the environment and, therefore, are exempt from the provisions of CEQA. As defined below, the proposed project is exempt under Class 2, Replacement and Reconstruction Project, which allows for the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

CEQA Guidelines Section 15302 – Replacement and Reconstruction Projects

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

(a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent;
(b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
(c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.
(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

Exceptions

The Categorical Exemptions listed in Sections 15300 to 15333 of the CEQA Guidelines are subject to the following exceptions (CEQA Guidelines Section 15300.2, Exceptions):

***(a) Location**. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The proposed project is exempt under Class 2; therefore, this exception is not applicable.

***(b) Cumulative Impact**. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

LMGC has been renovated approximately every 30 years since 1930. The timing of these projects is not close chronologically; therefore, the impacts associated with each project would be far enough apart to not compound with prior projects. Additionally, LMGC does not anticipate additional renovations in the near future which may result in cumulative impacts. For these reasons, successive renovations of the LMGC would not result in cumulative impacts.

***(c) Significant Effect**. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project proposes to reconstruct an existing golf course with an urban area. The project is a typical golf course rehabilitation project that will redesign existing holes and improve irrigation and drainage. There are no unusual circumstances associated with the proposed project that will have a significant effect on the environment.

***(d) Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

There are no designated scenic highways near the project site. The closest scenic highway is a stretch of I-280, located approximately 4.4 miles southeast of the site. LMGC is located on relatively flat topography and is surrounded by development and, as a result, direct views of the golf club are limited to the immediate vicinity. For these reasons, the proposed project would not damage scenic resources within an officially designated as a state scenic highway.

***(e) Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by State, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Government Code Section 65962.5 requires the California Environmental Protection Agency to annually release an updated Cortese List. The Cortese List includes lists maintained by the Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and California Integrated Waste Management Board

(CIWMB).[1] The golf club is not listed by the DTSC, SWRCB, or CIWMB as a hazardous materials site. Therefore, this exception is not applicable to the proposed project.

Additionally, based on the findings of the Phase I Environmental Site Assessment completed for the project site, there are no recognized environmental conditions (RECs) identified at the subject property. A REC refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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. The Phase I Environmental Site Assessment is included as Attachment 2.

(f) Historical Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

Historical Resources

Per Section 15064.5 of the CEQA Guidelines, historical resources are defined as buildings, structures, objects, manuscripts, or archeological sites that meet the following criteria:

(1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in, the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

   (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
   (B) Is associated with the lives of persons important in our past;

[1] California Environmental Protection Agency. "Cortese List Data Resources." Accessed April 3, 2020. https://calepa.ca.gov/sitecleanup/corteselist/

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

A Historic Resource Evaluation was completed for the proposed project to determine if LMGC is a historical resource under CEQA. The Historic Resource Evaluation was prepared by Urban Programmers and is included as Attachment 3 to this memorandum. The Historic Resource Evaluation determined that LMGC does not qualify as a historic resource eligible for listing in the California Register of Historical Resources or the Daly City Historic Preservation Policy.

Archaeological Resources

LMGC is fully developed and is not located near any natural waterways. The closest waterway to the project site is Colma Creek, located approximately 1.8 miles southeast. Due to the previous site disturbance, it is unlikely the project has the potential to impact archaeological resources. The discovery of cultural materials during ground disturbing activities, however, cannot be entirely ruled out. If any archaeological materials are discovered during project construction activities, the project shall comply with Public Resources Code (PRC) Section 21083.2 and Section 15126.4 of the CEQA Guidelines. Furthermore, in the unlikely event human remains are discovered during project construction activities, the project shall comply with California Health and Safety Code 7050.5, PRC Section 5097.98, and CEQA Guidelines Section 15064.5[d], as described below:

Accidental Discovery of Cultural Resources: If prehistoric or historic-period archaeological resources are encountered, all construction activities within 100 feet shall halt and the City of Daly City Director of Economic and Community Development shall be notified.[2] A Secretary of the Interior-qualified archaeologist shall inspect the findings within 24 hours of discovery. If it is determined that the project could damage a historical or archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place (i.e., avoidance). If avoidance is not feasible, a qualified archaeologist shall

[2] Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse.

prepare and implement a detailed treatment plan in consultation with the City of Daly City and following the applicable requirements of PRC Section 21083.2.

Accidental Discovery of Human Remains: In the event any human remains are discovered during construction activities, such activities within 100 feet of the find shall cease and the San Mateo County Coroner shall be contacted to determine that no investigation of the cause of death is required. The Native American Heritage Commission (NAHC) will be contacted within 24 hours if it is determined that the remains are Native American. The NAHC will then identify the person or persons it believes to be the most likely descendant from the deceased Native American, who in turn would make recommendations to City of Daly City for the appropriate means of treating the human remains and any grave goods.

With implementation of the measures described above, the proposed project would not result in significant impacts to archaeological resources if accidentally discovered on-site. Therefore, this exception is not applicable to the proposed project.

Additional Analysis

The following additional analysis was completed to support a determination of the project's eligibility for the Categorical Exemption and document the standard measures included in the project to avoid impacts.

Air Quality

A Construction Air Quality Assessment was completed by *Illingworth & Rodkin* to address the potential air quality impacts during construction of the proposed project. Air pollutant emissions associated with project construction were predicted using appropriate computer models. In addition, potential project construction health risk impacts and the impact of existing toxic air contaminant (TAC) sources affecting the existing nearby sensitive receptors (e.g., residents) were evaluated. The analysis was conducted following guidance provided by the Bay Area Air Quality Management District (BAAQMD), the results of which are summarized below. The Construction Air Quality Assessment is included as Attachment 4.

Criteria Pollutant Emissions

LMGC renovation would occur in phases and take approximately 258 construction days to complete. Project construction would require grading and result in criteria pollutant (i.e., reactive organic gases [ROG], nitrogen oxides [NOx] and particulate matter [PM10 and PM2.5]) emissions. The modeled criteria pollutant emissions during construction and applicable BAAQMD thresholds are included below in Table 1.

Table 1: Construction Criteria Pollutant Emissions				
	ROG	**NOx**	**PM10 Exhaust**	**PM2.5 Exhaust**
Total Construction Emission (tons)	0.43	4.13	0.18	0.14
Average Daily Emissions (pounds)	3.37	31.99	1.41	1.11
BAAQMD Thresholds (pounds per day)	54	54	82	54
Exceeds Thresholds?	**No**	**No**	**No**	**No**

As shown in Table 1 above, project construction would not result in criteria pollutant emissions that would exceed the BAAQMD established thresholds. Construction activities and wind blowing over exposed earth would result in fugitive particulate matter emissions that affect local and regional air quality. The following BAAQMD recommended best management practices would be implemented during construction of the project to ensure nearby sensitive receptors are not adversely affected by construction dust and exhaust emissions:

1. Apply Best Management Practices to reduce fugitive dust emissions and minimize idles times as follows:
   a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
   b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
   c. 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.
   d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
   e. 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.
   f. 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). Clear signage shall be provided for construction workers at all access points.
   g. 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.
   h. Post a publicly visible sign with the telephone number and person to contact at the District 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.

Community Risk Impacts

In addition to construction criteria pollutant emissions, project construction would contribute to cumulative community risk impacts at sensitive receptors surrounding the project site. The individual project impacts and cumulative source impacts are summarized below in Table 2, below. As shown in Table 2, project construction DPM and PM2.5 emissions would not exceed the BAAQMD single-source thresholds or contribute to a cumulative source threshold exceedance. Therefore, project construction would not result in a health risk impact.

Table 2: Community Risk Impacts

Source	Cancer Risk (per million)	Annual PM2.5 (ug/m3)	Hazard Index
Project Impacts			
Project Construction	4.16 (infant)	0.03	<0.01
BAAQMD Single-Source Threshold	*10*	*0.3*	*1.0*
Exceeds Thresholds?	**No**	**No**	**No**
Cumulative Sources			
Combined Sources	<23.51	<0.68	<0.01
BAAQMD Cumulative Source Threshold	*100*	*0.8*	*10.0*
Exceeds Thresholds?	**No**	**No**	**No**

Biological Resources

Special-status Species

Habitats in developed areas, such as the project site, are extremely low in species diversity. Species using developed habitat are predominately urban adapted birds and animals, such as doves, squirrels, and domestic cats.

Rare, threatened, endangered and sensitive plants, animals and natural communities are not expected or likely to occur on the project site. This conclusion is based upon the fact that this area does not contain suitable habitat for any of these species (e.g., marsh, wetland, riparian, or serpentine soils).

Tree Removal and Protection during Project Construction

LMGC has over 1,000 trees on-site consisting primarily of Monterey cypress (*Cupressus macrocarpa*) and Monterey pines (*Pinus radiata*). Many trees on-site are in a weakened state and are dying due to pine bark beetle. The project proposes to remove 110 existing on-site trees. Trees retained on-site in close proximity to construction activities could be subject to direct and indirect effects during project construction. Direct effects could include potential damage to tree

limbs or roots during construction, root zone grading and compaction. Indirect effects could include potential damage associated with staging of materials and construction equipment within tree drip lines.

As part of the proposed project, the project will rope off and mark trees which are not meant for removal to prevent potential damage to mature trees retained on the golf course. Additionally, the proposed project would replace all 110 removed trees with native trees that are more drought tolerant and less prone to invasive pests. Implementation of these tree protection measures will ensure project construction would not result in any adverse effects on these resources. Therefore, the project would have a less than significant impact on trees on site.

Potential Effects to Nesting Birds during Project Construction

Nesting habitat is available in the numerous larger trees located on the golf course. Most native breeding birds are protected under Section 3503 of the California Fish and Wildlife Code (Code), and raptors are protected under Section 3503.5 of the Code. In addition, both Section 3513 of the Code and the Federal Migratory Bird Treaty Act (MBTA, 16 U.S. Code, Sec. 703 Supp. I, 1989) prohibit killing, possessing, or trading migratory birds.[3,4]

Project construction activities during the bird breeding season (February 1 through August 31) such as tree trimming, excavation, grading, delivery, staging, movement of materials and equipment movement have the potential to result in the direct destruction of active nests, nest abandonment, and/or injury or mortality of nestlings. Compliance with the requirements of the Code and the MBTA, as described above, will ensure that there would be no loss of active nests or bird mortality, and would ensure that no significant effects on nesting birds would ensue. To comply with the code, the following measures would implemented during construction activities occurring February 1 through August 31:

- Perform a preconstruction survey to locate active passerine (perching bird) nests within 250 feet of the project site and any raptor nests within 500 feet of the project site, conducted by a qualified biologist, and no more than 14 days prior to the start of work during the breeding season to determine if any active nests are present within the vicinity proposed construction activities; and/or
- Avoid any nests identified and the establishment by a qualified biologist of a construction-free buffer zone, to be maintained until nestlings have fledged.[5]

[3] Under Section 3503 of the California Fish and Game Code, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.
[4] The federal MBTA (United States Code, Title 16, Section 703, Supplement I, 1989) prohibits taking, killing, possessing, or trading in migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs. Take is defined in the federal Endangered Species Act as "…harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect any threatened or endangered species.".
[5] In general, CDFW recommends a 250-foot construction exclusion zone around the nests of active passerine songbirds during the breeding season, and a 500-foot buffer for nesting raptors. These buffer distances are considered initial starting distances once a nest has been identified and are sometimes revised downward to 100 feet

Hydrology and Water Quality

Construction of the proposed project would require site clearing and grading, exposing soil to wind and water erosion and increasing the potential for sedimentation downstream of the project site. The proposed area of disturbance is more than one acre; therefore, the project is required to apply for coverage under the State Construction General Permit to comply with federal National Pollutant Discharge Elimination System (NPDES) regulations. In order to obtain coverage under the Construction General Permit, a Notice of Intent (NOI) must be filed with the Regional Water Quality Control Board (RWQCB), and Storm Water Pollution Prevention Plan (SWPPP) must be developed by a certified Qualified SWPPP Developer (QSD) prior to commencement of construction.

In accordance with San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) requirements, project construction activities would be required to adhere to appropriate construction Best Management Practices (BMPs), in compliance with the California Stormwater Quality Association (CASQA) BMP Handbook[6], in order to minimize potential erosion, sedimentation and/or contamination of stormwater runoff from the project site. The project will also be required comply with all applicable requirements of the Construction General Permit. The following BMPs will be implemented by the proposed project prior to the start of earthmoving activities on-site and will continue until project construction is complete. Incorporation of these measures, as part of the proposed project, will ensure the project would not result in adverse effects on water quality.

- Waddles, sandbags, and silt fabric will be placed to route sediment/debris away from storm drains. Earthmoving or other dust-producing activities would be suspended during periods of high winds.
- All exposed or disturbed soil surfaces would be watered at least twice daily to control dust, as necessary.
- Stockpiles of soil or other materials that can be blown by the wind would be watered or covered.
- All trucks hauling soil, sand, and other loose materials would be covered or required to maintain at least two feet of freeboard.
- All paved access roads, parking areas, staging areas, and residential streets adjacent to the construction sites would be swept daily (with water sweepers). In addition, a tire wash system may be required.
- Vegetation in disturbed areas would be replanted as quickly as possible.
- All unpaved entrances to the site would be filled with rock to knock mud from truck tires prior to entering city streets.

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and 250 feet, respectively, based on site conditions and the nature of the work being performed. These buffer distances may also be modified if obstacles such as buildings or trees obscure the work area from active bird nests, or existing disturbances create an ambient background disturbance similar to the proposed disturbance.

[6] https://www.casqa.org/resources/bmp-handbooks

Per the requirements of the NPDES Construction General Permit, the following measures will also be implemented by the proposed project:

- Prior to commencement of construction, the proposed project will file a NOI with the SWRCB and will develop, implement, and maintain a SWPPP to control the discharge of storm water pollutants including sediments associated with construction activities.
- The SWPPP will contain a site map(s) showing the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project.
- The SWPPP will list and show the location of the BMPs to be implemented by the project to minimize and control construction and post-construction runoff. Measures will include, but are not limited to, the aforementioned SMCWPPP BMPs.
- The SWPPP will contain a visual monitoring program and a chemical monitoring program for "non-visible" pollutants (to be implemented if there is a failure of BMPs).
- The proposed project will certify annually that construction activities comply with the requirements of the Construction General Permit and the SWPPP. A Construction Compliance Status Report Form must be completed and submitted to the SWRCB by July 1st of each year.

The San Francisco Bay RWQCB has issued a Municipal Regional Stormwater NPDES Permit (Permit Number CAS612008) (MRP). This permit replaces the formerly separate countywide municipal stormwater permits with a regional permit for 77 Bay Area municipalities, including Daly City. Under the provisions of the NPDES Municipal Permit, redevelopment projects that add and/or replace more than 10,000 square feet of impervious surface are required to design and construct stormwater treatment controls to treat post-construction stormwater runoff. As shown in Table 3, below, the proposed project would result in a net reduction of impervious surfaces on-site.

Table 3: Impervious Surface Calculations

	Pre-Project Conditions	Post Project Conditions	Difference
Impervious Surfaces	418,700 sf	280,300 sf	-138,400 sf
Pervious Surfaces	5,531,300 sf	5,669,700 sf	+138400 sf
Total	5,950,000 sf	5,950,000 sf	-

Although the project would reduce impervious surfaces on-site and decrease runoff from the site, the project would replace 65,300 square feet of impervious surfaces. Therefore, Hydrology Study was completed for the proposed project by Sage Consulting Engineers to demonstrate project compliance with Provision C.3 of the MRP. The Hydrology Study is included as Attachment 5. Per the Hydrology Study, the proposed golf course renovation project would result in a decrease in peak discharge rate and would not affect the drainage system downstream of the site.

Additionally, a majority of the golf course site is a self-treating area through filtration functions of soil and grass as water infiltrates through the ground. For these reasons and those stated above, the proposed project would not adversely affect water quality or hydrologic functions of the project site.

Noise & Vibration

A Construction Noise and Vibration Assessment was completed by *Illingworth & Rodkin* to address potential noise impacts during project construction. The Construction Noise and Vibration Assessment is included as Attachment 6, and the findings are summarized below.

Construction Noise

Construction activities generate considerable amounts of noise, especially during earth-moving activities when heavy equipment is used. The nearest existing residences are located at distances ranging from 50 to 150 feet north and west of LMGC. At this distance, maximum noise levels generated by project construction would typically range from 76 to 85 dBA, and hourly average noise levels would typically range from about 75 to 84 dBA.

Construction activities associated with the proposed project would be temporary and would occur within allowable hours as specified in the General Plan. Although the impact is considered less than significant, the following construction BMPs would be implemented, given the proximity of the site to nearby residences. Implementation of the following measures would reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance:

- Construction will be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday and prohibited on weekends and holidays for any on-site or off-site work within 300 feet of any residence.
- The contractor shall use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poorly maintained engines or other components.
- Staging areas and stationary noise-generating equipment shall be located as far as possible from noise-sensitive receptors, such as residential uses (a minimum of 200 feet).
- Ensure that generators, compressors, and pumps are housed in acoustical enclosures.
- Locate cranes as far from adjoining noise-sensitive receptors as possible.
- During final grading, substitute graders for bulldozers, where feasible. Wheeled heavy equipment are quieter than track equipment and should be used where feasible.
- Substitute nail guns for manual hammering, where feasible.
- Substitute electrically powered tools for noisier pneumatic tools, where feasible.
- The surrounding neighborhood shall be notified early and frequently of the construction activities.

- A "noise disturbance coordinator" shall be designated to respond to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., beginning work too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator would be conspicuously posted at the construction site.

Construction Vibration

Neither the City of Daly City nor County of San Mateo specify a construction vibration limit. For structural damage, the California Department of Transportation recommends a vibration limit of 0.5 in/sec PPV for buildings structurally sound and designed to modern engineering standards, 0.3 in/sec PPV for buildings that are found to be structurally sound but where structural damage is a major concern, and a conservative limit of 0.25 in/sec PPV for historic and some old buildings. The 0.3 in/sec PPV vibration limit would be applicable to properties in the immediate vicinity of the project site.

Proposed construction phases would include grading/excavation, trenching, and paving. Perceptible vibration may occur when heavy equipment or impact tools are used; however, the proposed project would not require pile driving or vibratory rollers, which can cause excessive vibration. Vibration levels are dependent upon soil conditions, construction methods, and equipment used. Vibration levels are highest close to the source, and then decrease with distance. Project-generated vibration levels would fall below the 0.3 in/sec PPV threshold at all surrounding conventional buildings. While neither cosmetic, minor, or major damage would occur beyond 25 feet, vibration levels may still be perceptible. However, construction vibrations are intermittent and short in duration so there would be less than significant impacts from vibration during construction. By use of administrative controls, such as notifying neighbors of scheduled construction activities and scheduling construction activities with the highest potential to produce perceptible vibration during hours with the least potential to affect nearby residences and businesses, perceptible vibration can be kept to a minimum. Therefore, the proposed project would result in a less than significant impact.

Conclusion

The proposed project would reconfigure and renovate the existing LMGC golf course. Upon project completion, LMGC will continue to operate one 18-hole golf course. The proposed project would not expand an existing use or introduce a new use onto the project site. There are no exceptions or special circumstances regarding the project or the site that would make the project ineligible for a Categorical Exemption. For these reasons and those described above, the project is exempt from the provisions of the CEQA under Class 2, Replacement and Reconstruction Project.

Attachment 1: Demolition and Site Plans

Elevations Table			
Area	Color	Min Elevation	Max Elevation
1		-13.50	-10.00
2		-10.00	-5.00
3		-5.00	-4.00
4		-4.00	-3.00
5		-3.00	-2.00
6		-2.00	-1.00
7		-1.00	0.00
8		0.00	1.00
9		1.00	2.00
10		2.00	3.00
11		3.00	4.00
12		4.00	5.00
13		5.00	10.00
14		10.00	14.00

Raw Earthwork Quantity Tabulation			
Area	**Earthwork Volume (cy)**	**Area of Disburbance (sf)**	**% of Area**
1	(278)	6,432	0.35%
2	(5,375)	76,613	4.12%
3	(3,978)	55,015	2.96%
4	(6,567)	84,330	4.53%
5	(10,299)	116,412	6.26%
6	(15,652)	168,897	9.08%
7	(25,328)	430,549	23.15%
8	23,569	441,911	23.76%
9	14,406	167,796	9.02%
10	9,448	104,417	5.61%
11	6,307	70,418	3.79%
12	4,041	52,842	2.84%
13	4,677	82,112	4.41%
14	172	2,315	0.12%
CUT VOLUME	(67,477)		
FILL VOLUME	62,620		
TOTAL	(4,857)	1,860,059	100%

Area of Disturbance	43
Total Site Area	153
% of Site Disturbed	28%

Import Materials	**Volume (cy)**
Greens Mix	5,750
Target Greens Mix	350
Practice Range Tee Mix	950
Bunker Sand	3,000
Barranca Sand	500
Total	**10,550**

Adjusted Earthwork Quantities	
Net Volume	(4,857) cy
Import Materials	10,550 cy
Excess Material	5,693 cy

NOTES:

1. IMPORT MATERIAL WILL BE SPECIALIZED SANDS AND GRAVELS FOR GREEN AND BUNKER CONSTRUCTION.
2. QUANTITIES EXCLUDE STRIPPING, OVER-EXCAVATION, AND TRENCH SPOILS.
3. EXCESS MATERIAL TO BE USED ON-SITE TO SHAPE GOLF COURSE FEATURES. NO EXPORT MATERIAL IS ANTICIPATED.

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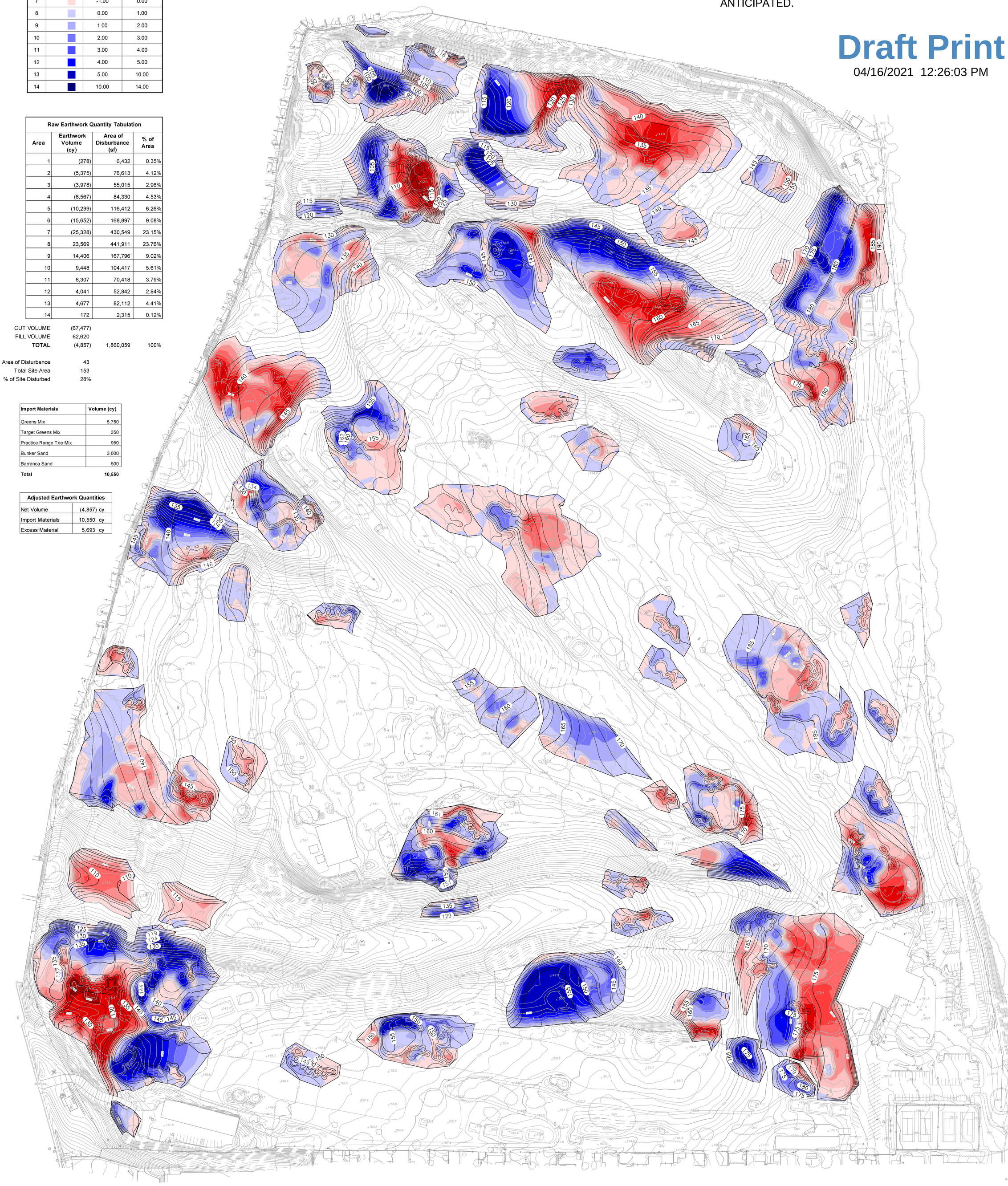

EARTHWORK EXHIBIT
LAKE MERCED GOLF CLUB
DALY CITY, CALIFORNIA

DATE 4/16/2021
SCALE 1" = 100'

SAGE
Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 890-5250 . www.Sage-CE.com

N

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PRINTED: Apr 16, 2021 - 11:49 am
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MASTER SITE GRADING EXHIBIT
LAKE MERCED GOLF CLUB

DALY CITY, CALIFORNIA

DATE 4/13/2021
SCALE 1" = 100'

SAGE
Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 890-5250 . www.Sage-CE.com

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Attachment 2: Phase I Environmental Site Assessment

https://www.mygemgroup.com

PHASE I
ENVIRONMENTAL
SITE ASSESSMENT REPORT

2300 Junipero Serra Boulevard
Daly City, CA 94015

Report Date: November 3, 2020

Prepared for

First Republic Bank

Prepared by

GEM Group, Inc.

An Environmental Consulting Firm

November 3, 2020

Ms. Huong Luu
FIRST REPUBLIC BANK
1625 The Alameda, Suite 100
San Jose, CA 95126

RE: Phase I Environmental Site Assessment Report
Subject Site Location: 2300 Junipero Serra Boulevard, Daly City, CA 94015
Loan No. 22922901
Proj. No. 20-11653

Dear Ms. Luu,

Attached is an electronic copy of the Phase I Environmental Site Assessment (ESA) report completed by **GEM Group, Inc.** for the subject property referenced above. As you will note in the report, our conclusions regarding the environmental condition of the site are summarized both in the ***Executive Summary***, and ***Section 4.0, Findings and Recommendations***.

Please don't hesitate to contact us should you have any questions regarding the results presented in the Phase I ESA report, or if we can be of additional assistance. We look forward to working with you again in the future.

Respectfully yours,

Michael Erving
Junior Geologist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 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.

Jen Moser, P.G.
Environmental Professional

PHASE I
ENVIRONMENTAL
SITE ASSESSMENT REPORT

2300 Junipero Serra Boulevard
Daly City, CA 94015

Project No. 20-11653

Prepared by

GEM Group, Inc.

https://www.mygemgroup.com

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EXECUTIVE SUMMARY

This report presents results of the Phase I Environmental Site Assessment (ESA) conducted by GEM Group, Inc at 2300 Junipero Serra Boulevard, Daly City, CA 94015 (see **Figures 1 and 2**). The Phase I ESA, Project No. 20-11653, was conducted in accordance with GEM's Standard Terms and Conditions. The findings and conclusions of this Phase I ESA are based on the information collected and available during the timeframe of this project.

GEM has performed this Phase I ESA of the subject property in conformance with the scope and limitations of the *Environmental Protection Agency, Standards and Practices for All Appropriate Inquiries, 40 CFR Part 312* and the standard practice set forth in the *American Society for Testing and Materials (ASTM) Designation: E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*." Any exceptions to, or deletions from, these practices are described in Section 1.2 of this report.

The subject property has been the Lake Merced Golf Club since at least 1922. The subject property is developed with an 18-hole golf course and nine 1-2-story structures on a 137.828-acre lot. Onsite structures include the main clubhouse, a maintenance shed/overhead canopy, mechanics shop, cart barn, a pump house, two restrooms, a walled water tank structure, and a city owned pumphouse. The remaining portion of the subject property is landscaping, asphalt-paved parking, an open nursery, and concrete walkways. The general area was shown developed with residential and commercial structures.

The oldest structure, the clubhouse, was originally constructed in 1964. This structure was completely renovated up to its base in 2003. A maintenance shed and maintenance building were located at the present-day nursery at the central portion of the site from at least 1968 until at least 2005. Historical aerial photographs showed the existing nursery area since at least 2006. Tennis courts were shown on the southeast property of the subject property since at least 1980. All other structures were onsite post-2003.

Two underground storage tanks (USTs) were removed from the former maintenance/current nursery area. A 500-gallon gasoline UST was removed on 9/18/1989. Handwritten notes showed one soil sample was collected at 6 feet below ground surface (bgs) and a composite soil sample from the stockpiled excavated soil. Analytical results were not available. There were no observed holes. A 1,000-gallon gasoline UST was removed on 3/22/1991. Handwritten notes indicated two soil samples were collected at the base of tank excavation at approximately 9 feet bgs and one composite sample from the stockpiled excavated soil. The UST was in good condition with no holes. There were no indications of contamination in the soil. There were no official closure documents provided for the two UST removals, however, based on available information, there does not appear to have been an unauthorized release.

The subject property is a permitted hazardous waste generator and aboveground storage tank (AST) facility over 1,320-gallons. The subject property has a Spill Prevention, Control, and Countermeasure (SPCC) Plan. The subject property has been permitted for gasoline dispensing since 1991 (no current USTs onsite). Permits identified storage of new motor oil, used motor oil, unleaded gasoline, diesel fuel, used oil filters, potassium sulfate, fungicide, silicone, wetting agents, fertilizer (Urea), liquid calcium, and Safety-Kleen solvent solution.

The maintenance shed area had a 1,000-gallon diesel and a 500-gallon gasoline AST within a concrete berm. Outside the berm, there were four 55-gallon plastic drums of Dispatch Sprayable fertilizer agent. There was a grated drain in the maintenance shed area (outside of concrete berm) which leads to a 300-gallon oil/water separator. The oil/water separator then leads to a leachate field located at the southwestern portion of the subject property. The leachate field was inspected and was observed with evidence of watery discharge in the grass. There were no signs of oil stains, odors, or etc. The oil/water separator is serviced twice per year by Safety Kleen.

A hazardous waste shed was observed in proximity to the maintenance shed. The shed was observed with multiple 5-gallon containers of Universal Tractor Fluid (UTF), 55-gallon drum of new 15-40 oil, 55-gallon drum of waste 15-40 oil, 40-gallon drum of waste rags, and a 40-gallon drum of waste hydraulic oil filters. Drums were observed on plastic pallets. Hazardous wastes were serviced every 2-3 months by Safety Kleen. This shed is typically locked during business operations.

The mechanics shop had a 2-post aboveground automotive lift, retail sized chemicals and 5-10-gallon gas cans within flammable materials cabinets, 50-gallon drum of absorbent, chained oxygen and acetylene cylinders, and a 30-gallon drum of low VOC content Safety-Kleen parts cleaner machine.

The pump house had two 500-gallon water ASTs, 55-gallon drum of Dispatch Soil Penetrant, a pump system with a reportedly 1,000,000-gallon AST, and a 600-foot deep well. A city owned pump house station was inaccessible at the time of the inspection. There were two 250-foot deep wells reportedly associated with both golf-course and city-owned systems.

There was a non-structural open area nursery for growing extra turf grass for the golf course. This area was located in proximity to the water tank structure.

Multiple kitchen sumps were observed at the bar and kitchen areas. These sumps all lead to a 2-stage 1,500-gallon inground grease trap located at the southern exterior of the clubhouse. The grease trap was reportedly serviced on regular basis.

Based on the historical golf course use of the subject property, there is the potential for residual agrichemicals (e.g. pesticide) concentrations in the surface and shallow subsurface soils.

All hazardous wastes are serviced on regular basis by Safety-Kleen and there were no obvious signs of major environmental concerns. However, not all surfaces could be inspected due to storge and etc.

There are no records from various regulatory agencies that identify the potential for adverse environmental impact from the subject and adjoining properties. There are no listed offsite listings with the potential for adverse environmental impact on the subject property.

There are no *recognized environmental conditions* (*RECs)* identified at the subject property. A *REC* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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.

The former onsite USTs and agrichemical use in the golf course is a *de minimis condition*. A *de minimis condition* generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not *RECs* nor *controlled RECs*.

Given the findings and conclusions of this Phase I ESA, GEM recommends no further investigation at this time. However, if all or a portion of the golf course is redeveloped to residential use, then soil sampling for agrichemicals may be prudent.

1.0 INTRODUCTION

The purpose of this Phase I Environmental Site Assessment (ESA) is to assess (1) the likelihood of contamination at the subject property as a result of either past or present land-use practices; and (2) the potential for future environmental contamination which may occur as a result of current conditions or operations and maintenance activities at either the subject property or properties adjoining the subject property, thereby identifying real or potential environmental or economic impact to the subject property. In this way, the client may satisfy a requirement to qualify for the innocent landowner defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability by completing "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice."

1.1 SCOPE OF WORK

To meet the objectives stated above, GEM has performed this Phase I ESA of the subject property in conformance with the scope and limitations of the *Environmental Protection Agency, Standards and Practices for All Appropriate Inquiries, 40 CFR Part 312* and the standard practice set forth in the *American Society for Testing and Materials (ASTM) Designation: E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*." Any exceptions to or deletions from these practices are described in Section 1.2.

The scope of work for the Phase 1 ESA includes the following tasks:

1. Perform a reconnaissance of the subject property for significant surficial signs of chemical release, improper storage of hazardous materials, and surface indications of the presence of underground storage tanks (USTs) or water wells.

2. Provide off site research into the past land use of the subject property.

3. Review locally available aerial photographs for obvious surficial features indicative of past land use. Review available USGS topographic maps, fire insurance maps, and local telephone directories.

4. Review Federal, State and Local Agency files (available during the time frame of this project) for fuel leak and chemical release lists indicating soil and groundwater contamination cases within a ¼ mile radius to the site, as made available through the above-mentioned agency files.

Based on ASTM E1527, Federal, State, and other regulatory agency guidelines, the following presumptions were in force during site reconnaissance and/or evaluation of the subject property for specific hazardous substances:

- Use of asbestos in many products was banned in 1993; however, several categories of building products were not subject to the ban. Thus, existing and even new buildings may lawfully contain asbestos containing building material (ACBM).

- Use of lead-based paint (LBP) for residential use was prohibited in 1978 in concentrations greater than 0.06 percent lead by weight. It should be noted that the use of LBP in commercial and industrial buildings has not been prohibited.
- Fluorescent light ballasts will be considered PCB-free and will not be noted in the report regardless of their date of manufacture, unless GEM is instructed to do otherwise in writing by the client.
- Electrical transformers installed after 1979 must contain less than 50 parts per million of PCB (this is the requirement for the classification, “PCB non-contaminated”).

GEM also conducted a "drive-by" survey of the adjoining properties to note the operations which may pose an imminent or potential environmental threat to the subject property.

1.2 EXCEPTIONS AND/OR DELETIONS

There are no known exceptions or deletions.

1.3 NON-SCOPE ITEMS

Evaluation of non-scope items is not required or relevant for compliance with the all appropriate inquiries (AAI) Rule or E1527. Inclusion of any non-scope item in a Phase I report is entirely within the discretion of the user based on its own risk tolerance.

Non-scope items include, but not limited to, ACBM, biological agents, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, mold, radon, LBP, and lead in drinking water.

1.4 USER RELIANCE

This report was prepared for the sole use and benefit of **First Republic Bank** (client), and is based, in part, upon documents, writings, and information owned and possessed by our client. Neither this report, nor any of the information contained herein, shall be used or relied upon for any purpose by any person or entity other than our client.

2.0 SITE DESCRIPTION AND RECONNAISSANCE

The subject property has been the Lake Merced Golf Club since at least 1922. The subject property is developed with an 18-hole golf course and nine 1-2-story structures on a 137.828-acre lot. Onsite structures include the main club house, a maintenance shed/overhead canopy, mechanics shop, cart barn, a pump house, two restrooms, a walled water tank structure, and a city owned pumphouse structure. The remaining portion of the subject property is landscaping, asphalt-paved parking, an open nursery, and concrete walkways.

2.1 SITE FACTS

Address Provided by Client:	**2300 Junipero Serra Boulevard, Daly City, CA 94015**
Assessor's Parcel Number:	002-410-040, 002-041-410-01A, 002-410-050, and 002-410-050-01A
Total Sq. Ft of Parcel (approximate):	6,003,788 (137.828 acres)
Total Number of Existing Structures:	9
Total Sq. Ft. of Buildings (approximate):	65,000
Date Oldest Building was Built:	1964
Total Number of Floors:	1-2
Basement:	None
Floor Type:	Concrete Slab
Improvements:	Parking lot, concrete walkways, and landscape
Current Occupants/Use:	Lake Merced Golf Club (golf course and club house)
Total Number of Units Visually Inspected:	All but interior of two locked elevator maintenance rooms
Areas/Units that were inaccessible:	Two locked elevator maintenance rooms and walled water tank structure (no doors or etc., visually inspected)
Were enough (units/offices/buildings/acres) visually inspected to ensure that the site reconnaissance was homogenous?	Yes
Potable Water:	Public System
Sewage:	Public System
Power:	Electric

2.2 SITE PHOTOGRAPHS

A number of photographs were taken to document the current condition and use of the subject property. The photographs with descriptions can be found in **Appendix A.**

2.3 GEOLOGIC AND HYDROGEOLOGIC CONDITIONS

GEM reviewed pertinent, reasonably ascertainable information on the soil types and groundwater conditions in the vicinity of the subject property. The research does not include the investigation of seismological concerns (i.e., fault lines) that may affect the area of the subject property. Although the

existence of faults in an area may be of concern to property owners and residents in that area, it is not considered to be an environmental concern, and so is not usually a component of a Phase I ESA.

The elevation of the subject property is approximately 164 feet above mean sea level. The general area is underlain by Pleistocene to Holocene age sediments of alluvium, lake, playa, and terrace deposits. The subject property is in the Westside Groundwater Basin. Groundwater is primarily used for municipal and irrigational purposes.

A First Quarter 2020 Semi-Annual Groundwater Monitoring Report for ARCO Service Station No. 465 at 151 Southgate Avenue indicated that groundwater was encountered in two subsurface water bearing zones. Zone A, a perched groundwater zone, was identified from approximately 30 to 70 feet below ground surface (bgs) with southern-southeastern flow directions. Zone B, the region's shallow aquifer, was identified at approximately 125 to 165 feet bgs with a southeastern flow direction. This site is located 0.43 miles from the subject property.

It should be noted that these information is taken from reports for investigations conducted at other properties in the general vicinity and may not be representative of conditions at the subject property. It should be noted that the flow direction and depth of groundwater may be influenced by rainfall, tidal activity (shore properties), and local groundwater pumping operations. It should also be noted that shallower, unreported, perched groundwater zones may occur in the immediate site vicinity.

2.4 SITE RECONNAISSANCE

A visual site reconnaissance of the subject property was conducted on October 13, 2020 to identify observable signs of environmental impairments, including on-site operations and maintenance activities which may lead to possible environmental impairment.

As a part of the site reconnaissance the subject property was visually inspected for obvious indications of the following:

DESCRIPTION	COMMENT
Aboveground Storage Tanks (AST)	Yes, see Section 2.4.1.
Back-up Power Generators (diesel, battery, natural gas)	None
Chemical/Hazardous Materials Storage Area	Yes, see Section 2.4.1.
Creeks/ Canals	None
Debris or Debris Stockpile	None
Dispenser Islands, Concrete Pads, and/or Cradles (Fuel)	Yes, ASTs, see Section 2.4.1.
Dry Cleaner (drop-off, onsite)	None
Electrical Transformers (pole or ground)	Yes, aboveground pad mounted electrical transformers, there were no signs of environmental concerns.
Evidence of Soil Borings	None
Evidence of Soil Excavation	Yes, see Section 2.4.2.
Fill Materials	None
Drains (trench drains, proximity to HazMat/ waste)	Yes, see Section 2.4.2.
Floor Staining or Corrosion (inside)	None

DESCRIPTION	COMMENT
Forklift (type)	Yes, LPG forklift with 33.5-lbs propane tank, no signs of environmental concerns.
Grease Container/Drum	Yes, see Section 2.4.1.
Grease Trap	Yes, see Section 2.4.1.
Health and Safety Issues (e.g. molds, standing water)	None
Heating/Cooling Systems	Yes, see Section 2.4.1.
Hydraulic Hoists/Elevator (No./Type)	Yes, see Section 2.4.1.
Industrial Wastewater	None
Loading Dock (drain)	None
Odors	Yes, see Section 2.4.1.
Oil Burners/Furnace	None
Oil-Water Separator/Clarifier	Yes, see Section 2.4.1.
Patches (concrete, asphalt)	None
Petroleum Containers (No./size/type)	Yes, see Section 2.4.1.
Pipes of Unknown Uses	None
Pits, Ponds, or Lagoons	None
Pools of Liquid	None
Railroad, spurs	None
Septic Systems	None
Stained Soil or Pavement	None
Stockpiled Soil	None
Storm Drains/ Catch Basins	Yes, see Section 2.4.2.
Stressed Vegetation	None
Sump	Yes, see Section 2.4.1.
Underground Storage Tanks	None, see Section 3.1.9.
Unidentified/Abandoned Containers	None
Well, Type?	Yes, see Section 2.4.1.

The compliance review is not intended as a comprehensive compliance audit. Rather, the compliance review is only intended to aid GEM in determining the likelihood that the subject property may have been impacted by releases of hazardous substances.

2.4.1 ONSITE CONDITIONS

Club House

The main structure consisted of a 2-story clubhouse with lobby/clubhouse spaces, locker rooms, kitchen/bar areas, a laundry room, a freight and passenger hydraulic elevator, golf cart storage, and a pro shop. This structure was built in 1964 and completely renovated in 2003 and 2004. Standard janitorial closets with retail sized chemicals were observed. There were three 40-cubic foot cylinders of carbon dioxide. A 1,000-gallon hot water AST was connected to the boiler system inside a golf club storage room. A laundry room contained multiple 1-gallon containers of bleaches and 5-gallon containers of detergents for washing of cleaning rags.

Multiple kitchen sumps were observed at the bar and kitchen areas. These sumps all lead to a 2-stage 1,500-gallon inground grease trap located at the southern exterior of the clubhouse. The grease trap was reportedly serviced on regular basis.

There was a large HVAC unit and boiler system on the rooftop. There was a 5-gallon container of water treatment compound and a 30-gallon air compressor in the boiler room. Two elevator maintenance rooms were inaccessible due to jammed locked doors. These rooms reportedly contained equipment associated with the two onsite elevators.

There were no obvious signs of major environmental concern.

Maintenance Shed

A maintenance shed (canopy only) on a 30 by 35-foot concrete pad had a National Fire Protection Association (NFPA) placard which indicated slightly hazardous materials and flashpoint between 73-100 degrees Fahrenheit for materials. There was a 1,000-gallon red dye diesel AST and a 500-gallon regular unleaded gasoline AST to power lawn mowers. The ASTs were within concrete berm containment on concrete surfaces.

Outside of the berm within the maintenance shed were four 55-gallon plastic drums of Dispatch Sprayable fertilizer agent and an empty 250-gallon AST tote on plastic containment pallets . There were no wastes generated from these chemicals since they are sprayed onto grass surfaces throughout the site.

There was a grated drain observed on the concrete pad in proximity to the 55-gallon drums and AST tote (outside of concrete berm) which leads to a 300-gallon oil/water separator. The oil/water separator was serviced twice per year by Safety Kleen. The oil/water separator then leads to a leachate field located at the southwestern portion of the subject property. The leachate field was inspected and was observed with evidence of watery discharge in the grass. There were no signs of oil stains, odors, or etc.

A hazardous waste shed was observed in proximity to the maintenance shed. The shed was observed with multiple 5-gallon containers of Universal Tractor Fluid (UTF), 55-gallon drum of new 15-40 oil, 55-gallon drum of waste 15-40 oil, 40-gallon drum of waste rags, and a 40-gallon drum of waste hydraulic oil filters. Drums were observed on plastic pallets. Hazardous wastes were serviced every 2-3 months by Safety Kleen. This shed is typically locked during business operations.

There were no obvious signs of major environmental concerns.

Mechanics Shop

The mechanics shop was observed with a 2-post aboveground automotive lift, retail sized chemicals and 5-10-gallon gas cans within flammable materials cabinets, 50-gallon drum of absorbent, chained 220-cubic foot cylinder off oxygen, and a chained 145- cubic foot cylinder of acetylene. There was a 30-gallon drum of low VOC content Safety-Kleen parts cleaner machine that’s serviced regularly by Safety-Kleen. There were metal cutting machines/lawn mower blade sharpening machines in addition to an exhaust system used when blades are sharpened for lawn mowers. There were no obvious signs of major environmental concerns.

Cart Barn

There was a cart barn for electrical charging of golfcarts. A golf ball cleaning machine and an empty 5-gallon gas can were also observed. There were no obvious signs of environmental concern.

Garbage area

The garbage area located at the southeastern portion of the site was observed with an aboveground grease container. The grease container is reportedly serviced on a monthly basis. There were no obvious signs of major environmental concern.

Pump House & Water Tank

The pump house was observed with two outdoor 500-gallon water ASTs, 55-gallon drum of Dispatch Soil Penetrant, a pump system connected to a 1,000,000-gallon water tank, and a 600-foot deep well. The pump system was reportedly also connected to two 250-foot deep wells located in proximity to the city owned pump house station. The system was used for the landscaping maintenance/watering of the lawns. There are no pretreatment facilities onsite. Vehicles and plastic piping were observed on grass surfaces in this vicinity.

The 1,000,000-gallon water tank was inside of a walled structure that has no doors or other access ways. The structure was strictly used as a water tank that was connected to the smaller pump house structure.

There were no obvious signs of major environmental concerns.

City Owned Pump House Station

The northeastern portion of the site had an inaccessible locked structure that was reportedly a city owned/operated pump house station. This station was reportedly for city operations associated with storm water and sanitary sewer. The two 250-foot deep wells were also associated with this structure according to the site contact in addition to the site owned pump system. NFPA placard indicated storage of materials of extreme danger, flash point above 200 degrees Fahrenheit, unstable if heated, and oxidizers. The structure had an approximately 50 by 85-foot exterior concrete pad with a trench drain. There were no obvious signs of major environmental concerns.

There are two restroom structures onsite that were built in 2018. There were no signs of environmental concerns.

General housekeeping, storage, and handling of hazardous materials/waste appeared to be in accordance with industry standards. There were no obvious signs of major environmental concern, however, not all surfaces could be inspected due to storage and etc.

2.4.2 GROUND SURFACE CONDITIONS

There was a non-structural open area nursery for growing extra turf grass for the golf course. This area was located in proximity to the water tank structure.

There were multiple sand piles and a mulch pile observed onsite. These sand/mulch piles were reportedly from onsite landscaping operations only, and there were no offsite imported soil piles onsite.

There were two 54-inch metal covered manholes and two 2.5-foot square metal manholes at the eastern and northeastern portions of the subject property. These manholes were connected to a city water pipeline that is connected to the Hetch Hetchy reservoir.

A Pacific Gas and Electric Company pipeline was observed on the eastern portion of the subject property.

Standard drains were observed throughout the subject property.

Ground surfaces appeared to be in good condition and there were no obvious signs of major environmental concerns. However, not all surfaces were inspected due to storage and etc.

2.4.3 OTHER ENVIRONMENTAL CONDITIONS

There are no other environmental conditions other than those previously discussed.

2.5 VISUAL OBSERVATIONS, ADJOINING SITES

During the site reconnaissance, the GEM field assessor performed a "drive-by" survey of the adjoining properties to note operations that may pose an imminent or potential environmental threat to the subject property.

The general area is occupied by residential and commercial properties.

Adjoining and adjacent properties are:

North	Residential (111-157 Mayfair Avenue & 15-45 Poncetta Drive)
South	Residential (1-205 Garden Lane), Garden Village Elementary School (208 Garden Lane)
West	Residential (1-115 Fairway Drive & 215-355 Park Plaza Drive)
East	Junipero Serra 280-Freeway

3.0 REVIEW OF HISTORICAL INFORMATION AND REGULATORY AGENCY RECORDS

3.1 ARCHIVED AGENCY RECORDS SEARCH

GEM submitted requests to review or obtain records from Agencies who have jurisdiction over the subject property. Records, if available, may either provide information about the environmental conditions on the subject property, or establish that no environmentally relevant records are on file for the subject property. A list of regulatory references/sources is provided in **Section 5.0**. Copies of records are included in **Appendix B.**

3.1.1 STATE WATER QUALITY CONTROL BOARD

The State Water Quality Control Board Geotracker website does not list the subject property with ongoing site assessment or remediation.

The online California Water Boards Storm Water Multiple Application & Report Tracking System (SMARTS) identified the subject property as Lake Merced Golf Club.

In 2003, Lake Merced Golf Club filed a Notice of Intent for a general permit to discharge stormwater associated with construction activity. Site coverage was reportedly terminated in 2006.

3.1.2 DEPARTMENT OF TOXIC SUBSTANCES CONTROL

The Department of Toxic Substances Control (DTSC) website does not list the subject property with ongoing site assessment or remediation.

The DTSC Hazardous Waste Tracking system (HWTS) identified the subject property, Lake Merced Golf & City Club, as an active facility since 1991. The site disposed of approximately 28.5-tons of hazardous wastes in 2003, 2015, 2017, and 2018.

3.1.3 DEPARTMENT OF CONSERVATION, DIVISION OF OIL, GAS, & GEOTHERMAL RESOURCES

The Department of Conservation, Division of Oil, Gas & Geothermal Resources website does not identify the presence of oil or gas wells within the vicinity of the subject property.

3.1.4 DEPARTMENT OF TRANSPORTATION, NATIONAL PIPELINE MAPPING SYSTEM

The Department of Transportation, National Pipeline Mapping System website shows a gas transmission pipeline along the eastern edge of the subject property, see Section 2.4.2.

3.1.5 BAY AREA AIR QUALITY MANAGEMENT DISTRICT

The Bay Area Air Quality Management District (BAAQMD) has records from 1991 through 2019.

In 1991, AST installation was approved for a gasoline dispensing facility (GDF) for Lake Merced Country Club. Modifications were noted/approved in 2005 and 2014. There were no further details provided.

Active permit issued in 2015 expiring in 2021 for a gasoline station with convenience store for Lake Merced Country Club. The most recent permit was issued in 2019. The facility was listed with daily toxic pollutant emissions of 0.02 lbs per day of hexane, 0.01 lbs per day of ethylbenzene, 0.04 lbs per day of xylene, and 0.04 lbs per day of toluene.

3.1.6 SAN FRANCISCO REGIONAL WATER QUALITY CONTROL BOARD

The San Francisco Regional Water Quality Control Board (SFRWQCB) does not have files for the subject property, see Section 3.1.1.

3.1.7 ASSESSOR'S OFFICE, SAN MATEO COUNTY

The Assessor's Parcel Numbers (APNs) for the subject property include 002-410-040 and 002-410-050.

3.1.8 BUILDING DEPARTMENT, SAN MATEO COUNTY

The San Mateo County Building Department does not have records on file for the subject property.

3.1.9 DEPARTMENT OF ENVIRONMENTAL HEALTH, SAN MATEO COUNTY

The San Mateo County Department of Environmental Health (DEH) provided records from 1985 through 2019. Permits were for the Lake Merced Golf and Country Club.

Permits from 1985 through 1987 identified a 1,000-gallon unleaded regular motor vehicle fuel UST. The UST was installed in 1964. An inspection from March 1989 indicated an additional onsite 500-gallon unregistered UST. A minor violation noted that the vapor line had to be within 10 feet bgs and to either register or remove the 500-gallon UST.

The 500-gallon UST (unleaded) was removed on 9/18/1989. Handwritten notes showed one soil sample was collected at 6 feet bgs and a composite soil sample was taken from the excavated soil. Analytical results were not available. There were no observed holes. A sketch showed the UST south of the then maintenance shed (GEM Note: present day nursery, open area with no structures). The UST was hauled offsite according to the removal permit. There was no additional information associated with sampling or excavation.

The 1,000-gallon gasoline UST was removed on 3/22/1991. Handwritten notes indicated two soil samples were collected at the base of tank excavation at approximately 9 feet bgs and one composite sample was collected from the soil stockpile. The UST was in good condition with no holes. There were no indications of contamination in the soil. A sketch showed the UST near the current nursery/former maintenance building (GEM Note: current open area with no structures). The UST was hauled offsite for proper disposal.

Soil sampling indicated gasoline at 1.6 milligrams per kilogram (mg/kg) at 9 feet bgs and xylene was detected at 0.038 mg/kg in the stockpiled soil. These levels are below the SFRWQCB 2019 Residential Environmental Screening Level (ESL) for soil of 430 mg/kg for TPH gasoline and 580 mg/kg for xylenes.

There were no official closure documents provided for the two UST removals.

- 1986 – 2019 – Hazardous materials business plan (HMBP)/inspection reports for ASTs and small quantity hazardous waste generator.
- 2004 – 2018 – CUPA permits, storage included new motor oil, used motor oil, unleaded gasoline, diesel fuel, used oil filters, potassium sulfate, fungicide, silicone, wetting agents, fertilizer (Urea), liquid calcium, and Safety-Kleen solvent solution.
- 1992, 2004, 2005 & 2009, 2012, 2014, 2016, and 2017 – noted violations/corrections from inspections associated with missing Spill Prevention, Control, and Countermeasure (SPCC) plan and inspections, other missing documentation, to turn on eye wash during working hours, empty drums collecting rain water, to recycle waste oil every six months, to store fuel storage on sealed/contained floor, to separate hydrocarbons and fertilizer storage, to properly/immediately clean up spills and collect used absorbent, and other minor corrections.
- 2004 – 2014 – waste tire inspection reports, noted to keep logs of disposals (GEM Note: site no longer stores waste tires).
- 2015 – Complaint for worker receiving mist of herbicide on face, washed face and was treated for allergic reaction, worker reported to work next day.
- 2019 – California Environmental Reporting System (CERS) Submittal Summary, identified hazardous waste generator and AST facility with storage over 1,320-gallons.

3.1.10 FIRE DEPARTMENT, SAN MATEO COUNTY

The San Mateo County Fire Department does not have records on file for the subject property.

3.1.11 DEPARTMENT OF PUBLIC WORKS, SAN MATEO COUNTY

The San Mateo County Department of Public Works does not have records on file for the subject property.

3.1.12 NORTH COUNTY FIRE AUTHORITY

The North County Fire Authority provided records from 2003 through 2018.

- 2003 – Variance permit for golf course irrigation water pumping station, with automatic fire sprinklers inside pump enclosure for Lake Merced Water Tank and Pump Enclosure. Attached map showed pump enclosure located at the northeast portion of the subject property.
- 2009 – 2018 – fire and life safety inspection reports for Lake Merced Golf Club, noted hood/duct fire system at the restaurant. Minor corrections were noted for emergency lighting.

3.1.13 BUILDING DEPARTMENT, CITY OF DALY CITY

Historical building permits for the subject property are dated from 1956 through 2019. Permits were issued to the Lake Merced Golf and Country Club.

- 1956 – permit for advertising surface panels/bulletin boards surrounded by ornamental moldings.

- 1965, 1982, 2009, and 2015 – electrical permits.
- 1968 – address assignment for Lake Merced Golf and Country Club of 2300 Junipero Serra Boulevard.
- 1983, 1991, and 1996 – fire system installation.
- 1984, 1985, 1986, 1995, 1998, 1999, and 2000 – building and mechanical permits, included dining room, roofing, garage door work, and replacement of driving range fencing.
- 1992 & 1993 – kitchen remodel with floorplans.
- 2003 –
    - Demolition of golf club building up to base of structure.
    - certificate of occupancy for Lake Merced Golf Club.
- 2003 & 2004 –
    - Installation of temporary mobile offices with sewer line and power installation.
    - construction, electrical, and plumbing permit for clubhouse remodel. Included attached maps/plot plans which showed club house with kitchen/office, dining room, and a pro shop.
- 2004 – Demolition of 24-foot diameter water tank and small pump house.
- 2005 – certificate of occupancy for Turf Care facility
- 2015, 2018, & 2019 – temporary structures/tents for golf tournament.

3.2 REVIEW OF REGULATORY AGENCY DATABASES

GEM has also reviewed a vendor-supplied, computer-generated federal, state, and regional one-mile regulatory database search in an effort to determine whether the subject property is listed on an agency environmental database and to identify possible regulatory-listed sites of concern within a one-mile radius of the subject property. In general, these documents list known or suspected hazardous-waste generators, release sites, landfills, unauthorized disposal sites, sites with registered underground storage tanks, and sites currently under investigation for known or suspected environmental violations or releases.

The 2012 Leaking Underground Fuel Tank Guidance Manual published by the California State Water Resource Control Board references numerous plume studies. A 2004 study at 500 UST sites in Los Angeles showed 90 percent of the benzene plumes were less than 350 feet long and 90 percent of the methyl tert-butyl ether (MTBE) plumes were less than 545 feet long (at 5 micrograms/liter [µg/L]). Based on this, GEM assesses the potential environmental impact of petroleum hydrocarbon sites within 0.125 miles (660 feet) of the subject property.

GEM assesses the potential environmental impact of a dry cleaner (PCE sites) with active investigation and remediation on the subject property. Since plumes from dry cleaners are generally longer than petroleum hydrocarbon plumes, GEM assesses the potential environmental impact of PCE sites within 0.25 miles (1,320 feet) of the subject property.

The Federal and State listings are summarized in the table below:

Government Records	Description	ASTM Search Distance (miles)	Total Listing
Federal			
National Priority List (NPL)	U.S. Environmental Protection Agency's (EPA) list of national priorities among known or threatened releases of hazardous substances, pollutants, or contaminants throughout the U.S. and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation under the Superfund Program.	1.0	0
Delisted NPL	Facilities that have been removed from the NPL.	0.5	0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	EPA's list containing information on the assessment and remediation of current hazardous waste sites pursuant to the CERCLA of 1980.	0.5	0
CERCLIS No Further Action Remedial Action Planned (NFRAP)	Facilities that have been removed and archived from EPA's inventory of CERCLA sites.	0.5	0
Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS)	EPA's database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA non-CORRACTS TSD	EPA's database of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	EPA's database of facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG).	property and adjoining properties	0

Government Records	Description	ASTM Search Distance (miles)	Total Listing
Institutional control (IC)/engineering control (EC)	IC includes administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC includes caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.	property only	0
Emergency Response Notification System (ERNS)	EPA's database of facilities with reported releases of petroleum and hazardous substances to the air, soil and/or water.	property only	0
State and Tribal			
Equivalent NPL	Confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity.	1.0	0
Equivalent CERCLIS	Federal Superfund Sites identified by the EPA where the DTSC is actively involved, either in a lead or support capacity, in the investigation and/or remediation currently in progress.	0.5	0
Landfill and/or solid waste disposal sites	Database of solid waste facilities; may include the facility name, class, operation type, area, estimated operational life, and owner.	0.5	0
Leaking underground storage tank (LUST)	List of USTs which have been reported as having had a release.	0.5	12 (2 open)
Registered storage tanks	Database of registered storage tanks	property and adjoining properties	1 (subject property)
IC/EC	Equivalent to the Federal IC / EC database list	property only	0
Voluntary cleanup sites	Facilities included as Voluntary Cleanup Program (VCP)	0.5	0
Brownfield sites	Properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.	0.5	1
Spills, Leaks, Investigation & Cleanup (SLIC)	Sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. SLIC Program deals with site investigation and corrective action involving sites not overseen by the UST Program and the Well Investigation Program.	0.5	4 (3 open)

Supplemental and proprietary historic databases were also reviewed. These databases identified the following listings within 0.25 miles of the subject property:

Source List	Description	Search Distance (miles)	Total Listing
Air Permits with Emissions (Air, Air-Dist)	facilities with permits for air emission; air permitted facilities as reported by various Air Quality and Air Pollution Control Districts in California	0.25	1 (subject property)
National Pollutant Discharge Elimination System (NPDES)	dischargers that have submitted Notice of Intent (NOIs) as reported by the California State Water Resources Control Board	0.0625	1 (subject property)
Facility Registry System (FRS)	sites subject to environmental concern	0.0625	1 (subject property)
Historical listings	listings from historical databases that are no longer updated/used. Listings may have been closed or transferred to active databases	0.0625-0.25	3 (subject property)
Historical Chemical Storage	records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products.	0.0625	1 (subject property)

The subject property, 2300 Junipero Serra Boulevard, Lake Merced Country Club, is listed with the following:

- Active facility under the BAAQMD and classified gasoline station with convenience store under the US EPA, see Section 3.1.5.
- Historical chemical storage and private golf course. Identified chemical storage, non-hazardous waste generator, and AST petroleum facility under the San Mateo County DEH. Violations were noted in 2014 and 2016, see Section 3.1.9.
- DTSC site, see Section 3.1.2.
- Identified with a 1,000-gallon premium motor vehicle fuel UST in 1988, see Section 3.1.9.
- Disposed of approximately:
    - 28.23-tons of asbestos in 2003.
    - 0.205-tons of other organic solids from 2003, 2015, and 2017.
    - 0.05 tons of unspecified oil containing waste from 2017.
- Terminated storm water construction facility, see Section 3.1.1.
- There are no ongoing investigations or violations listed at this time.

The LUST cases are located between 0.27 and 0.46 miles from the subject property. Both LUST-Open cases are located 0.43 miles from the subject property. These sites are either eligible for case closure status or have groundwater contamination plumes limited to the respective site and not spreading to the subject property. Both cases are cross-gradient from the subject property. Based on the distance, active investigation/remediation under regulatory oversight, cross-gradient location from the subject property, the potential for adverse environmental impact appears low. Based on the remaining sites associated with closed case status, the potential for the presence of adverse environmental condition on the subject property from these sites appear low.

The listed State and tribal Brownfield site is located 0.38 miles from the subject property. Past site operations have used various chemicals, including solvents and petroleum hydrocarbons associated with dry-cleaning, printing, and auto body repair operations. Site assessment began in 1999. Low Threat Closure Assessment was completed in 2018, impediments to closure included more delineation of COCs in soil vapor 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 5/28/2019, and SLIC-Open investigation began 5/31/2019. Depth to groundwater at the site was reviewed at approximately 18 to 21 feet bgs with a southwestern flow, cross-gradient from the subject property. Groundwater plume maps show contamination limited to the respective site. Based on the ongoing remediation and the available information, the potential for presence of environmental impact from this site on the subject property appears low at this time.

The remaining California SLIC-Open cases are located 0.48 and 0.49 miles and cross-gradient from the subject property. These sites are associated with soil vapor investigation. Based on the distance, active investigation/remediation under regulatory oversight, cross-gradient location from the subject property, the potential for adverse environmental impact appears low.

There are no listings within the distance used for assessing sites that appear to have an adverse environmental impact on the subject property at this time.

A copy of the complete database search document and a detailed description of the databases that were searched are included in **Appendix C**.

3.3 REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS

GEM reviewed readily available and reasonably ascertainable aerial photographs of the area of the subject property (https://www.historicaerials.com/ and Google Earth).

Aerial photographs for the years of 1938, 1946, 1956, 1968, 1980, 1982, 1987, 1993, 2000, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, and 2020 were reviewed.

The 1938 through 1956 aerial photographs showed the subject property with what appeared to be an 18-hole golf course. A clubhouse style structure was shown at the northeast exterior of the subject property boundary (GEM Note: offsite at current freeway location). Two structures were shown at the location of the present nursery at the central portion of the subject property. The general area was shown developed with residential structures.

The 1968 through 2002 aerial photographs showed the subject property as a golf course. The previous northeast structure was shown redeveloped as a freeway. Multiple structures were shown onsite. A maintenance shed, and maintenance building were located at the present-day nursery. There were no obvious signs of USTs or gasoline dispensing operations onsite. Tennis courts were shown on the southeast property of the subject property since 1980. The general area was shown developed with residential and commercial structures.

The 2003 through 2004 aerial photographs showed the subject property under redevelopment of the

clubhouse structure, pump house and walled water tank structure, and mechanic shop. The previous tennis courts remained. The remainder of the subject property was similar to the previous years. The general area was similar to the previous years.

The 2005 through 2016 aerial photograph showed the subject property as a golf course. The previous maintenance shed and building were no longer shown since 2006 (onsite in 2005), and the area appears developed with an open small green circular area with features consistent with a putting green (GEM Note: present day nursery). The city owned pump house was under construction in 2016. The general area was similar to the previous years.

The 2017 through 2020 aerial photographs showed the subject property with the existing site configuration. The clubhouse, tennis courts, mechanic shop, cart barn, maintenance shed, pump house and walled water tank structure, city pump house, and two restrooms were shown onsite. The nursery remained similar to the previous years as an open grass area. The general area was similar to the previous years.

3.4 REVIEW OF HISTORICAL USGS TOPOGRAPHIC MAPS

GEM reviewed readily available and reasonably ascertainable USGS topographic maps of the area of the subject property (https://www.historicaerials.com/).

USGS topographic maps for the years of 1896, 1899, 1901, 1905, 1907, 1910, 1913, 1915, 1920, 1923, 1930, 1939, 1947, 1950, 1955, 1956, 1958, 1961, 1965, 1967, 1969, 1975, 1981, 1997, 1999, 2012, 2015, and 2018 were reviewed.

The 1896 through 1913 USGS topographic maps showed the general area with road and building development. Southern Pacific Railroad tracks were shown in the eastern and central vicinities. Intermittent streams were shown in the northern and western vicinities. Merced Lake was shown in the northwestern vicinity.

The 1915 through 1947 USGS topographic maps showed additional railroad tracks within the eastern portion of the subject property boundary. The previous railroad track in the east was shown as standard roads. An additional railroad track was shown to have redeveloped in the northern, central, and western vicinities. Lake Merced remained in the northwest vicinity.

The 1950 through 1999 USGS topographic maps showed the subject property labelled as Lake Merced Golf and Country Club with depictions of woodlands onsite. Railroad tracks were not shown on the subject property. The general area was shown with road and building development. The eastern Southern Pacific Railroad tracks remained. There were no other railroads. Woodlands were shown scattered through the general area. Intermittent streams were no longer shown, and Lake Merced remained in the northwest.

The 2012 through 2018 USGS topographic maps were similar to the previous years. The subject property boundary was no longer labeled but was shown with woodlands. Woodland presence was less prevalent throughout the general area. Lake Merced remained in the northwest. The general vicinity was shown with road and building development.

3.5 REVIEW OF HISTORICAL FIRE INSURANCE MAPS

Fire insurance maps are the most detailed historical records of the urban landscape. From 1790 to 1961, nearly every U.S. town and city with populations of 2,000 or more had been surveyed. Shown on these maps, sometimes in great detail, is virtually every building, man-made structure, and business standing at the time the survey was made.

Fire insurance maps for the years 1927 and 1950 were also reviewed.

The 1927 fire insurance map showed the subject property as Lake Merced Golf & Country Club. The subject property was shown with a main clubhouse with separate rooms for lockers, dining rooms, kitchen and grill. Pipe connections showed connection to a southern 100,000-gallon steel water tank. Notes indicated that the tank is connected to **five** onsite wells (locations not shown) which are pumped with an electric well pump. An additional structure was labelled as a store, and two auto garage units. A caddy house was shown 600 feet southwest of the clubhouse.

The 1950 fire insurance map showed the subject property with the previous clubhouse structure and piping connections to the 100,000-gallon steel water tank. Notes indicated that there were two tanks of 100,000-gallons connected to two onsite wells (locations not shown). The previous store structure was shown without the previous automobile garages. The previous caddy house was not shown. Adjacent east of the east side of Junipero Serra Boulevard was shown with railroad tracks, Vista Grande Park, and Jefferson Union High School.

A copy of the report is included in **Appendix C**.

3.6 REVIEW OF HISTORICAL CITY DIRECTORIES

One of the least known, yet most complete and comprehensive historical sources are historical city or street directories. GEM reviews historical city or street directories (also known as criss-cross or reverse indexed directories) for information on the past occupants of and activities on the subject property and adjoining properties. If they were reasonably ascertainable, they were reviewed to determine current or past occupants of the subject property.

Historical city or street directories were available for 1980, 1990, 2000, 2010, and 2015. The listings are provided below:

2300 Junipero Serra Blvd (Subject Property)

- 1980 – Don Low Tennis, Lake Merced Golf Club
- 1990 – Classic Golf Repair, Lake Merced Golf Club
- 2000 – Lake Merced Golf Club
- 2010 – No Listing
- 2015 – Lake Merced Golf Club

A copy of the report is included in **Appendix C**.

3.7 PRIOR OR CURRENT AGRICULTURAL LAND USE

The subject property has been used as a golf course since 1922 with landscaping operations.

Based on the historical golf course use of the property, there is the potential for residual pesticide concentrations in the surface and shallow subsurface soils.

Agrichemicals are primarily sprayed on the foliage or ground surface. Their potential for subsurface migration to a depth greater than 2 feet below ground surface is not likely as they will have primarily degraded. Also, residual concentrations, if any, would naturally attenuate over time.

Most agricultural chemicals degrade rapidly in the presence of ultraviolet light from the sun and most newer-formulated chemicals have lower retention time especially at the lower application concentrations directed by regulatory agencies.

3.8 QUESTIONNAIRE AND/OR INTERVIEW

The subject property is occupied by Lake Merced Golf Club and was originally constructed in 1922. The clubhouse was renovated in 2003. The site has been used as a golf course and clubhouse for social gatherings since construction. Adjacent properties are reportedly same use.

There are no ACMs, PCB's, and pipelines. There are 500-gallon gasoline and diesel tanks onsite. The tanks are inspected annually and there have been no spills, leaks, or other releases of chemicals on the property. New and used oil drums are stored inside a shed, and a chemical room is part of a maintenance building. Wastewater discharge is from the city sewer. There are no treatment facilities on site. Air emissions include normal engine exhaust from maintenance equipment from approximately 25 machines. Waste disposal includes used oil and used cooking oils. There are no adjoining properties that use/store hazardous substances. There is no hazardous waste disposal site within 5 miles of the subject property.

An environmental disclosure statement (EDS) is included in **Appendix B**.

3.9 ADDITIONAL ENVIRONMENTAL DOCUMENTS

No additional environmental document was provided for review.

3.10 INTERNET RESEARCH

The subject property was originally purchased in 1922. Lake Merced Golf Club opened for play in June 1923. The course was changed/redesigned in the mid-1960s when Interstate 280 was developed.

In 2003, Lake Merced Golf Club converted to reclaimed water for irrigation and constructed a water storage and distribution system. The clubhouse and Turfcare Center were completed in 2004.

3.11 HISTORICAL SITE USE

The chronological historical site use summary below is based on reviewed aerial photographs, maps, regulatory agency files, interviews, and additional environmental documents:

- 1922 – current – Lake Merced Golf and Country Club
    - 1989 & 1991 – removal of former USTs
    - 2003 – 2004 – remodeling of current clubhouse structure
    - 2003 – 2018 – construction of existing structures

3.12 TIER 1 VAPOR ENCROACHMENT SCREENING

Tier 1 vapor encroachment screening (VES) was conducted in general accordance with *ASTM E2600-15, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions."*

The goal of conducting a VES, is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of volatile and toxic vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property.

The default area of concern is 1/10th mile (0.1 mile = 528 feet) for petroleum hydrocarbon chemicals of concern and 1/3rd mile (0.33 mile = 1,760 feet) for other non-petroleum hydrocarbon chemicals of concern around the subject property. The area of concern may be expanded or reduced based on chemicals of concern, soil characteristics, depth/direction of groundwater, surficial feature and other pertinent information to determine whether a VEC exists or a VEC does not exist.

Vapor intrusion is the general term given to migration of hazardous vapors from any subsurface vapor source, such as contaminated soil or groundwater, through the soil and into an overlying building or structure. These vapors can enter buildings through cracks in basements and foundations, as well as through conduits and other openings in the building envelope. Vapors can also enter structures that are not intended for human occupancy (e.g., sewers, drain lines, access vaults, storage sheds, pump houses) through cracks and other openings.

All types of buildings, regardless of foundation type (e.g., basement, crawl space, slab-on-grade), have openings that render them potentially vulnerable to vapor intrusion. Buildings subject to vapor intrusion include, but are not limited to, residential buildings (e.g., detached single-family homes, trailer or 'mobile' homes, multi-unit apartments and condominiums), commercial workplaces (e.g., office buildings, retail establishments), educational and recreational buildings (e.g., schools and gyms), and industrial facilities (e.g., manufacturing plants).

The U.S. Environmental Protection Agency's *Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air* (OSWER Publication 9200.2-154, June 2015) recommends that 100 feet laterally and vertically is a reasonable initial criterion when considering vapor migration fundamentals. The buffer zone of approximately 100 feet has generally been used in determining which buildings to include in vapor intrusion investigations when significant surface covers are not present, under the assumption that preferential vapor migration routes are absent. Use of the 100-foot buffer zone would be inappropriate for landfills, commercial/industrial releases within an enclosed space, or leaking vapors from natural gas lines.

Based on available information, a VEC does not exist at the subject property.

3.13 REVIEW OF PRELIMINARY TITLE REPORT

A preliminary title report was available for review but is not included as an attachment in this report. There are easements for electrical power poles, underground conduits, pipelines, and public utilities ingress and egress. Pertinent information is included in this Phase I ESA.

3.14 REVIEW OF APPRAISAL REPORT

An appraisal report was not available for review.

3.15 IDENTIFICATION OF HISTORICAL DATA GAPS

Data gaps may result from the lack of or inability to obtain information required by ASTM E1527 despite good faith efforts by the environmental professional to gather such information. Data gaps are only significant if "other information and/or professional experience raise reasonable concerns involving the data gap."

Data gaps may include, but are not limited to, site reconnaissance, interviews, review of standard historical sources, etc. ASTM E1527 requires that all obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier.

During the course of this Phase I ESA, GEM did not identify significant data gaps within the reviewed historic documents for the subject property that could affect the conclusions of this report.

4.0 FINDINGS AND RECOMMENDATIONS

4.1 FINDINGS

The subject property has been the Lake Merced Golf Club since at least 1922. The subject property is developed with an 18-hole golf course and nine 1-2-story structures on a 137.828-acre lot. Onsite structures include the main clubhouse, a maintenance shed/overhead canopy, mechanics shop, cart barn, a pump house, two restrooms, a walled water tank structure, and a city owned pumphouse. The remaining portion of the subject property is landscaping, asphalt-paved parking, an open nursery, and concrete walkways. The general area was shown developed with residential and commercial structures.

The oldest structure, the clubhouse, was originally constructed in 1964. This structure was completely renovated up to its base in 2003. A maintenance shed and maintenance building were located at the present-day nursery at the central portion of the site from at least 1968 until at least 2005. Historical aerial photographs showed the existing nursery area since at least 2006. Tennis courts were shown on the southeast property of the subject property since at least 1980. All other structures were onsite post-2003.

Two USTs were removed from the former maintenance/current nursery area. A 500-gallon gasoline UST was removed on 9/18/1989. Handwritten notes showed one soil sample was collected at 6 feet bgs and a composite soil sample from the stockpiled excavated soil. Analytical results were not available. There were no observed holes. A 1,000-gallon gasoline UST was removed on 3/22/1991. Handwritten notes indicated two soil samples were collected at the base of tank excavation at approximately 9 feet bgs and one composite sample from the stockpiled excavated soil. The UST was in good condition with no holes. There were no indications of contamination in the soil. There were no official closure documents provided for the two UST removals, however, based on available information, there does not appear to have been an unauthorized release.

The subject property is a permitted hazardous waste generator and AST facility over 1,320-gallons. The subject property has an SPCC Plan. The subject property has been permitted for gasoline dispensing since 1991 (no current USTs onsite). Permits identified storage of new motor oil, used motor oil, unleaded gasoline, diesel fuel, used oil filters, potassium sulfate, fungicide, silicone, wetting agents, fertilizer (Urea), liquid calcium, and Safety-Kleen solvent solution.

The maintenance shed area had a 1,000-gallon diesel and a 500-gallon gasoline AST within a concrete berm. Outside the berm, there were four 55-gallon plastic drums of Dispatch Sprayable fertilizer agent. There was a grated drain in the maintenance shed area (outside of concrete berm) which leads to a 300-gallon oil/water separator. The oil/water separator then leads to a leachate field located at the southwestern portion of the subject property. The leachate field was inspected and was observed with evidence of watery discharge in the grass. There were no signs of oil stains, odors, or etc. The oil/water separator is serviced twice per year by Safety Kleen.

A hazardous waste shed was observed in proximity to the maintenance shed. The shed was observed with multiple 5-gallon containers of Universal Tractor Fluid (UTF), 55-gallon drum of new 15-40 oil, 55-gallon drum of waste 15-40 oil, 40-gallon drum of waste rags, and a 40-gallon drum of waste hydraulic oil filters.

Drums were observed on plastic pallets. Hazardous wastes were serviced every 2-3 months by Safety Kleen. This shed is typically locked during business operations.

The mechanics shop had a 2-post aboveground automotive lift, retail sized chemicals and 5-10-gallon gas cans within flammable materials cabinets, 50-gallon drum of absorbent, chained oxygen and acetylene cylinders, and a 30-gallon drum of low VOC content Safety-Kleen parts cleaner machine.

The pump house had two 500-gallon water ASTs, 55-gallon drum of Dispatch Soil Penetrant, a pump system with a reportedly 1,000,000-gallon AST, and a 600-foot deep well. A city owned pump house station was inaccessible at the time of the inspection. There were two 250-foot deep wells reportedly associated with both golf-course and city-owned systems.

There was a non-structural open area nursery for growing extra turf grass for the golf course. This area was located in proximity to the water tank structure.

Multiple kitchen sumps were observed at the bar and kitchen areas. These sumps all lead to a 2-stage 1,500-gallon inground grease trap located at the southern exterior of the clubhouse. The grease trap was reportedly serviced on regular basis.

Based on the historical golf course use of the subject property, there is the potential for residual agrichemicals (e.g. pesticide) concentrations in the surface and shallow subsurface soils.

All hazardous wastes are serviced on regular basis by Safety-Kleen and there were no obvious signs of major environmental concerns. However, not all surfaces could be inspected due to storge and etc.

There are no records from various regulatory agencies that identify the potential for adverse environmental impact from the subject and adjoining properties. There are no listed offsite listings with the potential for adverse environmental impact on the subject property.

4.1.1 RECOGNIZED ENVIRONMENTAL CONDITION

A *REC* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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.

There are no *RECs* identified at the subject property at this time.

4.1.2 HISTORICAL REC

Historical REC refers to 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

There are no *historical RECs* identified at the subject property at this time.

4.1.3 CONTROLLED REC

Controlled REC is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

There are no *controlled RECs* identified at the subject property at this time.

4.1.4 DE MINIMIS CONDITIONS

A *de minimis condition* generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not *RECs* nor *controlled RECs*.

The former onsite USTs and agrichemical use in the golf course is a *de minimis condition.*

4.1.5 BUSINESS ENVIRONMENTAL RISK

BER is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, and is not an issue required to be investigated under this practice. A *BER* may include one or more of the non-scope issues contained in subsection 1.3.

There are no *BERs* associated with the subject property at this time.

4.2 RECOMMENDATIONS

Given the findings and conclusions of this Phase I ESA, GEM recommends no further investigation at this time. However, if all or a portion of the golf course is redeveloped to residential use, then soil sampling for agrichemicals may be prudent.

5.0 REGULATORY AGENCIES

Federal and/or State Agencies	
State Water Quality Control Board	http://geotracker.waterboards.ca.gov/
Department of Toxic Substances Control	http://www.envirostor.dtsc.ca.gov/
Department of Conservation, Division of Oil, Gas, & Geothermal Resources	https://maps.conservation.ca.gov/doggr/wellfinder/#close
Department of Transportation, National Pipeline Mapping System	https://pvnpms.phmsa.dot.gov/PublicViewer/
Bay Area Air Quality Management District	http://www.baaqmd.gov/contact-us/request-public-records
San Francisco Regional Water Quality Control Board	mwong@waterboards.ca.gov

County Agencies	
Assessor's Office	https://www.smcacre.org/assessor-maps-0
Environmental Health	https://ehesubmit.smchealth.org/servlet/guest?service=0&formId=88&saveAction=2&enterprise=9
Fire Department	smcfdadmin@fire.ca.gov
Building Department	plngbldg@smcgov.org
North County Fire Authority	supportstaff@northcountyfire.org

City Agencies	
Building Department	cityclerk@dalycity.org

Environmental Records Search	
Aerial Photographs	https://www.historicaerials.com/viewer and Google Earth
City Directories	https://www.reccheck.com/store/default.asp
Fire Insurance Maps	https://www.reccheck.com/store/default.asp
Regulatory Agency Databases	https://www.reccheck.com/store/default.asp
Topographic Maps	https://www.historicaerials.com/viewer

References	
Lake Merced Golf Club website	https://www.lmgc.org/Default.aspx?p=dynamicmodule&pageid=167&ssid=100184&vnf=1

6.0 LIMITATIONS

To achieve the study objectives stated in this report, we were required to base GEM conclusions and recommendations on the best information available during the period the Phase I ESA was conducted and within the limits prescribed by GEM client in the contract/authorization agreement and standard terms and conditions.

GEM's professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. Resumes are included in **Appendix D**. The findings were mainly based upon examination of historic records, maps, aerial photographs, and governmental agencies lists. The hazardous waste site lists represented in this report represent only a search of the specific government records as listed above. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject property, as well as features noted during the site reconnaissance and examined records. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination. This report only represents a "due diligence" effort as to the integrity of the subject property. No warranty or guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. The limitations contained within this report supersede all other contracts or scopes of work, implied or otherwise, except those stated or acknowledged herewith.

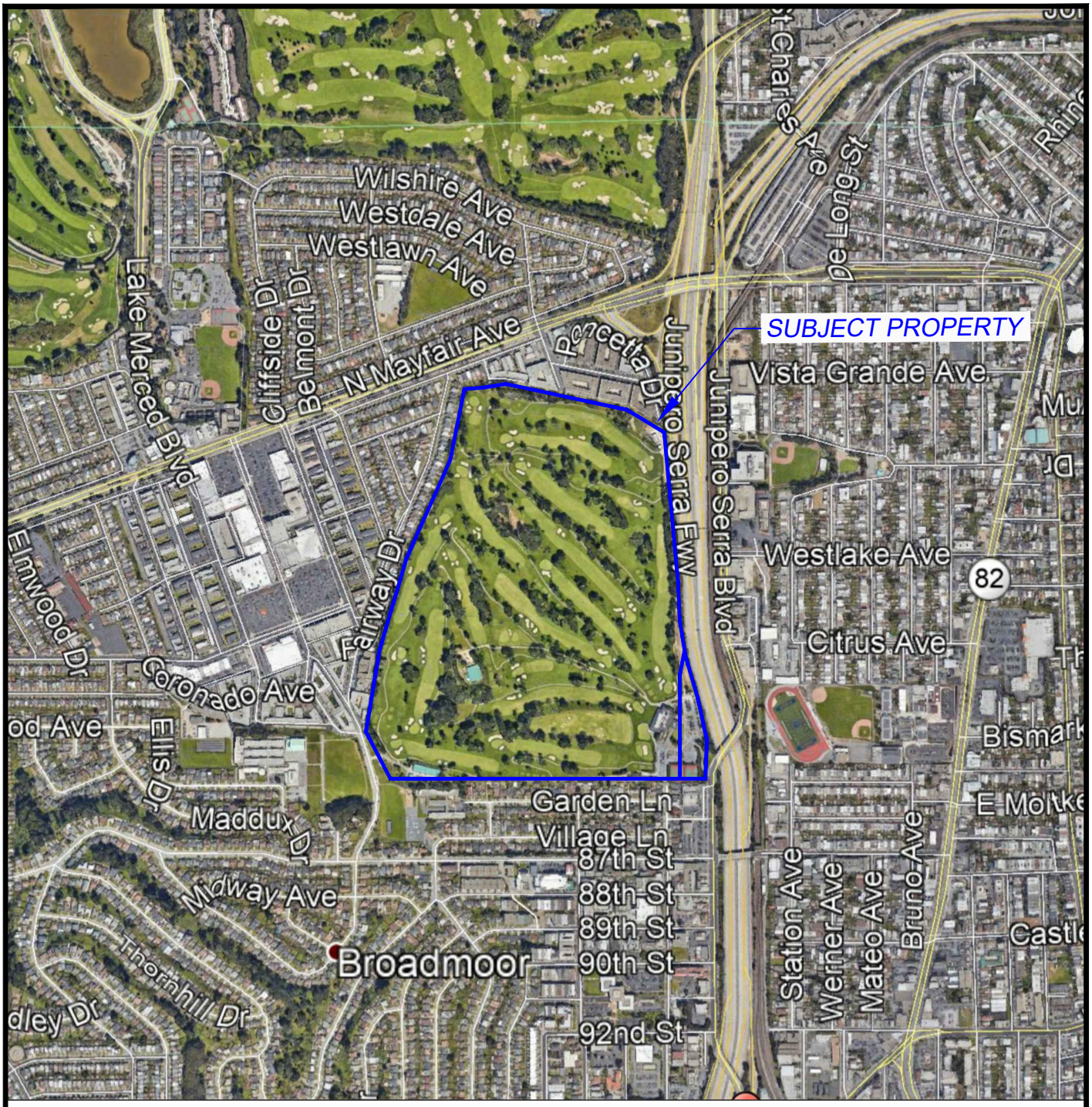
This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel retained by the client is competent to determine the legal implications of any information, conclusions, or recommendations in this report. The compliance status, is not intended for use as a guide to compliance for the present owner. Its intended use is to identify environmental impairments to the subject property and is not to be used as a guide to the legal compliance to any regulations of any kind.

The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of GEM, in accordance with generally accepted professional practices. All cost estimates if provided, are purely estimates, and may not represent the actual costs. The costs provided are for budgetary purposes only.

This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

Analytical results for samples, if collected, should not be construed as conclusive and binding in any way. All sampling conducted is only for the purposes of general screening and does not imply that all materials, locations, or hazardous materials have been identified nor was the sampling intended to identify every instance of the materials sampled. No interpretation of the sample results is made or implied. GEM relays only the information supplied by the laboratory conducting the analysis.

FIGURES



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https://www.mygemgroup.com

Project Number: 20-11653

Project Address: 2300 Juniper Serra Blvd
Daly City, CA

Figure 1

Site Location Map

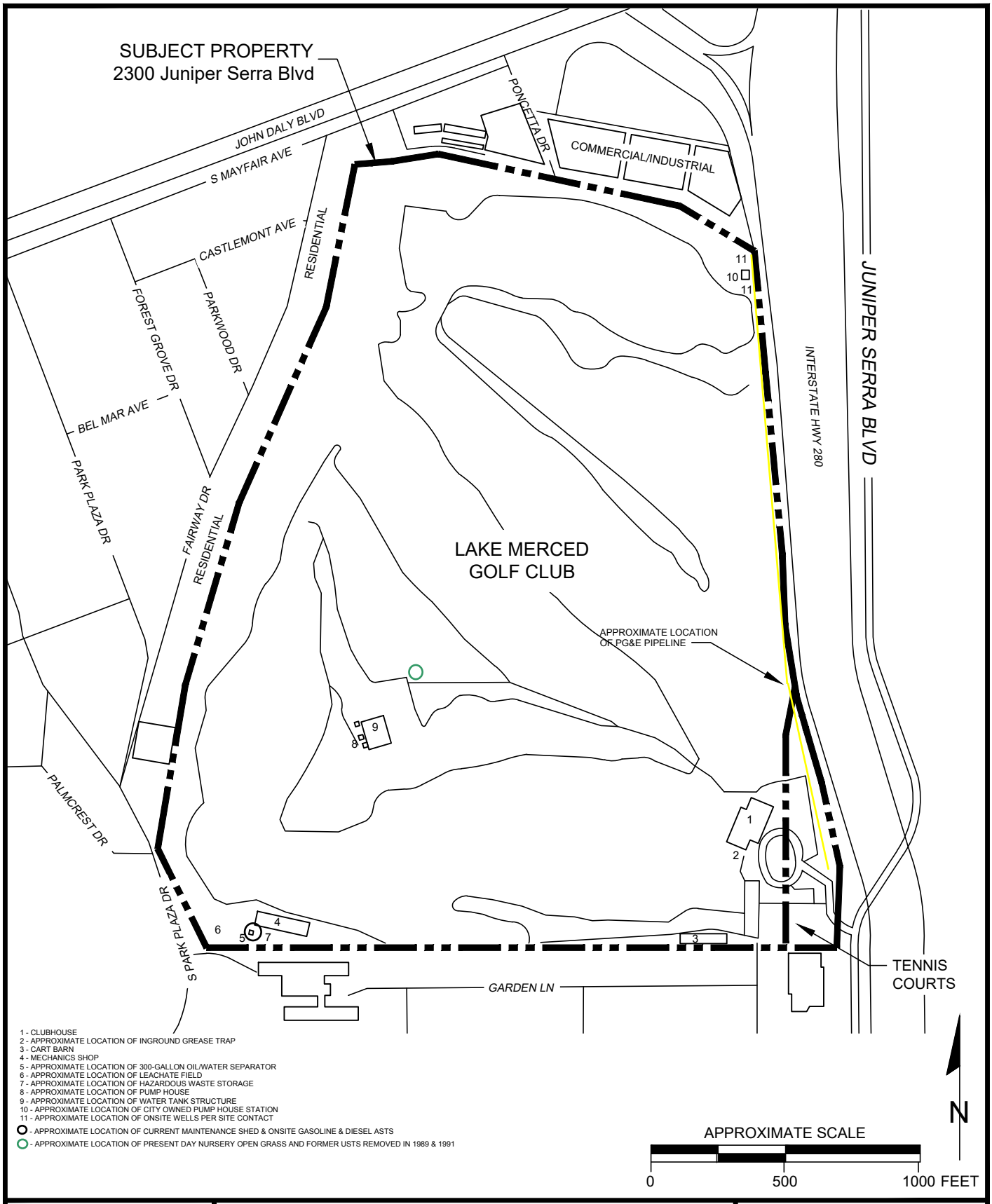

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Figure 2

Site Plan

APPENDIX A
PHOTOGRAPHS

Photo-1
Overview of Subject Property
(Facing West)

Photo-2
Clubhouse
(Facing North)

Photo-3
Drain to 300-Gallon Oil/Water Separator

Photo-4
300-Gallon Oil/Water Separator

Photo-5
Maintenance Shed with Gasoline and Diesel ASTs

Photo-6
Hazardous Materials Shed

Photo-7
Inground 2-Stage Grease Interceptor

Photo-8
Water ASTs at Pump House and Water Tank Structure

Photo-9
Water Tank Structure with 1,000,000-Gallon Water Tank

Photo-10
Mechanic's Shop
(Facing Northeast)

Photo-11
Flammable Materials Cabinet in Mechanic's Shop

Photo-12
Above Ground Grease Container

Photo-13
Rooftop HVAC

Photo-14
Inaccessible City Owned Pump House Station
(Facing North)

Photo-15
Cart Barn

Photo-16
Clubhouse Bar with Sump

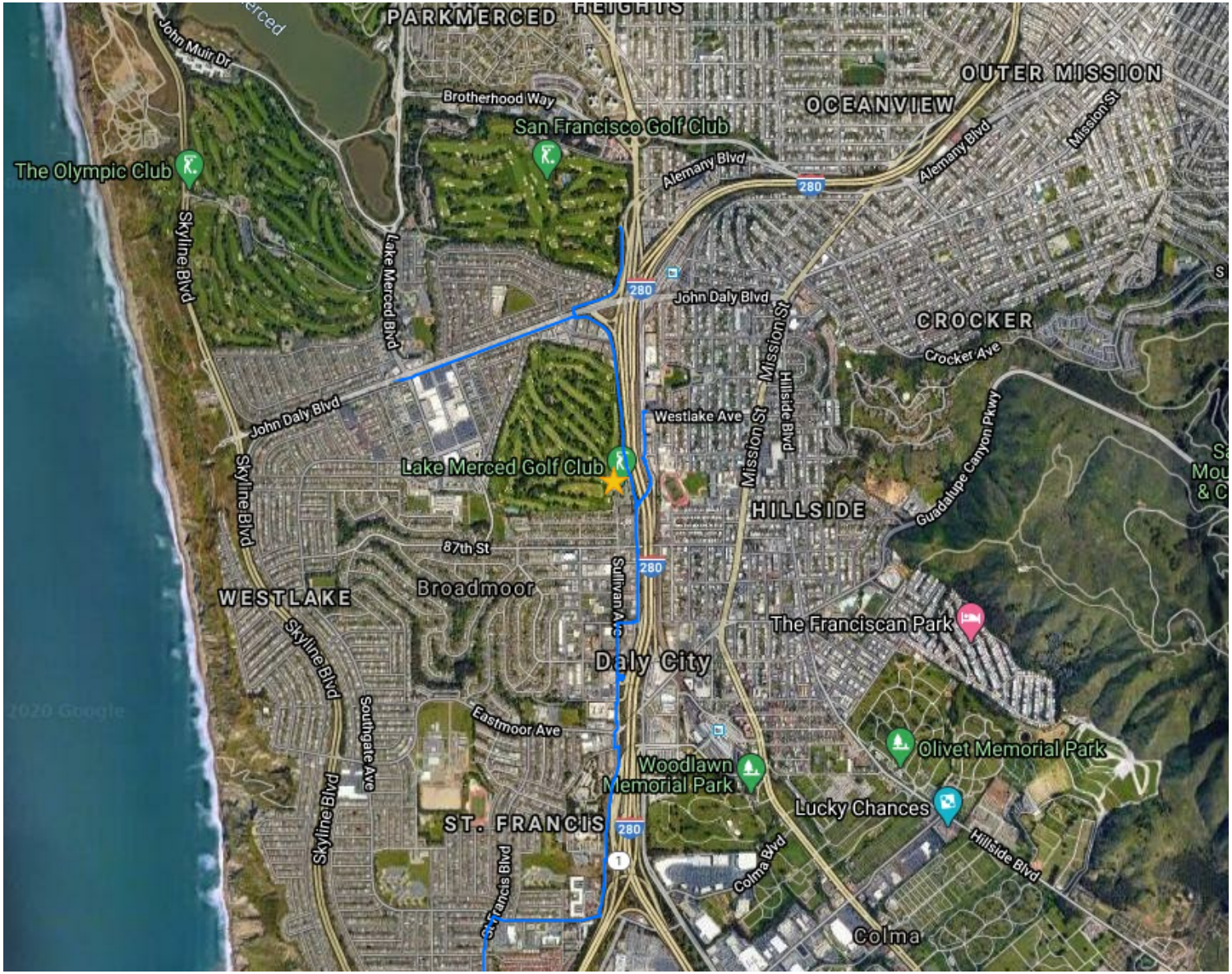
Photo-17
Kitchen with Sump

Photo-18
Laundry Area with Detergents

APPENDIX B
AGENCY RECORDS

Pipeline and Hazardous Materials Safety Administration

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Accidents (Liquid)
- Incidents (Gas)
- LNG Plants
- Breakout Tanks
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines

500 m
1000 ft

Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Geographic

Datum: NAD83

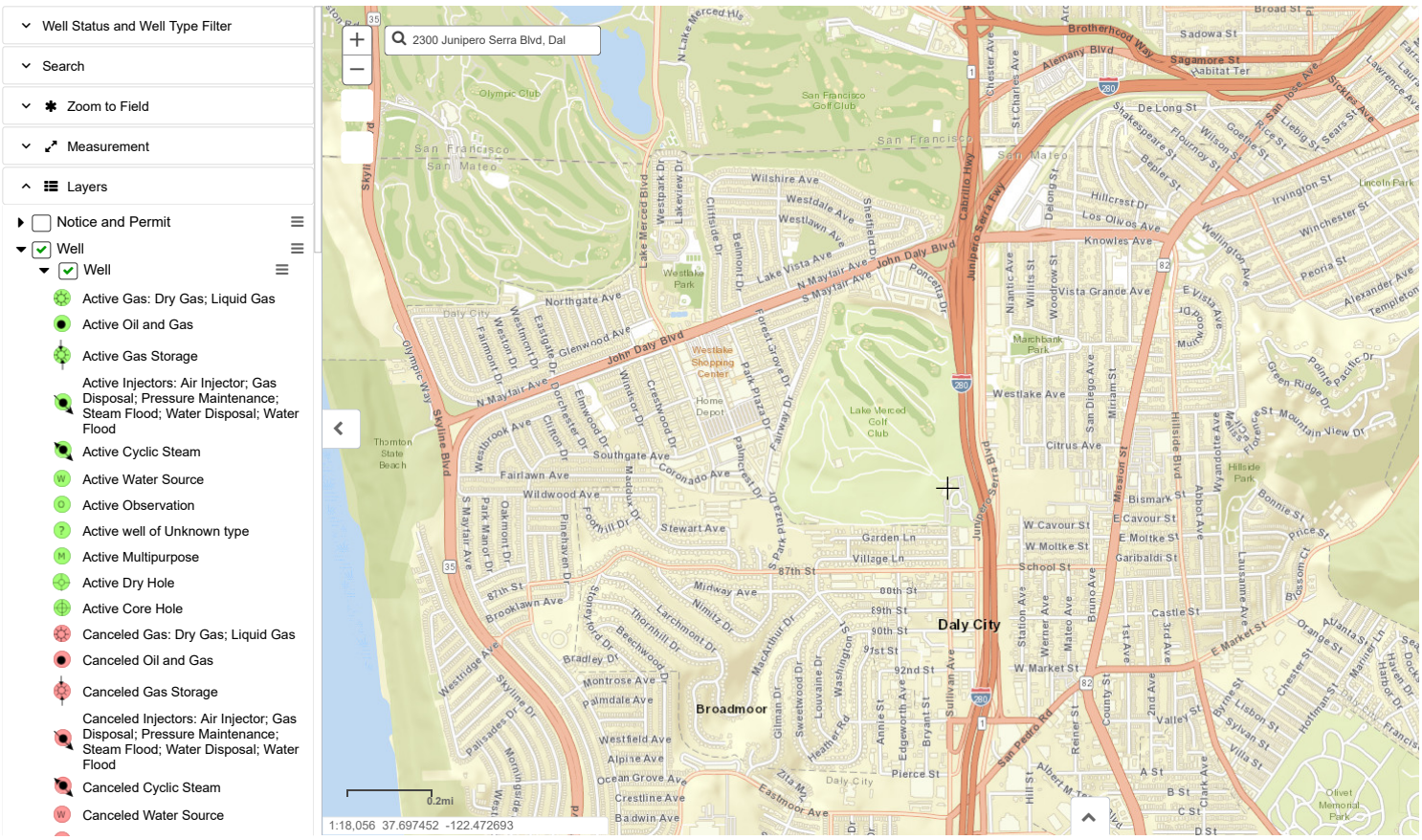
Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

Date Printed: Oct 05, 2020

811 Know what's below. Call before you dig.

Well Finder
CalGEM GIS

More Info | Help | ©



DATE & TIME OF CONVERSATION: 10/30/2020

PROJECT NO. 20-11653

ADDRESS: 2300 Junipero Serra Boulevard, Daly City, CA

DEPT. REPLYING: Lake Merced Golf Club

PHONE NO. : (650)755-2233 N/A

PERSON REPLYING: Kevin Smith

PHONE NO. (Direct) (650)290-2229

POSITION/TITLE OF PERSON Site Contact

DETAILS OF DISCUSSION:

Mike called site contact to verify Nursery that was not inspected/told about during the inspection on 10/13/2020. The nursery is located east of the water tank structure (towards club house) and does not have any structures. The nursery was described as an open area for growing extra turf grass. There is no chemical storage associated with the nursery. The former USTs were located in this vicnity. There are no structures onsite identified as a "Turf Care" facility.

Google Maps
Pump house
Turf
Google

Mike Erving

From: Matthew Dachowski <mdachowski@lmgc.org>
Sent: Friday, October 23, 2020 11:42 AM
To: Nick Bailey - General Manager; Mike Erving; Kevin Smith
Subject: RE: 2300 Junipero Serra Boulevard, Daly City, CA

I'm not aware of anything like that down here but will look through what I have. I imagine underground storage tanks are referring to gas and diesel tanks? If so they would be out by the current nursery which is where our shop used to be. Will let you know if I find anything.

Matthew Dachowski
Golf Course Superintendent

Lake Merced Golf Club
2300 Junipero Serra Boulevard | Daly City, CA 94015
T 650.746.3610 | F 650.755.4569 | MDachowski@lmgc.org | www.lmgc.org

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From: Nick Bailey - General Manager <nbailey@lmgc.org>
Sent: Thursday, October 22, 2020 10:12 AM
To: Mike Erving <mikeerving@mygemgroup.com>; Kevin Smith <ksmith@lmgc.org>
Cc: Matthew Dachowski <mdachowski@lmgc.org>
Subject: RE: 2300 Junipero Serra Boulevard, Daly City, CA

I don't think I have anything related to that in my files. Matt – maybe buried somewhere down there?

Nick Bailey
General Manager, PGA

Lake Merced Golf Club
2300 Junipero Serra Boulevard | Daly City, CA 94015
T 650.301.4162 | F 650.755.4569 | nbailey@lmgc.org | www.lmgc.org

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From: Mike Erving <mikeerving@mygemgroup.com>
Sent: Thursday, October 22, 2020 9:36 AM
To: Nick Bailey - General Manager <nbailey@lmgc.org>; Kevin Smith <ksmith@lmgc.org>
Cc: Matthew Dachowski <mdachowski@lmgc.org>
Subject: RE: 2300 Junipero Serra Boulevard, Daly City, CA

Good morning,

Thank you for the documents. By chance do you have documentation of the Underground Storage Tanks that were removed in 1989 and 1991? We requested records form San Mateo County Department of Environmental Health but they seem to have limited records for these events.

Thank you,

Mike Erving

GEM Group, Inc
Junior Geologist
mikeerving@mygemgroup.com
(626)513-5095

From: Nick Bailey - General Manager <nbailey@lmgc.org>
Sent: Tuesday, October 20, 2020 12:00 PM
To: Mike Erving <mikeerving@mygemgroup.com>; Kevin Smith <ksmith@lmgc.org>
Cc: Matthew Dachowski <mdachowski@lmgc.org>
Subject: RE: 2300 Junipero Serra Boulevard, Daly City, CA

Mike,

Here is the floor plan and the survey report of the clubhouse areas as well as title report with hyperlinks. Including Matt our course superintendent here - - Matt do you have any maps of your building and/or the well locations etc.?

Thanks,

Nick Bailey
General Manager, PGA

Lake Merced Golf Club
2300 Junipero Serra Boulevard | Daly City, CA 94015
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From: Mike Erving <mikeerving@mygemgroup.com>
Sent: Tuesday, October 20, 2020 11:43 AM
To: Kevin Smith <ksmith@lmgc.org>
Cc: Nick Bailey - General Manager <nbailey@lmgc.org>
Subject: RE: 2300 Junipero Serra Boulevard, Daly City, CA
Importance: High

Good morning,

Thank you for meeting up with me last week and guiding me through the property. By chance could you send me floor plans and/or maps of the facilities please? If I also may receive an underground features map that shows locations of the onsite wells and etc. I would greatly appreciate it!

Thank you,

Mike Erving
GEM Group, Inc
Junior Geologist
mikeerving@mygemgroup.com
(626)513-5095

From: Nick Bailey - General Manager <nbailey@lmgc.org>
Sent: Tuesday, October 6, 2020 10:22 AM
To: Mike Erving <mikeerving@mygemgroup.com>
Cc: Kevin Smith <ksmith@lmgc.org>; Matthew Dachowski <mdachowski@lmgc.org>; Robert Bordi <rbordi@lmgc.org>
Subject: RE: 2300 Junipero Serra Boulevard, Daly City, CA

Hi Mike,

No problem on gaining access anywhere you need next Tuesday, I have CC'd our Clubhouse and Course Maintenance teams so they are aware of your arrival. I think the best on site contact for next Tuesday will be Kevin Smith, and his cell phone # is 650.290.2229. Please call him when you arrive and he will coordinate getting you everything you need, I will not be on property that day.

Thank you,

Nick Bailey
General Manager, PGA

Lake Merced Golf Club
2300 Junipero Serra Boulevard | Daly City, CA 94015
T 650.301.4162 | F 650.755.4569 | nbailey@lmgc.org | www.lmgc.org

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From: Mike Erving <mikeerving@mygemgroup.com>
Sent: Tuesday, October 6, 2020 9:41 AM
To: Nick Bailey - General Manager <nbailey@lmgc.org>
Subject: 2300 Junipero Serra Boulevard, Daly City, CA
Importance: High

Good morning,

My name is Mike Erving and I'm a geologist with GEM Group, Inc. working on the Environmental Site Assessment for the Lake Merced Golf Club at 2300 Junipero Serra Boulevard, Daly City, CA. If possible I would like to perform an inspection of the property next Tuesday 10/13/2020 at 9:30am. As part of procedure for an Environmental Site Assessment, we would need to have permission from the onsite tenants for full facility access to document and photograph any potential features that will be necessary for the completion of the report. Obviously there might be proprietary restrictions for photographs and we will act in accordance for tenant comfortability. We would like to meet with someone onsite that would be able to provide with information such as chemicals onsite and hazardous waste disposals. Please see and complete the attached. We greatly appreciate your time.

Thank you,

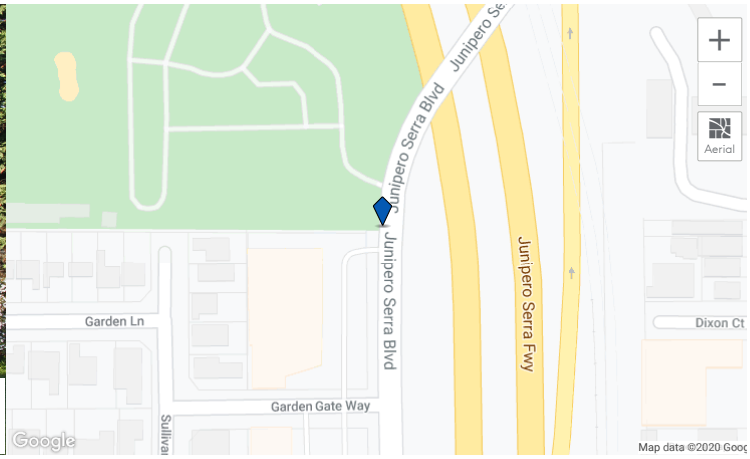
Mike Erving
GEM Group, Inc
Junior Geologist
mikeerving@mygemgroup.com
(626)513-5095

PROPERTY RECORD

This page contains information about the property located at 2300 Junipero Serra Blvd, Daly City, CA, 94015.

2300 Junipero Serra Blvd, Daly City, CA 94015

Building Photo



PROPERTY DETAIL

Information for the property located at 2300 Junipero Serra Blvd Daly City, CA includes data gathered from San Mateo County tax records, public records data providers and LoopNet historical data records.

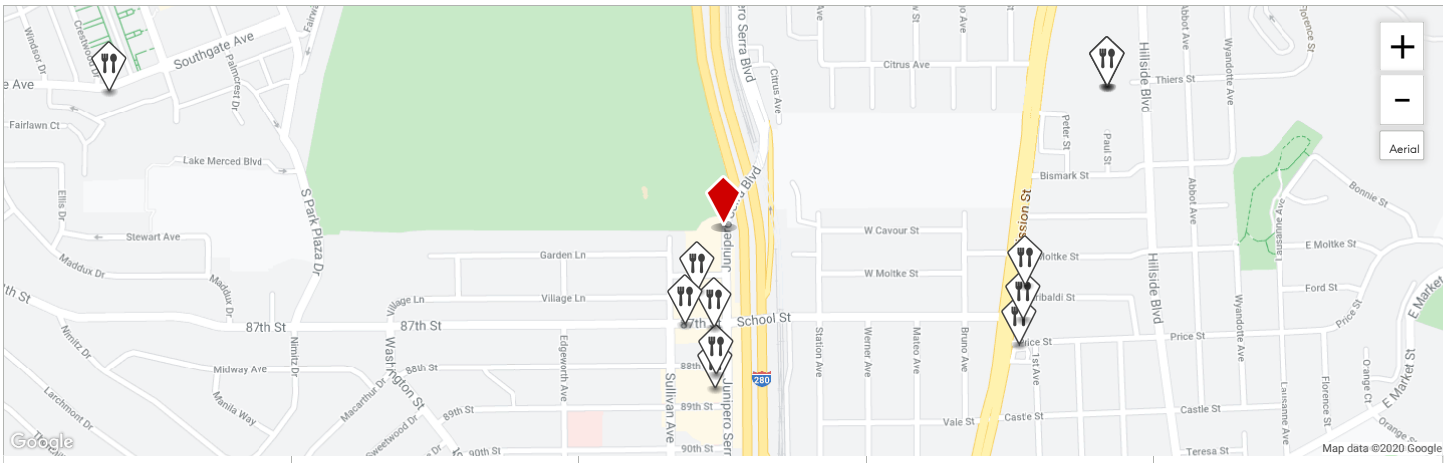
Address	2300 Junipero Serra Blvd	**APN/Parcel ID**	002-410-050
Legal Description	137.828 AC MOL BND ELY BY JUNIPERO SERRA BLVD WLY BY WESTLAKE UNIT NO 3 RSM 31/18 & SLY BY GARDEN VILLAGE NO 2 RSM 22/17 JEFFERSON SCH DIST	**Land Use**	Golf Course
County	San Mateo	**Zoning**	RE00S9
State	California	**Flood Zone**	111406111 0
Lot Size	137.8280	**Tax Year**	2019
Submarket	Brisbane/Daly City	**Tax Code Area**	005001
Market	San Francisco	**Assessed Year**	2020
CBSA	San Francisco-Redwood City-South San Francisco, CA	**Census**	6012001000

DEMOGRAPHICS near 2300 JUNIPERO SERRA BLVD

	1 MILE	3 MILE	5 MILE
2020 Total Population	52,750	243,394	609,021
2025 Population	53,356	246,787	618,402
Pop Growth 2020-2025	+ 1.15%	+ 1.39%	+ 1.54%
Average Age	39	40	41
2020 Total Households	16,954	76,579	208,616

HH Growth 2020-2025	+ 1.36%	+ 1.48%	+ 1.40%
Median Household Inc	$90,067	$96,536	$109,772
Avg Household Size	3.10	3.10	2.80
2020 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	$783,620	$879,367	$1,022,311
Median Year Built	1958	1957	1953

NEARBY PLACES



RESTAURANTS | BANKS | SHOPS | FITNESS | GROCERIES

WALK SCORE ®

90
Walker's Paradise

TRANSIT SCORE ®

49
Some Transit

NEARBY PROPERTIES

ADDRESS	LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
2346 Junipero Serra Blvd, Daly City, CA	Supermarket		1 AC	CL00C1
2380 Junipero Serra Blvd, Daly City, CA	Shopping Center		1.009 AC	CL00C1
88 Dixon Ct, Daly City, CA	Laundromat		0.2078 AC	C10000
34 Station Ave, Daly City, CA	Duplex		0.0941 AC	R30000
60 Station Ave, Daly City, CA	Food Processing		0.33 AC	CH00C2
214 School St, Daly City, CA	Stores & Residential		0.1107 AC	CL00C1

15 Station Ave, Daly City, CA	Multi Family Dwelling 4789	0.0992 AC	RM0000
210 School St, Daly City, CA	Office Building	0.0527 AC	CL00C1
2408 Junipero Serra Blvd, Daly City, CA	Store Building	0.2152 AC	C10000
198 W Moltke St, Daly City, CA	Multi Family Dwelling 5979	0.0992 AC	

SEE MORE

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Enter a property type Enter a location Search

Advanced Search

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Daly City Office Space for Sale
Daly City Retail Space for Lease
Daly City Retail Space for Sale

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Austin Office Space
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Birmingham Office Space
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Los Angeles Office Space
Miami Office Space
New York Office Space
Orlando Office Space
Palo Alto Office Space
Toronto Office Space
New York Apartment Buildings for Sale
Houston Apartment Buildings for Sale
Chicago Apartment Buildings for Sale
Los Angeles Apartment Buildings for Sale

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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2300 Junipero Serra Boulevard, Daly City, CA 94015

Access **2300 Junipero Serra Boulevard, Daly City, CA 94015** property details, sales, mortgages, permits, ownership information and more. View the full report by creating an account.

Create My Account

Property Details

Property address	**2300 Junipero Serra Blvd, Daly City, CA 94015**
County	**San Mateo**
Parcel ID	**002-410-050**
Legal description	**137.828 AC MOL BND ELY BY JUNIPERO SERRA BLVD WLY BY WESTLAKE UNIT NO 3 RSM 31/18 & SLY BY GARDEN VILLAGE NO 2 RSM 22/17 JEFFERSON SCH DIST**
Neighborhood	**Westlake**
Property class	**Golf Course (66)**

Ownership Information

Owner name, mailing address for 2300 Junipero Serra Blvd. To make your research easier, ownership records include current and previous owners.

Owner name:
Owner address:
Location:
Tenants:

More about **San Mateo County Property Owners**

Get the Best Mortgage Rate for You

Target Home Price
$ 250,000

Purchase or Refinance
Purchase
Refinance

Location
Covina, CA

Down Payment
20.00 % $50,000

Credit Score
Excellent (760+)

Loan Type
30 yr Fixed
15 yr Fixed
7/1 ARM
5/1 ARM
3/1 ARM

Filter Results

LENDER	APR/RATE	MO. PAYMENT	
Veterans United Home Loans	**$0 Down VA Loan for Veterans** Find Out if You Qualify For This Powerful Home Buying Benefit. Get a Quote Today!		Sponsored Learn More
better.com	**Always On. Always Open. 100% Digital.** Lock Your Mortgage Rates On Your Schedule.		Sponsored Learn More
Direct Home Lending	2.500%/ 2.500%	$790	Sponsored View Details
	30 yr Fixed Conforming • 10/27/2020 • Fees: $0 • Points: 0.00 NMLS# 274058 • State Lic. 60DBO60848		
GO Mortgage	2.667%/ 2.625%	$803	Sponsored View Details
	30 yr Fixed Conforming • 10/27/2020 • Fees: $1,100 • Points: 0.00 NMLS# 1018 • State Lic. 4131208		

Source: Mortech® & Brown Bag Marketing, Inc. Disclosure See Full Rates

SMARTASSET.COM

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Access detailed property tax data for 2300 Junipero Serra Blvd. Tax information included: property tax, market value and assessed value, exemptions, abatements, and assessment history.

Tax year:	**2020-2021**	Land value:	**$1,700,000**
Property tax:	**$137,742**	Building value:	**$8,100,000**
		Market value:	**$11,728,723**

More about **San Mateo County Property Taxes**

Assessment History for 2300 Junipero Serra Boulevard

Here's the assessment & property tax history for 2300 Junipero Serra Boulevard, including the evolution of the total tax rate and corresponding property tax.

Year	Property class	Assessment value	Total tax rate	Property tax
2019-2020	Golf Course	$12,003,225	1.1744	$140,966
2018-2019	Golf Course	$12,630,899	1.1477	$144,965
2017-2018	Golf Course	$10,632,610	1.1714	$124,550
2016-2017	Golf Course	$13,932,383	1.1727	$163,385
2015-2016	Golf Course	$10,846,923	1.1507	$124,816
2014-2015	Golf Course	$12,790,022	1.1382	$145,576
2013-2014	Golf Course	$12,785,265	1.1481	$146,788
2012-2013	Golf Course	$16,448,646	1.094	$179,948
2011-2012	Golf Course	$15,582,020	1.1028	$171,839
2010-2011	Golf Course	$15,637,104	1.1008	$172,133

More about **San Mateo County Home Value**

Permits for 2300 Junipero Serra Boulevard

Data not available for this property.

More about **San Mateo County Property Records**

Neighbors

Address	Square feet	Purchase date	Purchase price
16 Westpark Dr, Daly City	1,790		
14 Westpark Dr, Daly City	1,830	7/2/2013	
12 Westpark Dr, Daly City	1,840	5/29/2015	
10 Westpark Dr, Daly City	1,790	8/31/2012	
8 Westpark Dr, Daly City	1,890	7/24/2018	
6 Westpark Dr, Daly City	2,070	6/29/2015	
2 Westpark Dr, Daly City	1,830	11/24/2014	
98 Lakeview Dr, Daly City	1,750	8/22/2019	
88 El Portal Way, Daly City	1,840	10/29/2013	
80 El Portal Way, Daly City	1,900	12/11/2018	
102 Santa Cruz Ave, Daly City	1,730	7/7/1980	$128,000
106 Santa Cruz Ave, Daly City	780	6/21/2012	$250,000
122 Santa Cruz Ave, Daly City	1,450	1/9/2020	
124 Santa Cruz Ave, Daly City	1,160	7/14/2000	$315,000
126 Santa Cruz Ave, Daly City	980	10/22/2012	

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PAGE 1097 STATE WATER RESOURCES CONTROL BOARD 06/01/88
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN MATEO COUNTY
CONTAINER TYPES: 1,2,3,4,5
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER
LAKE MERCED GOLF & COUNTRY CL
2300 JUNIPERO SERRA BLVD. DALY CITY CA 94015

II FACILITY

	MAILING ADDRESS TOWNSHIP/RANGE/SECTION	DEALER/FOREMAN/SUPERVISOR TELEPHONE	TYPE OF BUSINESS NO. OF CONTAINERS
LAKE MERCED GOLF & COUNTRY CL 2300 JUNIPERO SERRA BLVD. DALY CITY CA 94015 CROSS STREET : SCHOOL ST.	2300 JUNIPERO SERRA BLVD. DALY CITY CA 94015	LUCIANO TONELLI (415) 755-2233	GOLF CORCE EQEP., 1

III 24-HR. CONTACT PERSON / TELEPHONE
DAY: TONELLI LUCIANO (415) 871-4931 NIGHT: TONELLI LUCIANO (415) 871-4931

********** OWNER ASSIGNED CONTAINER NUMBER: 1 ********** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000027398001 **********

IV DESCRIPTION
A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: /
C. YEAR INSTALLED : UNK
D. CAPACITY (GALLONS) : 1,000
E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: PREMIUM

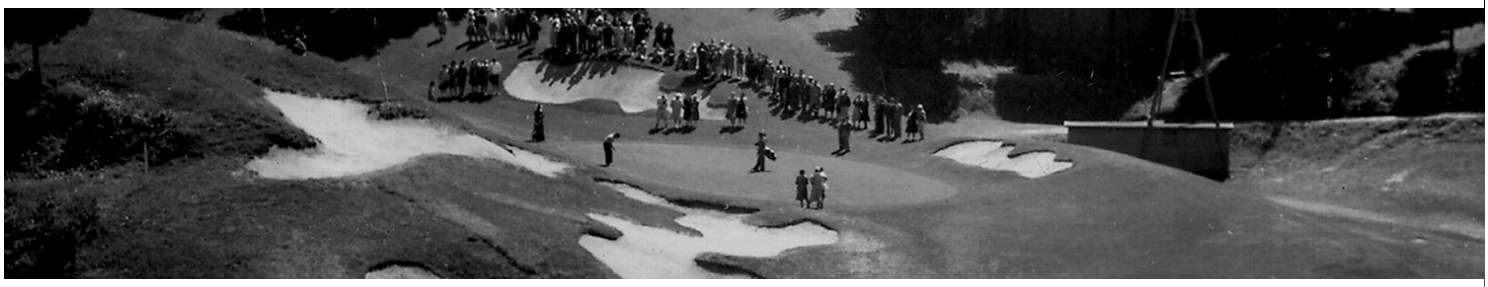
IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION
A. THICKNESS: B. VAULTING: NON-VAULTED C. WALLING: UNKNOWN
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : UNKNOWN

VI PIPING
A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : UNKNOWN
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION
NONE

URE TEST	COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12033	PREMIUM MOTOR VEHICLE FUEL



HISTORY

Lake Merced Golf Club has a long and storied history.

Founded in 1922, the club was born in another era, at a time when Babe Ruth was a young star on the rise and Bob Jones had not yet won a major championship.

The club was formed in downtown San Francisco at the Merchant's Exchange Building when a small group of seven directors met to begin organizational efforts. They agreed to purchase 140 acres from the Spring Valley Water Company on Junipero Serra Boulevard "south of the property owned by the San Francisco Golf & Country Club in San Mateo County." Within a year, the golf course was under construction. Willie Lock, a transplanted Scot, was the architect. His fee for design work was $750.

Lake Merced Golf Club opened for play in June, 1923 and shortly thereafter Lake Merced hosted an international challenge match between U.S. Open champion Gene Sarazen and the then-reigning British Open champion, Arthur Havers. They battled over 36 holes, through the rain, before Sarazen emerged 3-up.

In the late 1920's the course was redesigned by the legendary Dr. Alister MacKenzie. His signature "cloud shaped" bunkering style dotted the course as did many intricate strategic choices for every level of player. Naturally, the club was a much-sought out venue for amateur and professional competition.

During the 1930's the club regularly hosted the National Match Play Open Championship, which was a combination medal play-match play event. Winners included PGA Champion Tom Creavy and Masters Champ Jimmy Demaret.

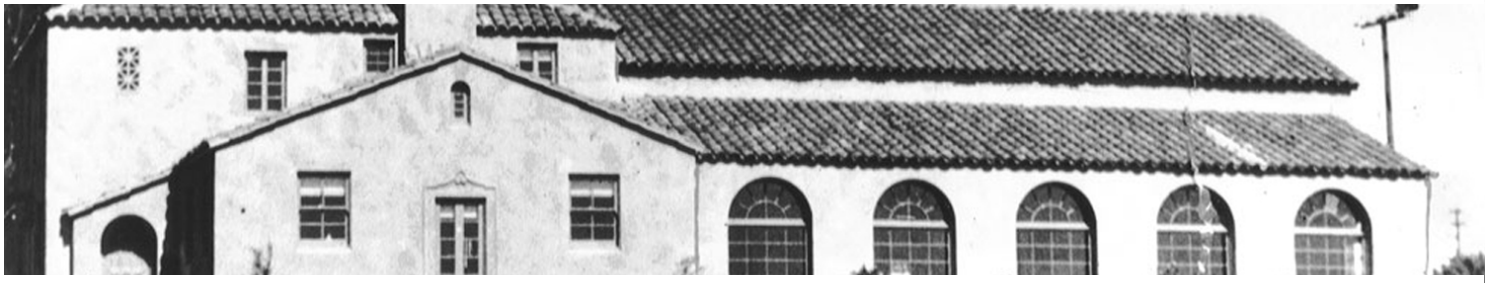
When Interstate 280 came through in the mid 1960's the course changed once again. This time it was redesigned by Robert Muir Graves and for thirty more years Lake Merced was home to annual competition of high caliber. For over 70 years, the club has played host to the NCGA junior championship and in 1990, Lake Merced hosted the USGA Junior Amateur. That event marked Tiger Woods's first USGA championship (and it is the only U.S. Junior he didn't win). The club has also regularly been the venue for men's and women's U.S. Open qualifying.

In 1996, the course was renovated yet again, this time by the "U.S. Open Doctor," Rees Jones. The result is a rejuvenated layout with classic features, including deep bunkering and undulating greens.

The club's commitment to renovation and improvement goes far beyond the golf course. In 2003, Lake Merced converted to reclaimed water for irrigation and constructed a state of the art water storage and distribution system. In 2004, the members began to enjoy a completely new clubhouse. Completing the renovation of the club's infrastructure is the Turfcare Center which was also completed in 2004.

Since 1922, Lake Merced Golf Club has endured, evolved and prospered, largely due to a vibrant membership that appreciates quality and camaraderie, that loves to play golf on a world class course and, most importantly, knows how to enjoy a great game with great companions.

© 2020 LAKE MERCED GOLF CLUB SITE BY CLUBESSENTIAL



OUR STORY

Mission Statement

The mission of Lake Merced Golf Club is to provide a comfortable, friendly place for members to relax, to enjoy each other's company, to play golf and tennis, and to participate in social activities.

The Club encourages a diverse membership with mutual respect for individual member values and preferences.

The Club is dedicated to providing excellence in its facilities and services for the enjoyment of its members and guests.

Tucked away just beyond US Highway 1 on an old sand dune that divides faithful Lake Merced from the Pacific Ocean is The Lake Merced Golf Club.

This 18 hole golf club is a magnificent jewel for golf purists and a wonderful example of what makes the great City of San Francisco so special. In 1922 a group of local visionaries purchased a 140 acre plot of land just a few miles south of the Financial District of San Francisco and made it into what is now-a renowned historic landmark signified by the greatness of bold endeavor and achievement.

Lake Merced Golf Club is a Private Club that encourages a diverse membership, and offers a comfortable, friendly place for members to relax, to enjoy each other's company, to play golf and tennis, and to participate in a variety of social activities.

The old Spanish style clubhouse, and significant portions of the original course design are a fond but distant memory. What lives today is a resounding embodiment of the spirit that built this great club. The modern Clubhouse features the new Cypress Bar and Merced Room, which offer astounding views of the picturesque land that Lake Merced Golf Club rests on. The state of the art locker rooms and pro shop are symbolic of the Lake Merced Golf Club mission, which guarantees excellence in its facilities and service. The relaxed Café Nineteen offers a casual venue for great conversation and company alike.

Above it all, the true pride of Lake Merced Golf Club is the course. The championship design has drawn many of the greats of amateur and professional golf to walk its flawless fairways over the past 95 years. The most recent course renovation was contracted to none other than Rees Jones, who is renowned for his ability to awaken Major Championship caliber golf courses. The current vintage does not take a back seat to many, and is most certainly a source of great pride for the current membership at Lake Merced Golf Club.

Our great club has indeed changed over the years, but the spirit of the founders can still be seen painted all over this Northern California canvas. While walking this lush green terrain you can breathe in the same sea breeze that whistled over these sand dunes in 1922; the same salty air which became the inspiration for Lake Merced Golf Club.

© 2020 LAKE MERCED GOLF CLUB SITE BY CLUBESSENTIAL

PRR Plant Status

Facility No.: 108582

Legacy Plant No.: 8582

Legacy Site No.: C8582

Permit Expiration Date: 8/1/2021

Facility Name: Lake Merced Country Club

Facility Address: 2300 Junipero Serra Blvd
Daly City CA , 94015-1630

Facility Status: Permitted 8/8/2019

NAICS: Gasoline Stations with Convenience Stores (447110)

Owning Entity: Lake Merced Country Club
B105572F108582
Ownership Start Date: 1/1/1976

Current Owner Contact:
Lake Merced Country Club
Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City , CA 94015-1630
Email:
Tel: 415-755-4569
Alt Tel:
Fax:

Current Operator Contact:
Lake Merced Country Club
Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City , CA 94015-1630
Email:
Tel: 415-755-4569
Alt Tel:
Fax:

Report Generated 10/16/2020 12:40:23 PM

PRR Plant Status

Reported Source Emissions

For Renewal Period 8/1/2020 to 8/1/2021

		Annual Average lbs/day				
Source	Facility Source Description	PM	Org	NOx	SO2	CO
	TOTALS	0.00	1.21	0.00	0.00	0.00

FACILITY TOTALS FOR EACH EMITTED TOXIC POLLUTANT

Pollutant Name	Emissions lbs/day
Hexane	0.02
Ethylbenzene	0.01
Xylene	0.04
Toluene	0.04

Historical Facility Information

Facility Status	Status Date
Permitted	8/8/2019
Permitted	8/1/2018
Permitted	6/21/2017
Permitted	12/1/2016
Permitted	6/23/2016
Permitted	7/7/2015

Legacy Facility No.	Facility Name	End Date
G8582	Lake Merced Country Club	

Report Generated 10/16/2020 12:40:23 PM

Show Permit - Applications By Facility

Facility Number: 108582

Legacy Plant/GDF Number: 8582

Legacy Site Number: C8582

Facility Name: Lake Merced Country Club

Facility Address: 2300 Junipero Serra Blvd
Daly City , 94015-1630

Application No.	Legacy Plant/GDF No.	Application Submission Date	Application Name	Current Status	Current Status Date	Application Engineer
406913	8582	1/30/2014	GDF - Mod (AST EVR Ph I)	Approved	3/17/2014	Lorna Santiago
11642	8582	1/19/2005	GDF--mod	Approved	7/20/2005	Tin Sze
22616	8582	5/14/1991	GDF-Instal AG tank	Approved	6/12/1991	Gabriele Cressman-Hirl

Public Records Request

Please use this form to make a request that "reasonably describes an identifiable record or records." (Government Code § 6253) Most requests to the Air District are for records about a particular facility or address. Please enter as much information as you can below so that we understand what records you seek. Please submit a separate form for each facility or address. You may also request any other records by describing them in the "other" box. We will send you an e-mail confirming each request. We will also contact you before starting work if there will be copying or data compilation costs.

Request Details

Request Type *

Address Information

Facility Name (Optional, if known, please include)

Facility Address *

2300 Junipero Serra Blvd

Facility City *

Daly City

Facility State *

California

Facility Zipcode (if known)

94015

Air District Facility ID (if known)

Period Covered

1/1/1950 - 10/1/2020

Print Outs

- [x] **Episode**
- [x] **Permit Application**
- [x] **Violation**
- [x] **Complaint**

For Office Use Only *

2300 Junipero Serra Blvd, Daly City

Brief Description (3000 character limit) (Optional)

Good afternoon,
In order to perform an environmental site assessment, we request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
2300 Junipero Serra Blvd., Daly City, CA 94015
(Gem group project 11653 public records request sent 10/1/2020)

☐ **I will be sending additional documentation for this request.**

(Please e-mail any additional documentation to publicrecords@baaqmd.gov and include the Request Number from the confirming e-mail you receive after you submit this request.)

Requested Delivery Method

Electronic Copy

Submit

TAX CODE AREA — — — —

2-41

WESTLAKE SUB NO. 3

SOUTH MAYFAIR DR.

DRIVE

FAIRWAY

N 82° 19' 20" E 318.31'

N 78° 39' 40" E 943.63'

S 57° 28' 40" W 307.52'

N 12° 18' 20" E 536.90'

N 23° 52' E 828.38'

N 16° 58' E 683.19'

N 9° 29' 20" E 682.66'

UTILITY EASE. 80' 206.26' S 4° 49' 23" E

1000'± 43.13' 212.22' S 0° 59' 49" E S 5° 47' 10" E

R=1212' 146.26' S 10° 20' 38" E 310.83'

R=686.34' R=746.34' 1100'±

RANCHO LAGUNA DE LA MERCED
SECTION 1 T3S R6W

N 86° 26' W 1600'± 1600'±

1050'± 750'±

800'±

N 21° 56' 03" W 386.01'

LOT 2

R=1062.5' 50° 43' 20" 42.13'

S 1° 37' 45" W 179'±

N 89° 32' 14" W 2324.58'

LAKE MERCED GOLF & COUNTRY CLUB

410

5

7

18

21

20

1

4

SERRA FREEWAY 280

FRONTAGE ROAD

OVERPASS

JUNIPERO

N PARKVIEW AVE

WESTLAKE AVE.

CITRUS AVE

ROAD

FRONTAGE

36

35

34

28

VISTA GRANDE SUB. NO. 1

BK-3

27

1" = 400'

GARDEN LANE

ALDER AVE.

EDGEWORTH AVE.

SULLIVAN AVE.

GARDEN GATEWAY

BK 6

15

GARDEN VILLAGE

△ ACREAGE — CITY OF DALY CITY

R.M. ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF. JEFFERSON SCHOOL DISTRICT 5-19-75

COUNTY OF SAN MATEO
TAX COLLECTOR

Need assistance? Click here to start a live chat with Tax Collector staff

Search

002410040 Search

✔ **Property tax** | Business License | Property tax AND Business License

Account 002-410-040 at **View Details**

2020 Secured Annual Bill #2020-202835	**1st Installment** Delinquent After 12/10/2020	**$736.37**	Add to Cart
	2nd Installment Delinquent After 04/12/2021	**$736.37**	
	Full Amount	**$1,472.74**	Add to Cart

Account Details and Bill History

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COUNTY OF SAN MATEO
TAX COLLECTOR

Need assistance? Click here to start a live chat with Tax Collector staff

Search

002410050 Search

✔ **Property tax** | Business License | Property tax AND Business License

Account 002-410-050 at 2300 JUNIPERO SERRA BLVD **View Details**

2020 Secured Annual Bill #2020-202836	**1st Installment** Delinquent After 12/10/2020	**$76,663.13**	Add to Cart
	2nd Installment Delinquent After 04/12/2021	**$76,663.13**	
	Full Amount	**$153,326.26**	Add to Cart

Account Details and Bill History

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GEM Group

From: PLANNING_BuildingCounter <BuildingCounter@smcgov.org>
Sent: Tuesday, October 6, 2020 12:03 PM
To: GEM Group
Subject: RE: Public records request (GEM Group project 11653)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ben,

The property in question is incorporated to the City of Daly City. Please contact the City of Daly City Building Department for your request.

Wesley Mercado
Building Permit Coordinator
455 County Center, 2nd Fl
Redwood City, CA 94063
Please follow COVID-19 Requirements for Small Construction projects:
APPENDIX B-1: Small Construction Project Safety Protocol

From: GEM Group <gem@mygemgroup.com>
Sent: Thursday, October 1, 2020 10:08 PM
To: Planning_plngbldg <plngbldg@smcgov.org>
Subject: Public records request (GEM Group project 11653)

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.

Good afternoon,

In order to perform an environmental site assessment, we request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
2300 Junipero Serra Blvd., Daly City, CA 94015

Thank you for your help with this project. Have a good weekend.

Regards,

Ben Keeney
Geologist Assistant
GEM Group, Inc.
Mobile (909) 527-0408
Fax (877) 857-2212

https://www.mygemgroup.com/

GEM Group

From: GEM Group
Sent: Thursday, October 1, 2020 3:08 PM
To: 'plngbldg@smcgov.org'
Subject: Public records request (GEM Group project 11653)

Good afternoon,

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2300 Junipero Serra Blvd., Daly City, CA 94015

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NORTH CO[illegible]NTY FIRE AUTHORITY
Serving the cities of Brisbane, Daly City, Pacifica
10 WEMBLEY DRIVE
DALY CITY, CA 94015-4314
(650) 991-8138 FAX (650) 991-8090

Instruc[illegible]s:
Those i[illegible]s listed below are in violation and shall be corrected immediately.

FEES
Reinspection fees are recorded below and you will be invoiced accordingly.

FIRE AND LIFE SAFETY INSPECTION REPORT

Business Name: LAKE MERCED GOLF CLUB
Address: 2300 JUNIPERO SERRA BL.
City: D.C.
Business Phone: 755-2233
Occupancy Class: A3
Type of Use: RESTAURANT / CLUB HOUSE

Owner: DONNA WEINMAN - DIRECTOR
Owner Address: _____
Owner Phone: (_____) _____
Email Address: _____

FOR OFFICE USE:

SPRINKLER SYSTEM: ☐No ☒Yes Service Date: __/__/__ Type: _____
STANDPIPE SYSTEM: ☐No ☒Yes Service Date: __/__/__
FIRE ALARM SYSTEM: ☐No ☒Yes Service Date: __/__/__ Type: _____
OTHER FIRE PROTECTION SYSTEMS: _____ STORIES: ____ UNITS: ____
KEY BOX: ☐No ☒Yes OCCUPANT LOAD: _____
REQUIRED ANNUAL PERMIT(S): _____

TYPE OF INSPECTION: ANNUAL

OK/Date

HOOD/DUCT FIRE SYSTEM DUE FOR SEMI ANNUAL SERVICE THIS MONTH.

NO VIOLATIONS NOTED

REINSPECTION DATE(S): _____ I($) _____ I($) _____ I($) _____ I($)
INITIAL INSPECTION DATE: 11/3/09 I($212) TOTAL REINSPECTION FEES: $ 212.
INSPECTOR: _____ RESPONSIBLE PARTY: _____
Signature Signature
INSPECTOR: E. Day RESPONSIBLE PARTY: _____
Print Name Print Name
TELEPHONE: 650 991-_____ ALL NOTED VIOLATIONS CORRECTED → DATE: _____

FD 304 (I:Forms/Rev.3/09)

NORTH COUNTY FIRE AUTHORITY
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(650) 991-8138 FAX (650) 991-8090

Instructions:
Those items listed below are in violation and shall be corrected immediately.

FEES
Reinspection fees are recorded below and you will be invoiced accordingly.

FIRE AND LIFE SAFETY INSPECTION REPORT

Business Name: LAKE MERCED GOLF + COUNTRY CLUB **Owner:** GEN MGR DONNA LOWE
Address: 2300 JUNIPERO SERRA BLVD **Owner Address:** _____
City: DALY CITY _____
Business Phone: 755-2233 **Owner Phone:** (_____) _____
Occupancy Class: A-2 **Email Address:** _____
Type of Use: RECREATION / ASSEMBLY

FOR OFFICE USE:

SPRINKLER SYSTEM: ☐No ☐Yes Service Date: __/__/__ Type: _____
STANDPIPE SYSTEM: ☐No ☐Yes Service Date: __/__/__
FIRE ALARM SYSTEM: ☐No ☐Yes Service Date: __/__/__ Type: _____
OTHER FIRE PROTECTION SYSTEMS: _____ STORIES: ____ UNITS: ____
KEY BOX: ☐No ☐Yes OCCUPANT LOAD: _____
REQUIRED ANNUAL PERMIT(S): _____

TYPE OF INSPECTION: ☐ Annual ☐ Complaint ☐ Other

OK/Date	
	EMERGENY Lights out
	MEN'S LOCKER ROOM / BATHROOM (2) V RB
	FRONT STAIRWAY V RB
	REAR KITCHEN V RB

REINSPECTION DATE(S): _____ I($) _____ I($) _____ I($) _____ I($)
INITIAL INSPECTION DATE: 11/4/10 I($) TOTAL REINSPECTION FEES: $ _____
INSPECTOR: _____ (Signature) RESPONSIBLE PARTY: Robert Bordi (Signature)
INSPECTOR: F. Day (Print Name) RESPONSIBLE PARTY: Robert Bordi (Print Name)
TELEPHONE: 650 991-_____ ALL NOTED VIOLATIONS CORRECTED → DATE: 11-5-10

CITY OF DALY CITY
NORTH COUNTY FIRE AUTHORITY
10 WEMBLEY DRIVE, DALY CITY, CA 94015 (650) 991-8138 FAX (650) 991-8090

SELF-CORRECTION OF VIOLATIONS FOR FIRE AND LIFE SAFETY

Under authority of the Daly City Municipal Code 15.32.010 and California Fire Code Section 111.2, the North County Fire Authority has inspected your business. The following fire and life safety violations were found. Please use this checklist to correct the identified problems. **Complete the corrections, sign the bottom of the form and return it to the North County Fire Authority (see address above) or FAX to 650/991-8090 within 30 days. A fee of $212.00 will be applied for this first inspection**. If this form is not received within 30 days, a re-inspection will be conducted by the Fire Department. **Re-inspection fees are an additional $212. Should it be found upon the next annual inspection that you have falsified correction information; an additional $212 re-inspection fee will be assessed**. If you have any questions regarding the inspection, please call the telephone number of the Captain/Inspector indicated in the box below.

Received by: R.B
Date: 11/4/10

REQUIRED CORRECTIONS

1. Address numbers shall be:
   _____a. On a contrasting background.
   _____b. Visible from the street.

2. Exterior exit doors:
   _____a. Post sign above front door: "Door to Remain Unlocked During Business Hours"

3. Repair or install:
   X a. ~~Exit signs~~ EMERGENCY LIGHTS (4)

4. Fire extinguishers must be:
   _____a. Serviced annually, after each use and when gauge indicates recharge.
   _____b. Mount where accessible, visible, and 4 feet above the floor.

5. Electrical extension cords:
   _____a. Shall not be used for permanent wiring; use power taps or install additional electrical outlet.
   _____b. Shall not be affixed to structure, penetrate through holes, or extend under coverings.
   _____c. Shall be used only for portable appliances.

6. Cover plates:
   _____a. Shall be installed on electrical outlets, switches and junction boxes.

7. Other:
   a. _____
   b. _____

☐ **Fire sprinkler system:** **Service date** ___/___/___ ☐ **Fire alarm system:** **Service date** ___/___/___
☐ **Standpipe system:** **Service date** ___/___/___ ☐ **Key box installed**

For Fire Department Use Only
Inspection Date: 11/4/10 Captain/Inspector: DAY Phone Number: (650) 991-813
RETURN BY: 12/4/10 Received: ___/___/___
A-2 Business Address: 2300 JUNIPERO SERRA BLVD Business Name: LAKE MERCED GOLF + COUNTY
Owner/Manager: DONNA LOWE Phone: 755-2233 FAX: _____
Type of Business: RECREATION/ASSEMBLY Emergency Phone: _____

UNDER PENALTY OF LAW, I ATTEST THAT I HAVE CORRECTED THE FIRE AND LIFE SAFETY VIOLATIONS AS INDICATED ON THE ABOVE CHECKLIST.

Responsible Signature: Robert Bordi **Title:** Assistant Superintendent
Print Name: Robert Bordi **Date:** 11-5-10

Distribution: White – Business Owner: Please mail or fax to the Fire Department within 30 days when corrections are completed
Yellow – Business Owner: Keep for your records
Pink – Captain: Route to Fire Prevention Bureau

FD-365 D (1/09)

NORTH COUNTY FIRE AUTHORITY
Serving the cities of Brisbane, Daly City, Pacifica
10 WEMBLEY DRIVE
DALY CITY, CA 94015-4314
(650) 991-8138 FAX (650) 991-8090

Instructions:
Those items listed below are in violation and shall be corrected immediately.

FEES
Inspection fees are recorded below and you will be invoiced accordingly.

FIRE AND LIFE SAFETY INSPECTION REPORT

Business Name: LAKE MERCED GOLF & COUNTRY
Address: 2300 JUNIPERO SERRA
City: DALY CITY
Business Phone: (650) 755-2233
Occupancy Class/Type: A-2

Owner: POC DONNA LOWE, DIRECTOR
Owner Address:
Owner Phone: ( )
Email Address:

FOR OFFICE USE:

SPRINKLER SYSTEM: ☐ No ☑ Yes Service Date: / / Type:
STANDPIPE SYSTEM: ☐ No ☐ Yes Service Date: / /
FIRE ALARM SYSTEM: ☐ No ☑ Yes Service Date: 7/14/11 Type:
OTHER FIRE PROTECTION SYSTEMS: FI STORIES: UNITS:
KEY BOX: ☐ No ☑ Yes OCCUPANT LOAD: /
REQUIRED ANNUAL PERMIT(S): ASSEMBLY, FIRE ALARM

OK/Date	TYPE OF INSPECTION: ☒ Annual ☐ Complaint ☐ Other
11/7	– SOUTH ENTRANCE DOOR & SOUTH END OF BLDG, NORTH STAIRS, MENS LOCKER ROOM, EMERGENCY LIGHTS NOT WORKING.
11/7	– BAR AREA WALL MOUNTED EMERG LIGHT OUT
11/7	– ANSUL EXPIRED
11/7	– FAX LAST ANNUAL FIRE ALARM & ANNUAL TO INCLUDE 5 YEAR SERVICING FOR FIRE SPRINKLER SYSTEM
	NOTE: NEED TO TEST ALL EMERGENCY LIGHTS. DISCONTINUED INSP/TESTING DUE TO NUMEROUS LIGHTS NOT WORKING.

REINSPECTION DATE(S): 11/7/11 I($ 212) I($) I($) I($)
INITIAL INSPECTION DATE: 10/27/11 I($ 212) TOTAL REINSPECTION FEES: $ 424

INSPECTOR: _____ RESPONSIBLE PARTY: _____
Signature Signature
INSPECTOR: JOE PEREZ RESPONSIBLE PARTY: Donna Lowe
Print Name Print Name
TELEPHONE: 650 991- 8154 ALL NOTED VIOLATIONS CORRECTED → DATE: 11/7/11

NORTH COUNTY FIRE AUTHORITY

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10 WEMBLEY DRIVE
DALY CITY, CA 94015-4314
(650) 991-8138 FAX (650) 991-8090

Instructions:
Those items listed below are in violation and shall be corrected immediately.

FEES
Inspection fees are recorded below and you will be invoiced accordingly.

FIRE AND LIFE SAFETY INSPECTION REPORT

Business Name: LAKE MERCED GOLF & COUNTRY **Owner:** SAME INFO
Address: 2300 JUNIPERO SERRA **Owner Address:**
City: DALY CITY
Business Phone: (650) 755-2233 **Owner Phone:** ( )
Occupancy Class/Type: A-2 **Email Address:**

FOR OFFICE USE:

SPRINKLER SYSTEM: ☐No ☒Yes Service Date: 5/29/12 Type: ANNUAL
STANDPIPE SYSTEM: ☐No ☐Yes Service Date: / / Type: 5 YR 11/10
FIRE ALARM SYSTEM: ☐No ☒Yes Service Date: 5/29/12
OTHER FIRE PROTECTION SYSTEMS: ANSUL STORIES: UNITS:
KEY BOX: ☐No ☐Yes OCCUPANT LOAD: /
REQUIRED ANNUAL PERMIT(S): ASSEMBLY

OK/Date **TYPE OF INSPECTION:** ☒ Annual ☐ Complaint ☐ Other

11/20/12 MERCED ROOM (NORTH PARTITION) EMER LIGHT REPAIRED

FOLLOW-UP NEXT THURSDAY

REINSPECTION DATE(S): /($) /($) /($) /($)
INITIAL INSPECTION DATE: 11/20/12 /($212) **TOTAL REINSPECTION FEES: $** 212
INSPECTOR: Signature **RESPONSIBLE PARTY:** Signature
INSPECTOR: JOE PEREZ Print Name **RESPONSIBLE PARTY:** Print Name
TELEPHONE: 650 991-8164 **ALL NOTED VIOLATIONS CORRECTED → DATE:** 11/20/12

NORTH COUNTY FIRE AUTHORITY
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10 WEMBLEY DRIVE
DALY CITY, CA 94015-4314
(650) 991-8138 FAX (650) 991-8090

Instructions:
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Inspection fees are recorded below and you will be invoiced accordingly.

FIRE AND LIFE SAFETY INSPECTION REPORT

Business Name: LAKE MERCED GOLF COURSE **Owner:** SAME INFO
Address: 2300 JUNIPERO SERRA **Owner Address:**
City: DALY CITY
Business Phone: (650) 755-2233 **Owner Phone:** ( )
Occupancy Class/Type: A-2 **Email Address:**

FOR OFFICE USE:

SPRINKLER SYSTEM: ☐No ☒Yes Service Date: 11/01/2010 Type: 5 YR
STANDPIPE SYSTEM: ☒No ☐Yes Service Date: / /
FIRE ALARM SYSTEM: ☐No ☒Yes Service Date: 12/ /12 Type: ANNUAL
OTHER FIRE PROTECTION SYSTEMS: ANSUL STORIES: UNITS:
KEY BOX: ☐No ☒Yes OCCUPANT LOAD: /
REQUIRED ANNUAL PERMIT(S): ASSEMBLY

OK/Date	TYPE OF INSPECTION: ☒ Annual ☐ Complaint ☐ Other
	NO VIOLATION NOTED

REINSPECTION DATE(S): /($) /($) /($) /($)
INITIAL INSPECTION DATE: 7/24/13 /($ 212) TOTAL REINSPECTION FEES: $ 212

INSPECTOR: Signature RESPONSIBLE PARTY: Robert Ford Signature
INSPECTOR: Joe Perez Print Name RESPONSIBLE PARTY: Print Name
TELEPHONE: 650 991-8154 ALL NOTED VIOLATIONS CORRECTED → DATE: 7/24/13

Page ____ of ____ FD 304 (I:Forms/Rev.11/10)

REINSPECTION FEE WAIVER

Officer Waiving Fee: CLYDE PRESTON (Print Name) Date: 1/13/16

Address: 2300 JUNIPERO SERRA.

☐ Apartment or ☒ Business

Name: LAKE MERCED GOLF & COUNTRY CLUB

Reason for Waiving of Fee: VIOLATIONS FOUND WERE NOT ADDRESSED ON PAST INSPECTIONS. CHARGE FOR ONLY INITIAL INSPECTION. $212.00

☐ Request Approved By: Richard Johnson Date: 1/19/16

☐ Request Denied By: _____ Date: _____

FD-310

NORTH COUNTY FIRE AUTHORITY

Serving the cities of Brisbane, Daly City, Pacifica
10 WEMBLEY DRIVE
DALY CITY, CA 94015-4314
(650) 991-8138 FAX (650) 991-8090

Instructions:
Those items listed below are in violation and shall be corrected immediately.

FEES
Inspection fees are recorded below and you will be invoiced accordingly.

FIRE AND LIFE SAFETY INSPECTION REPORT

Business Name: LAKE MERCED GOLF & Country Club **Owner:**
Address: 2300 JUNIPERO SERRA BLVD **Owner Address:** BOB / DONNA
City: DC. 4-987-0325
Business Phone: 755-2233 **Owner Phone:** ( )
Occupancy Class/Type: A-2 **Email Address:**

FOR OFFICE USE:

SPRINKLER SYSTEM: ☐No	☒Yes	Service Date: 9/1/15	Type:	
STANDPIPE SYSTEM: ☐No	☐Yes	Service Date: / /		
FIRE ALARM SYSTEM: ☐No	☒Yes	Service Date: 8/28/15	Type:	
OTHER FIRE PROTECTION SYSTEMS: HYDRANT, 1/16		STORIES:	UNITS:	
KEY BOX: ☐No	☒Yes	OCCUPANT LOAD: /		
REQUIRED ANNUAL PERMIT(S):				

TYPE OF INSPECTION: ☒ Annual ☐ Complaint ☐ Other

OK/Date	
10/20 ✓	1. 18" CLEARANCE BELOW SPRINKLER - WALK IN FRIG.
✓	2. COOKING EQUIPMENT - PUT BACK IN PROPER LOCATION.
✓	3. EMER LIGHT - LOADING DOCK, BREAK ROOM, BAG ROOM.
✓ ✓	4. PANEL RL-1 - KEEP MAIN ELEC. ROOM CLEAR.
1/13 ✓	5. 5-YEAR SERVICE - FIRE SPRINKLER / FLOW TEST HYDRANT.
10/20 ✓	6. EXIT SIGN - RECEIVING HALL NORTH, PRO SHOP (ADD EMER. LIGHT)
✓	7. PROVIDE WRITTEN EVALUATION ON COOKING LINE - CAFE 19.
✓	8. STRIP TANK - CAFE.
✓	9. EMER. LIGHT - MENS LOCKER RM.
✓	10. EXIT. SIGN - MENS LOCKER RM (CAFE)
✓	11. MEN'S LOCKER RM LNS. (ADD EMER. LIGHT.)
✓	12. SHOWER ROOM - EMER. LIGHT (3)
✓ ✓	13. EXIT SIGN - SOUTH ENTRANCE - HALL.
10/20 ✓	14. REMOVE CURTAINS KITCHEN HOOD
10/20 ✓	15. EXT. COND. OFFICE PATHWAY.

REINSPECTION DATE(S): 10/20/15 I($) 1/13/16 I($) I($) I($)
INITIAL INSPECTION DATE: 8/1/15 I($242) **TOTAL REINSPECTION FEES: $** 212—

INSPECTOR: _____ (Signature) **RESPONSIBLE PARTY:** _____ (Signature)
INSPECTOR: CLYDE PRESTON (Print Name) **RESPONSIBLE PARTY:** KEVIN SMITH (Print Name)
TELEPHONE: 650 991-5741 **ALL NOTED VIOLATIONS CORRECTED → DATE:** 1/13/16

REINSPECTION FEE WAIVER

Officer Waiving Fee: C. PRESTON (Print Name) Date: 4/27/17

Address: 2300 JUNIPERO SERRA

☐ Apartment or ☒ Business

Name: CAL MERCED GCC.

Reason for Waiving of Fee: DELAY FROM DOOR CONTRACTOR AND ALARM/SPRINKLER CONTRACTOR. — CHARGE ONLY 424. —

☑ Request Approved By: [signature] Date: 4/27/17

☐ Request Denied By: _____ Date: _____

FD-310

NORTH COUNTY FIRE AUTHORITY
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DALY CITY, CA 94015-4314
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Instructions:
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FIRE AND LIFE SAFETY INSPECTION REPORT

Business Name: LAKE MERCED GOLF & CC. **Owner:** KEVIN SMITH / DONNA / BOB
Address: 2300 JUNIPERO SERRA **Owner Address:** BOB BORDI
City: DC 650-333-9170
Business Phone: 755-2233 **Owner Phone:** ( )
Occupancy Class/Type: A-2 **Email Address:**

FOR OFFICE USE:

SPRINKLER SYSTEM: ☐ No ☒ Yes Service Date: 9/15 ANN. Type: 12/16
STANDPIPE SYSTEM: ☐ No ☐ Yes Service Date: / /
FIRE ALARM SYSTEM: ☐ No ☒ Yes Service Date: 2/8/17 Type:
OTHER FIRE PROTECTION SYSTEMS: AMORAND #16 STORIES: UNITS:
KEY BOX: ☐ No ☐ Yes 1/30/17 OCCUPANT LOAD: /
REQUIRED ANNUAL PERMIT(S):

TYPE OF INSPECTION: ☒ Annual ☐ Complaint ☐ Other

OK/Date	
1/30 ✓	1. MULTI PLUG AT BAR HAS NO OVERCURRENT PROTECTION.
✓	2. FIRE EXTINGUISHERS DUE FOR ANNUAL SERVICE.
✓	3. TEST BUTTON - EMER. LIGHT - STAIR DOWN (STAIR)
✓	4. MERCED SUR II - EXIT SIGN TO HALL
✓	5. OUTLET PLATE - KITCHEN PNLK1B20, 22 AND NEXT TO UPCOMING CLUB EVENTS.
✓	6. 18" CLEARANCE - WALK IN FRIDGE.
✓	7. HOOD DUCT DUE FOR 6 MONTH SERVICE.
✓	8. OUTLET COVER AT PASTRY CART UTENSIL STORAGE.
✓	9. EMER. LIGHT - STAIRWAY - AT ROOF LEVEL. AND END OF
✓	10. HALL (CHAIR STORAGE.)
1/30 ✓	11. EMPLOYEE LUNCH ROOM - EXT. CORD TO T.V.
4/26	12. CURRENT U.L. FIRE ALARM CERTIFICATE & AUDIBLE TEST. TROUBLE SIGNAL.

REINSPECTION DATE(S): / ($) / ($) / ($) / ($)
INITIAL INSPECTION DATE: / ($) **TOTAL REINSPECTION FEES: $**

INSPECTOR: _____ (Signature) **RESPONSIBLE PARTY:** _____ (Signature)
INSPECTOR: _____ (Print Name) **RESPONSIBLE PARTY:** _____ (Print Name)
TELEPHONE: 650 991-____ **ALL NOTED VIOLATIONS CORRECTED → DATE:**

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FEES
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FIRE AND LIFE SAFETY INSPECTION REPORT

Business Name: LAKE MERCED **Address:** 230 JUNIPERO SERRA

OK/Date	
1/30 ✓	13. MULTI-PLUG TO POWERSTRIP - GOLF BAG STORAGE.
4/26 ✓	14. DO NOT BLOCK EXTINGUISHER IN GOLF BAG ROOM
4/26 ✓	15. FIRE SPRINKLER DUE FOR ANNUAL INSPECTION.
1/30 ✓	16. EXIT SIGN - BATTERY - PRO SHOP.
1/30 ✓	17. CAFE 19 - HOOD/DUCT EXT. SYSTEM - 6 MONTH SERVICE.
4/26 ✓	18. CAFE 19 - SECURE COMPRESSED GAS CYLINDERS.
4/26 ✓	19. CAFE 19 - EMERGENCY LIGHT - DOOR HARDWARE/LATCH.
1/30 ✓	20. MEN'S LOCKER RM - EMER. LIGHT ABOVE LOCKER #129 & 350
1/30 ✓	21. EXIT SIGN - MEN'S SINKS. LOCKER ROOM.
4/26 ✓	22. MEN'S ROOM (Locker) LOUNGE DOOR. ✓
1/30 ✓	23. EMER. LIGHT - MEN'S LOCKER RM - ABOVE SCALE, EXIT SIGN ACROSS FROM 609, EMER LIGHT AT 605 ✓
1/30 ✓	24. EMER. LIGHT. - HALL ACROSS FROM CAFE 19 ABOVE T.V.
1/30 ✓	25. BROWN EXTENSION CORD - RECEPTION DESK.
4/26 ✓	26. EMER. LIGHTS - WOMENS STAIR - DRESSING RM. (2)
4/26 ✓	27. FLAME RETARDING STANDING PARTITIONS - DINING ROOMS.
4/26 ✓	VH. INROOM - FLOW TEST

1/30/17

REINSPECTION DATE(S): ~~12/5/16~~ / ($) 4/26/17 / ($) / ($) / ($)

INITIAL INSPECTION DATE: 11/2/16 / 10/24/16 / ($) **TOTAL REINSPECTION FEES:** $ 424-

INSPECTOR: C. Preston (Signature) **RESPONSIBLE PARTY:** (Signature)

INSPECTOR: CLYDE PRESTON (Print Name) **RESPONSIBLE PARTY:** BOB BONDI (Print Name)

Telephone: 650 991-5741 **ALL NOTED VIOLATIONS CORRECTED → DATE:** 4/26/17

File No: S7930 CCN: UUFX
Service Center No: 1
Expires: 04/08/2022
Issued: 04/09/2017

CENTRAL STATION - FIRE
FIRE ALARM SYSTEM CERTIFICATE
(NFPA 72)

THIS CERTIFIES that the *Alarm Service Company* is included by UL LLC in its Directory as qualified to use the *UL Listing Mark* in connection with the certificated *Alarm System*. This Certificate is the *Alarm Service Company*'s representation that the *Alarm System* including all connecting wiring and equipment has been installed and will be maintained in compliance with requirements established by UL. This Certificate does not apply in any way to the installation of any additional signaling systems, such as; fire, smoke, waterflow, burglary, holdup, medical emergency, or otherwise, that may be connected to or installed along with the Certificated *Alarm System*. This Certificate does not apply in any way to the communication channel between the protected property and any facility that monitors signals from the protected property unless the use of a UL listed or Classified Alarm Transport Company is specified on the Certificate.

LIMITATION OF LIABILITY: UL LLC makes no representations or warranties, express or implied, that the Alarm System will in all cases prevent any loss by fire, smoke, water damage, burglary, hold-up or otherwise, or that the Alarm System will in all cases provide the protection for which it is installed or intended. By the Alarm Service Company providing this Certificate and the Protected Property acceptance of this Certificate, the Alarm Service Company and the Protected Property acknowledge and agree that UL does not assume or undertake to discharge any liability of the Alarm Service Company or any other party. UL is not an insurer and assumes no liability which may result directly or indirectly from inspection of the equipment, failure of the equipment, failure to conduct inspections, incorrect certification, nonconformity with requirements, failure to discover nonconformity with requirements, cancellation of the Certificate or withdrawal of the Alarm Service Company from inclusion in ULs Directory prior to the expiration date appearing on this Certificate.

OPERATIONAL REQUIREMENTS: The *Alarm Service Company* bears the responsibility for the correctness of the installation; maintenance of the system documentation; periodic system inspection and testing; maintaining and providing any necessary repairs. All operations and maintenance shall be conducted in the manner prescribed by the NFPA standard referenced. All required service is to be provided for in an appropriate contract. System documentation is defined to include any "As Built Drawings"; the records of any "Acceptance Testing"; and the records of all periodic system testing and maintenance.

SYSTEM DESCRIPTION: This system is installed and operated in accordance with standard NFPA 72,2002 edition.

Area Covered: BUILDING
Authority Having Jurisdiction: DALY CITY
Responding Fire Department: DALY CITY

SYSTEM DEVIATIONS FROM REFERENCED NFPA STANDARDS

None

Protected Property:

LAKE MERCED GOLF COUNTRY CLUB
(CLUB HOUSE)
2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015

Alarm Service Company:

PREMIER SECURITY SOLUTIONS CORP
270 HARBOR BLVD
BELMONT CA 94002-4017

SN: FC112487863

File No: **S7930** CCN: **UUFX**
Service Center No: **1**
Expires: **04/08/2022**
Issued: **04/09/2017**
Entry No: **5511532** Version: **7**

CENTRAL STATION - FIRE
FIRE ALARM SYSTEM CERTIFICATE DESCRIPTION
FOR Certificate Serial No: FC112487863

Protected Property:
LAKE MERCED GOLF COUNTRY CLUB
(CLUB HOUSE)
2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015

Alarm Service Company:
PREMIER SECURITY SOLUTIONS CORP
270 HARBOR BLVD
BELMONT CA 94002-4017

Comments and Clarifications:
SMOKE DETECTORS LOCATED ABOVE CONTROL, POWER SUPPLIES AND ELEVATOR RECALL

System Description:
Area Covered: BUILDING
Authority Having Jurisdiction: DALY CITY
Responding Fire Department: DALY CITY
Testing and Maintenance Contract date: 06/28/2004

SYSTEM DEVIATIONS FROM REFERENCED NFPA STANDARDS
None

Automatic Fire Detection and Alarm Service
Coverage is Selected Area
14 - Smoke Detectors : 0 - Ionization 14 - Photoelectric
3 - Duct Smoke Detectors : 0 - Ionization 3 - Photoelectric
4 - Heat Detectors : 4 - ROR (Rate of temperature rise) 0 - Fixed Temperature 0 - Combination

Sprinkler System Waterflow Alarm and Supervisory Service
Sprinkler System Type: Wet Pipe
2 - Waterflow Switches
3 - Sprinkler Valve Supervisory Services

Manual Fire Alarm and Guard's Tour Supervisory Service
11 - Manual Fire Alarm Boxes

Alarm Notification and Annunciation Devices
69 - Audible/Visual Signals : Type - Strobe

Control and Transmitter Unit
FIRELITE MS 9200/FIRELITE UDACT

Remote Monitoring
UL Listed Central Station
File: S8126, Service Center Number: 1
ADVANCED PROTECTION INDUSTRIES INC,
DBA NATIONAL MONITORING CENTER
25341 COMMERCENTRE DR
LAKE FOREST CA 92630

File No: **S7930** CCN: **UUFX**
Service Center No: **1**
Expires: **04/08/2022**
Issued: **04/09/2017**
Entry No: **5511532** Version: **7**

CENTRAL STATION - FIRE
FIRE ALARM SYSTEM CERTIFICATE DESCRIPTION
FOR Certificate Serial No: FC112487863

Alarm Retransmission to Fire Department
Public Telephone Network and Public Telephone Network
Alarm Transmission Method: Radio Network/Transport (One-way)

OCT

NORTH COUNTY FIRE AUTHORITY
Serving the cities of Brisbane, Daly City, Pacifica
10 WEMBLEY DRIVE
DALY CITY, CA 94015-4314
(650) 991-8138 FAX (650) 991-8090

Instructions:
Those items listed below are in violation and shall be corrected immediately.

FEES
Inspection fees are recorded below and you will be invoiced accordingly.

FIRE AND LIFE SAFETY INSPECTION REPORT

Business Name: LAKE MERCED GOLF CLUB **Owner:** BOB BORDI
Address: 2300 JUNIPERO SERRA **Owner Address:** 333 - 9170
City: OC.
Business Phone: 755.2233 **Owner Phone:** ( )
Occupancy Class/Type: A-2 **Email Address:**

Fe. 10/29

SPRINKLER SYSTEM: ☐ No ☒ Yes Service Date: 9 / / 15 Type: ANN: 12/16
STANDPIPE SYSTEM: ☒ No ☐ Yes Service Date: / /
FIRE ALARM SYSTEM: ☐ No ☒ Yes Service Date: 8 / 9 / 17 Type:
OTHER FIRE PROTECTION SYSTEMS: HYDRANTS 11/30/17 STORIES: UNITS:
KEY BOX: ☐ No ☐ Yes OCCUPANT LOAD: /
REQUIRED ANNUAL PERMIT(S):

OK/Date	TYPE OF INSPECTION: ☒ Annual ☐ Complaint ☐ Other
11/8 ✓	1. EMERGENCY LIGHT - BAR.
✓	2. CO2 FIRE EXTINGUISHER CABINETS - BAR (2)
✓	3. EMER LIGHT - SERVERS HALLWAY.
✓	4. EXIT SIGN/EMER. LIGHT - LADIES LOCKER ROOM - AT 190 AND NEXT TO STAIRS.
✓	5. EMER. LIGHT KITCHEN - NORTH.
✓	6. EMER. LIGHT - 2 IN KITCHEN STAIRS.
✓	7. SECURE COMP. GAS CYLINDERS & STORAGE HALLWAY
✓	8. SPRINKLER RISER - BREAK AWAY LOCK.
	9. MEN'S LOCKER ROOM - EXTENSION CORD TO WATER COOLER
✓	10. PRO SHOP OFFICE - STRIP TO POWER STRIP.
✓	11. EXTINGUISHERS DUE FOR SERVICE - 10/29/17
	8AM

REINSPECTION DATE(S): 11/8/17 I($212) I($) I($) I($)
INITIAL INSPECTION DATE: 10/10/17 I($212) **TOTAL REINSPECTION FEES:** $ 1124

INSPECTOR: C. [signature] **RESPONSIBLE PARTY:** [signature]
Signature Signature

INSPECTOR: CLYDE PRESTON **RESPONSIBLE PARTY:** BOB BORDI
Print Name Print Name

TELEPHONE: 650 991-5741 **ALL NOTED VIOLATIONS CORRECTED → DATE:** 11/8/17

NORTH COUNTY FIRE AUTHORITY

Serving the cities of Brisbane, Daly City, Pacifica
10 WEMBLEY DRIVE
DALY CITY, CA 94015-4314
(650) 991-8138 FAX (650) 991-8090

Instructions:
Those items listed below are in violation and shall be corrected immediately.

FEES
Inspection fees are recorded below and you will be invoiced accordingly.

FIRE AND LIFE SAFETY INSPECTION REPORT

Business Name: LAKE MERCED GOLF CLUB & MAINT BLDG **Owner:** PAT LAROCCA, DIRECTOR
Address: ~~2300 JUNIPERO SERRA~~ **Owner Address:**
City: DALY CITY
Business Phone: (650) 755-2233 **Owner Phone:** (650) 755-2233
Occupancy Class/Type: A-2 **Email Address:**

SPRINKLER SYSTEM: ☐ No ☒ Yes Service Date: 09/15 Type: 5-YEAR SERVICE
STANDPIPE SYSTEM: ☒ No ☐ Yes Service Date: / /
FIRE ALARM SYSTEM: ☐ No ☒ Yes Service Date: 10/18 Type: ANNUAL
OTHER FIRE PROTECTION SYSTEMS: FIRE HYDRANT 09/17 STORIES: UNITS:
KEY BOX: ☐ No ☐ Yes OCCUPANT LOAD: 418 /
REQUIRED ANNUAL PERMIT(S): PLACE OF ASSEMBLY

OK/Date	TYPE OF INSPECTION: ☒ Annual ☐ Complaint ☐ Other
OK 11/20	(1) REPAIR AN EMERGENCY LIGHTING UNIT LOCATED @ 2nd ENTRANCE
OK 11/20	(2) REPAIR AN EMERGENCY LIGHTING UNIT @ LADY ROCKER IMAGE
OK 11/20	(3) MISSING DOOR KNOB/LOCK IS A PART OF A PANIC HARDWARE @ BANQUET 'S EXIT DOOR
OK 11/20	(4) POST A SELF-LUMINATED EXIT SIGN W/ ARROW POINTING INTO A MAIN EXIT
OK 11/20	(5) REPAIR AN EMERGENCY LIGHTING UNIT IN MURCOD ROOM NEXT TO A KITCHEN ENTRANCE
OK 11/20	(6) REPAIR AN EMERGENCY LIGHTING UNIT @ BAR

REINSPECTION DATE(S): 11/28/18 @ 10AM /($) /($) /($) /($)
INITIAL INSPECTION DATE: 10/17/18 /($ 213) **TOTAL REINSPECTION FEES:** $

INSPECTOR: _____ **RESPONSIBLE PARTY:** _____
Signature Signature

INSPECTOR: CHAMPION (MACK) S. **RESPONSIBLE PARTY:** PAT LAROCCA
Print Name Print Name

TELEPHONE: 650 991-8154 **ALL NOTED VIOLATIONS CORRECTED → DATE:** 11-20-18

NORTH COUNTY FIRE AUTHORITY
Serving the cities of Brisbane, Daly City, Pacifica
10 WEMBLEY DRIVE
DALY CITY, CA 94015-4314
(650) 991-8138 Fax (650) 991-8090

FIRE AND LIFE SAFETY INSPECTION REPORT

Instructions:
Those items listed below are in violation and shall be corrected immediately.

FEES
Reinspections fees are recorded below and you will be invoiced accordingly.

Business Name: LAKE MERCED GOLF **Address:** 2300 JUNIPERO SERRA

OK/Date	
OK 11/20	(7) REPAIR BOTH EMERGENCY LIGHTING UNITS @ MAIN ENTRANCE.
OK 11/20	(8) REPAIR AN EMERGENCY LIGHTING UNIT @ STAIRWAY #1 LANDING.
OK 11/20	(9) REMOVE ALL MATERIALS SUCH AS CHAIR, CABLES, ETC. IN FRONT OF ELECTRICAL PANELS IN A FIRE CONTROL ROOM.
OK 11/20	(10) REPAIR AN EMERGENCY LIGHTING UNIT @ EXIT OF A BAR ROOM / AWNING & LIGHT POINTING DOWNWARD.
OK 11/20	(11) REPAIR AN EMERGENCY LIGHTING UNIT IN A BATHROOM OF A MALE LOCKER NEXT TO MAIN ENTRANCES.
OK 11/20	(12) REPAIR AN EMERGENCY LIGHTING UNIT IN A BATHROOM OF A MALE LOCKER IN FRONT OF SHOWER UNITS.
OK 11/20	(13) REPAIR AN EMERGENCY LIGHTING UNIT IN A BACK LOCKER ROOM
OK 11/20	(14) REVERSE EXIT SIGNS @ A CAFE 19 (BOTH)

REINSPECTION DATE(S): 11/20/18 @ 10 AM / ($) / ($) / ($) / ($)

INITIAL INSPECTION DATE: 10/17/18 / ($ 212) **TOTAL REINSPECTION FEES:** $

INSPECTOR: _____ (Signature) **RESPONSIBLE PARTY:** _____ (Signature)

INSPECTOR: TIMOTHY (MIKE) S. (Print Name) **RESPONSIBLE PARTY:** PAT LA ROCCA (Print Name)

Telephone: 650 991-8154 **ALL NOTED VIOLATIONS CORRECTED → DATE:** 11-20-18

NORTH COUNTY FIRE AUTHORITY
Serving the cities of Brisbane, Daly City, Pacifica
10 WEMBLEY DRIVE
DALY CITY, CA 94015-4314
(650) 991-8138 Fax (650) 991-8090

FIRE AND LIFE SAFETY INSPECTION REPORT

Instructions:
Those items listed below are in violation and shall be corrected immediately.

FEES
Reinspections fees are recorded below and you will be invoiced accordingly.

Business Name: LAKE MERCED GOLF **Address:** 2300 JUNIPERO SERRA

OK/Date	
	~~(6) POST A SIGN SHOWING A MAXIMUM TO LEAD OCCUPANT AT CAFE 19 TS~~
OK 11/20	~~(11)~~ 2nd FLOOR KITCHEN / RUNNERS ~~EXIT SIGN ENDING STAIRS~~
OK 11/20	~~(14)~~ REPAIR AN EMERGENCY LIGHTING UNIT @ EXIT DOORS FROM 2nd FLR KITCHEN
OK 11/20	(15) PROVIDE A PROOF OF A PRIVATE FIRE HYDRANT FLOW TESTING (01/17 LAST TESTING) Vulcan What's up w/ other South Fire Hyd. Called about this
	Sq. Batt. IIII IIII 9am
	Small Batt I

REINSPECTION DATE(S): 11/20/18 @ 10 AM ($) / ($) / ($) / ($)

INITIAL INSPECTION DATE: 10/17/18 1($212) **TOTAL REINSPECTION FEES:** $

INSPECTOR: _____ **RESPONSIBLE PARTY:** _____
Signature Signature

INSPECTOR: IVAN MCCAW (MMK) **RESPONSIBLE PARTY:** PAT LA ROCCA
Print Name Print Name

Telephone: 650 991- 8154 **ALL NOTED VIOLATIONS CORRECTED → DATE:** 11-20-18

Variance Fee
paid $267.00
CK 877, 9/16/03

DO NOT REMOVE

Daly City Fire Department
Fire Prevention Division
10 Wembley Drive
Daly City, CA 94015
Phone: (650) 991-8138
Fax: (650) 991-8090

FILE

Variance Application

Fee Required: $267

(Fee must be submitted with application and is non-refundable)

Plan Check # _____ **Permit #** 89095

PROJECT INFORMATION

Project Name: Lake Merced Water Tank and Pump Enclosure
Address: 2300 Junipero Serra Blvd., Daly City, CA
Type of Construction: Concrete/Steel Sprinklered: Yes ☐ No ☒
Building Floor Area: 440 SF Tenant Area: N/A Number of Stories 1
Describe Use Golf Course Irrigation Water Pumping Station - No Occupancy

1. Code Requirement (Include code reference)

Daly City Municipal Code 15.32.090
All new construction to be equipped with automatic fire sprinklers.

2. Variance Proposed (A brief description shall be included even if additional documents are added)

Pump Enclosure to be unoccupied. Equipment room only.

3. Justification (A brief description shall be included even if additional documents are added)

Construction: - Non Combustible Construction Materials
- No Storage of Hazardous Materials
- Unocuppied Stand Alone Equipment and Enclosure

APPLICANT INFORMATION

Michael Feil — Requested by (Print Name)
_____ — Signature
_____ / _____ / _____ — Date

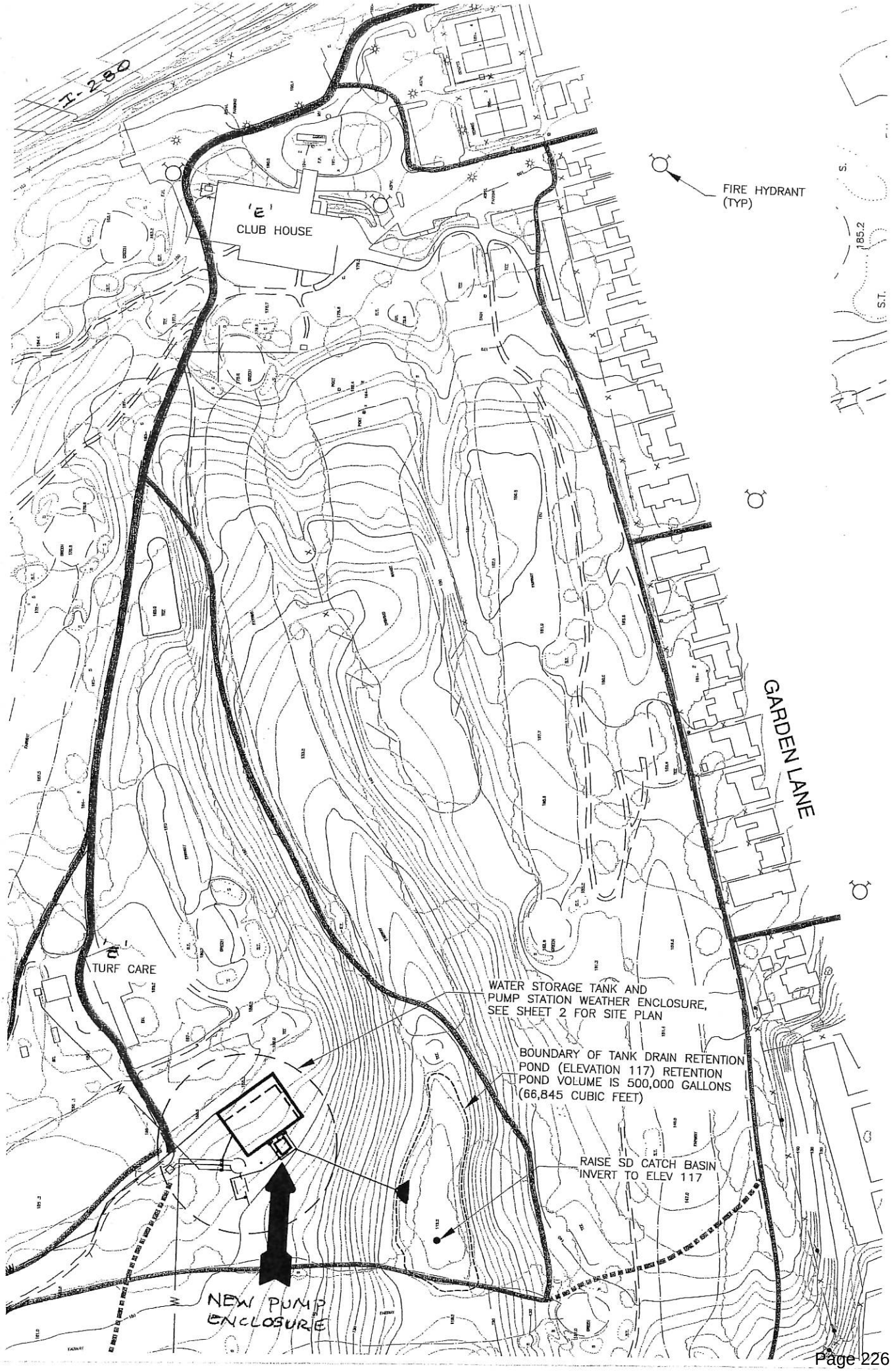
Mailing Address: 2300 Junipero Serra Blvd. City: Daly City Zip: 94015 Phone: (650) 755-2233

Note: **Attach plans showing details of the proposed variance** and copies of any references, test reports, expert opinion, etc. **Submit all documents, including plans in 11x17 or 8.5x11 format.** The Fire Chief may require that a consultant be hired by the appicant to perform all applicable tests, research, and analysis, and submit a full report of evaluation to the Fire Department for consideration of approval.

Additional City requirements or notes: Any changes to the proposed building that will increase the size, change the use or change the hazard level will impose the requirement for fully sprinklering the building.

_____ — Reviewed by Inspector
Daniel Denny — Fire Marshal Signature
Denied: ☐ Approved: ☒
9 / 22 / 03 — Date

FD 351 (New 04/03)


I-280
'E'
CLUB HOUSE
FIRE HYDRANT
(TYP)
185.2
S.T.
GARDEN LANE
TURF CARE
WATER STORAGE TANK AND
PUMP STATION WEATHER ENCLOSURE,
SEE SHEET 2 FOR SITE PLAN
BOUNDARY OF TANK DRAIN RETENTION
POND (ELEVATION 117) RETENTION
POND VOLUME IS 500,000 GALLONS
(66,845 CUBIC FEET)
RAISE SD CATCH BASIN
INVERT TO ELEV 117
NEW PUMP
ENCLOSURE

D·B·D STRUCTURES
DESIGN
BUILD
DEVELOPMENT

1329 EVANS AVENUE
SAN FRANCISCO
CALIFORNIA
94124

TEL. 415-970-0201
FAX 415-550-1223
LIC. NO. B575985

LETTER OF TRANSMITTAL

TO: Mr. David Dewey
Fire Marshal
Daly City Fire Department
10 Wembley Drive
Daly City, Ca 94015-4314
Fax #: (650) 991-8090

DATE: 9/15/03 | TRANSMITTAL #: 28072
PROJECT: Lake Merced Water Tank
PROJECT #: LMW-63-752-1
RE: Variance Application

WE ARE SENDING THE FOLLOWING VIA: x HAND ____ FAX ____ Messenger ____ CAL O/N ____ UPS O/N ____ UPS GRND ____ U.S. Mail ____ Certified Mail

- ☐ Contract
- ☐ Subcontract
- ☐ Purchase Order
- ☐ Contract Change Order
- ☐ Subcontract Change Order
- ☐ Purchase Change Order
- ☐ Shop Drawings/Submittals
- ☐ Construction Drawings
- ☐ Sketches
- ☐ Estimate Request
- ☐ Information Request
- ☐ Clarification Request

ITEM	DATE	COPIES	DESCRIPTION
1	9/15/03	1	Variance Application - Unoccupied Pump enclosure

- ☐ For your Information:
- ☒ For Approval, by: Daly City Fire Dept.
- ☒ As Requested, by: Daly City Fire Dept.
- ☐ For Signature. Please return both signed originals. We will return one fully executed original for your records.
- ☐ For Signature. Please return one signed original for our records.
- ☐ For Estimate
- ☐ For Bid
- ☐ For your Records
- ☐ Approved as Submitted
- ☐ Approved as Noted
- ☐ For review & comment

ADDITIONAL INFORMATION:

David,

Please see attached variance application for the new unoccupied pump enclosure at Lake Merced Golf Course, 2300 Junipero Serra Blvd. Daly City

Please call with any questions, (ext. 138). Thank you

DISTRIBUTION:

(x)	Transmittal Log	(w)	LMW-1310	(w)	DAS	(x)	BSG
	cc						
( )	Mr. M. Feil	( )		( )		( )	
	Lake Merced Golf						
	Fax #:		Fax #:		Fax #:		Fax #:

(W) With Enclosure
(*) With Pg. 1 & 7, Exh. A Enclosure Only
(X) Without Enclosure

SIGNED

David Skelton
Construction Engineer

If enclosures are not as noted, kindly notify us at once.

092099

CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
FAX (650) 991-8070

CONSTRUCTION PERMIT RECORD

BUILDING DIVISION (650) 991-8061
ENGINEERING DIVISION (650) 991-8064
PLANNING DIVISION (650) 991-8033

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
777-777-777	R-1		90467

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
COMMERICAL TENANT IMPROV.	FORUM DESIGN	2300 JUNIPERO SERRA BLV

OCCGRP	TYPCON		SQUARE FT	VALUATION	DESCRIPTION OF WORK
		Lvng	33,300	6,500,000	COMPLETE REMODEL OF EXISTING CLUB HOUSE INCLUDING STRUCTURAL.
		Total	33,300	6,500,000	1/5/04: PERMIT DOES NOT INCLUDE, ELECTRICAL, MECHANICAL AND PLUMBING.

Permit Issued By: Date:

Owner Name GENERAL PARCEL FOR BROADMOOR &

Address

Phone (650) 755-1017

Signature _____ Date: _____

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor CANNON CONSTRUCTORS

License Number and Class

Business License Number 515343

Name CANNON CONSTRUCTORS

Address 301 HOWARD ST., #130
SAN FRANCISCO CA 941050000

Phone (415) 546-5500

Signature Christie Hablwell Date: 9/8/04

Approvals

BUILDING	Approved	MANDAPAT, VALENTINO	01/05/04
BUILDING	Approved	LAVALLEE, MIKE	04/05/04
PLANNING	Approved	MOTHERSHEAD, TATUM	12/09/03
FIRE	Approved	ZALINSKIS, KLAUS	01/02/04
FIRE	Approved	MARSHALL, ROBERT	07/21/04
ENGINEERING	Approved	MONTEMAYOR, GEORGE	01/29/04
ENGINEERING	Approved	MONTEMAYOR, GEORGE	09/08/04
SCH/DIST/FEES	Approved	MANDAPAT, VALENTINO	02/06/04

Plan Check Fees

BUILDING PLAN CHECK FEES	00/00/00	15,318.25
PLANNING PLAN CHECK FEES	00/00/00	4,713.30
ENGINEERING PLAN CK FEE	00/00/00	4,713.30
FIRE PC-BASE RATE @.14	00/00/00	4,662.00
ADD.BLDING PLAN CHK FEES	00/00/00	121.25
ADD.BULIDING PLAN CHK FEE	00/00/00	121.25
ADD. FIRE PLAN CHECK FEE	00/00/00	99.00
ADD.BLDING PLAN CHK FEE	00/00/00	968.00
Total Plan Check Fees	00/00/00	30,716.35

please pay $121.25

03-87014 9000 SLC 01-300-340-3322
09-08-2004/$121.25
$121.25

90467 File Copy

Building Division
CITY OF DALY CITY
333 90th Street
Daly City CA 94015-1895
(650) 991-8061
FAX (650) 991-8070

PERMIT APPLICATION

PERMIT NUMBER 9-90467

Please select a contact for this permit application:
[ ] Owner [X] Contractor [ ] Agent [ ] Arch/Engineer

AGENT NAME
ADDRESS
PHONE ( )
OWNER NAME Lake Merced Golf Club
ADDRESS 2300 Junipero Serra Blvd Daly City CA
PHONE (650) 755-2333 (94015)
ARCH/ENGR NAME
LICENSE # and CLASS
ADDRESS
PHONE ( )
CONTRACTOR NAME DPW, Inc
DALY CITY BUSINESS LICENSE # 519304
ADDRESS 203 East Harris Ave South San Francisco CA (94080)
PHONE (650) 588-8982

JOB ADDRESS 2300 Junipero Serra Blvd Daly City CA
DESCRIPTION OF WORK Reg Plans for Plumbing Work

PERMIT TYPE	VALUATION	FEES DUE
Plumbing		

LOT SIZE:FRONT REAR DEPTH AREA %OCC
BLDG SET BACKS:FRONT REAR LEFT RIGHT
BLDG SIZE:FRONT DEPTH HEIGHT #STORIES
FLOOR AREA:FIRST SECOND THIRD BSMT
GARAGE OTHER TOTAL AREA
DWELLING UNITS # OF ROOMS BEDRMS BATHRMS
PARKING PROVIDED:OUTSIDE INSIDE

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 # 660639
DATE 2-21-07 CONTRACTOR SIGN

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reasons: (Section 7031.5, Business and Professions Code Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500)):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who constructs for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec _____, B & P C for this reason

Date Owner

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 No Lender
Lender' Address 11

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 permit to construct, alter, improve, workers' compensation, as provided for by Section 370 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 370 of the Labor Code, for the performance of the work for which this permit is issued. M workers' compensation insurance carrier and policy number are:
Carrier CA Indemnity
Policy Number 220754-01K

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall n employ any person in any manner so as to become subject to the workers' compensatic laws of California, and agree that if I should become subject to the workers' compensatic provision of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date Applicant

WARNING: FAILURE TO SECURE WORKERS' COMPENSATIO COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TI CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDREI THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST O COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 O THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I declare under penalty of perjury that I have read this application and state tha the information is true and correct. I agree to comply with all local ordinance and the State laws relating to Building Construction and I make this statemer under penalty of law. I hereby authorize representatives of this City/County t enter on the above-mentioned property for inspection purposes.

NOTICE: This permit becomes null and void if work is not commenced in 18 calendar days from date of issuance, or if work is suspended at any time fo more than 180 calendar days or work is performed in violation of any City c State laws Members

SIGNATURE OF OWNER OR AGENT DATE 2/25/07

ECDrec0632

Building Division
CITY OF DALY CITY
333 90th Street
Daly City CA 94015-1895
(650) 991-8061
FAX (650) 991-8070

PERMIT APPLICATION

PERMIT NUMBER 90467

JOB ADDRESS 2300 Junipero Serra
Daly City, CA

DESCRIPTION OF WORK
HVAC Design-Build

Please select a contact for this permit application:
[ ] Owner [X] Contractor [X] Agent [ ] Arch/Engineer

AGENT NAME Critchfield Mechanical Inc
ADDRESS 4085 Campbell Ave
Menlo Park, CA 94025
PHONE 650 321 7801
OWNER NAME Lake Merced Golf Club
ADDRESS 2300 Junipero Serra
Daly City, CA 94015
PHONE ( )
ARCH/ENGR NAME Forum Design
LICENSE # and CLASS
ADDRESS 1014 Howard st
PHONE (415) 252-7063
CONTRACTOR NAME Cannon
DALY CITY BUSINESS LICENSE # 515345
ADDRESS 301 Howard St
San Francisco CA
PHONE ( )

PERMIT TYPE	VALUATION	FEES DUE

LOT SIZE:FRONT REAR DEPTH AREA %OCC
BLDG SET BACKS:FRONT REAR LEFT RIGHT
BLDG SIZE:FRONT DEPTH HEIGHT #STORIES
FLOOR AREA:FIRST SECOND THIRD BSMT
GARAGE OTHER TOTAL AREA
DWELLING UNITS # OF ROOMS BEDRMS BATHRMS
PARKING PROVIDED:OUTSIDE INSIDE

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
LICENSE CLASS C20 LICENSE # 341107
DATE 2-12-04 CONTRACTOR SIGN [signature]

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 contracts 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 _____

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)
Lender's Name _____
Lender' Address _____

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 permit to construct, alter, improve, workers' compensation, as provided for by Section 370 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 370 of the Labor Code, for the performance of the work for which this permit is issued. M workers' compensation insurance carrier and policy number are:
Carrier Heffernan Insurance Broker
Policy Number WC7165781

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall n employ any person in any manner so as to become subject to the workers' compensatic laws of California, and agree that if I should become subject to the workers' compensatic provision of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date _____ Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATIOI COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TI CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRE THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST O COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 O THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I declare under penalty of perjury that I have read this application and state tha the information is true and correct. I agree to comply with all local ordinance and the State laws relating to Building Construction and I make this statemer under penalty of law. I hereby authorize representatives of this City/County t enter on the above-mentioned property for inspection purposes.

NOTICE: This permit becomes null and void if work is not commenced in 18 calendar days from date of issuance, or if work is suspended at any time fo more than 180 calendar days or work is performed in violation of any City o State laws thereto.

[signature] 2-12-04
SIGNATURE OF OWNER OR AGENT DATE

ECDinc0902

Building Division
CITY OF DALY CITY
333 90th Street
Daly City CA 94015-1895
(650) 991-8061
FAX (650) 991-8070

PERMIT APPLICATION

PERMIT NUMBER BP # 90467

JOB ADDRESS 2300 JUNIPERO SERRA

DESCRIPTION OF WORK ADD NEW ELECTRICAL FOR CLUBHOUSE.

Please select a contact for this permit application:
[ ] Owner [X] Contractor [ ] Agent [X] Arch/Engineer

AGENT NAME CUPERTINO ELECTRIC
ADDRESS 1132 N. 7TH ST.
SAN JOSE, CA 95112
PHONE (408) 808-8000

OWNER NAME LAKE MERCED GOLF CLUB
ADDRESS 2300 JUNIPERO SERRA
DALY CITY 94015
PHONE 650 755-2233

ARCH/ENGR NAME CUPERTINO ELEC. / FRED PROFITT
LICENSE # and CLASS E 11514
ADDRESS 1132 N. 7TH ST. S.J. CA
PHONE (408) 808-8000

CONTRACTOR NAME CUPERTINO ELECTRIC
DALY CITY BUSINESS LICENSE # 512391
ADDRESS 1132 N. 7TH ST.
SAN JOSE, CA 95112
PHONE (408) 808-8000

PERMIT TYPE	VALUATION	FEES DUE
ELECTRICAL	400,000	

LOT SIZE: FRONT REAR DEPTH AREA %OCC
BLDG SET BACKS: FRONT REAR LEFT RIGHT
BLDG SIZE: FRONT DEPTH HEIGHT #STORIES
FLOOR AREA: FIRST SECOND THIRD BSMT
GARAGE OTHER TOTAL AREA
DWELLING UNITS # OF ROOMS BEDRMS BATHRMS
PARKING PROVIDED: OUTSIDE INSIDE

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 # 174637
DATE 2/12/04 CONTRACTOR SIGN [signature]

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason: (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_____

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)
Lender's Name_____
Lender' Address_____

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 permit to construct, alter, improve, workers' compensation, as provided for by Section 370 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 370 of the Labor Code, for the performance of the work for which this permit is issued. M workers' compensation insurance carrier and policy number are:
Carrier ZURICH AMERICAN
Policy Number WC3486890-02

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall n employ any person in any manner so as to become subject to the workers' compensatic laws of California, and agree that if I should become subject to the workers' compensatic provision of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date_____Applicant_____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATIO COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TI CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRE THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST O COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 O THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I declare under penalty of perjury that I have read this application and state thi the information is true and correct. I agree to comply with all local ordinance and the State laws relating to Building Construction and I make this statemer under penalty of law. I hereby authorize representatives of this City/County t enter on the above-mentioned property for inspection purposes.

NOTICE: This permit becomes null and void if work is not commenced in 18 calendar days from date of issuance, or if work is suspended at any time fo more than 180 calendar days or work is performed in violation of any City o State laws thereto.

[signature] 2/12/04
SIGNATURE OF OWNER OR AGENT DATE

ECOmc0602

02/11/04 WED 14:38 FAX 650 991 8070 ECON & COM DEV/PUB WKS 001

CITY OF DALY CITY
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
BUILDING INSPECTION DIVISION

APPLICATION/
PERMIT
NUMBER 89723

CERTIFICATE OF OCCUPANCY

LOCATION 2300 Junipero Serra Blvd.

OWNER Lake Merced Golf and Country Club

ADDRESS 2300 Junipero Serra Blvd., Daly City CA 94015

TYPE OF CONSTRUCTION TII-N OCCUPANCY S3 STORIES 1

DESCRIPTION OF WORK Turf Care Facility

THE ABOVE DESCRIBED CONSTRUCTION IS COMPLETED AND CONFORMS TO ORDINANCES OF THE CITY OF DALY CITY AND LAWS OF THE STATE OF CALIFORNIA FOR THE TYPE OF CONSTRUCTION AND OCCUPANCY LISTED.

APPROVED 2/18/05 20 05 THIS CERTIFICATE POSTED ON _____ 20 ____

BY _____ BY _____
FIRE MARSHAL/INSPECTOR BUILDING OFFICIAL/INSPECTOR

JOHN C. MARTIN – BUILDING OFFICIAL

This Certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred above

CITY OF DALY CITY
333 - 90TH STREET
DALY CITY, CA 94015 991-8061

BUILDING PERMIT RECORD

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED, TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

PERMIT NUMBER	ZONING	ASSESSOR PARCEL NUMBER	SUBDIVISION NAME
14703		777-777-777	

APPLICANT NAME: JIM TRENERY

JOB ADDRESS: 2300 JUNIPERO SERRA BLV

OCC. GRP.	TYPE CONST.	SQUARE FT.	VALUATION
B-2	TYPE V 1-HOUR		$57,995
JOB VALUATION:			$57,995

APPROVALS ISSUED

BUILDING	APPROVED	DAVIS, WILLIAM	04/14/93
PLANNING	APPROVED	DEMELO,CARLOS	04/14/93

TYPE OF WORK: ALTERATION COMMERCIAL

OCCUPANCY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.

BUILDING INSPECTOR

BY: DAVIS, WILLIAM DATE: 04/14/93

PLAN CHECK FEE SUMMARY

TOTAL PLAN CHECK FEE

DESCRIPTION OF WORK

INSTALL NEW RESTROOM FACILITY

OWNER
NAME
ADDRESS
PHONE

ARCHITECT
NAME
ADDRESS
PHONE

I hereby affirm that I am licensed under Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professional Code and my license is in full force.

CONTRACTOR

LICENSE # AND CLASS	BUSINESS LICENSE #
338750 B	510029

NAME: TRENERY BUILDING
ADDRESS: 429 BEAUMONT BLVD
PACIFICA CA0000094044
PHONE: 3594635

SIGNATURE DATE:

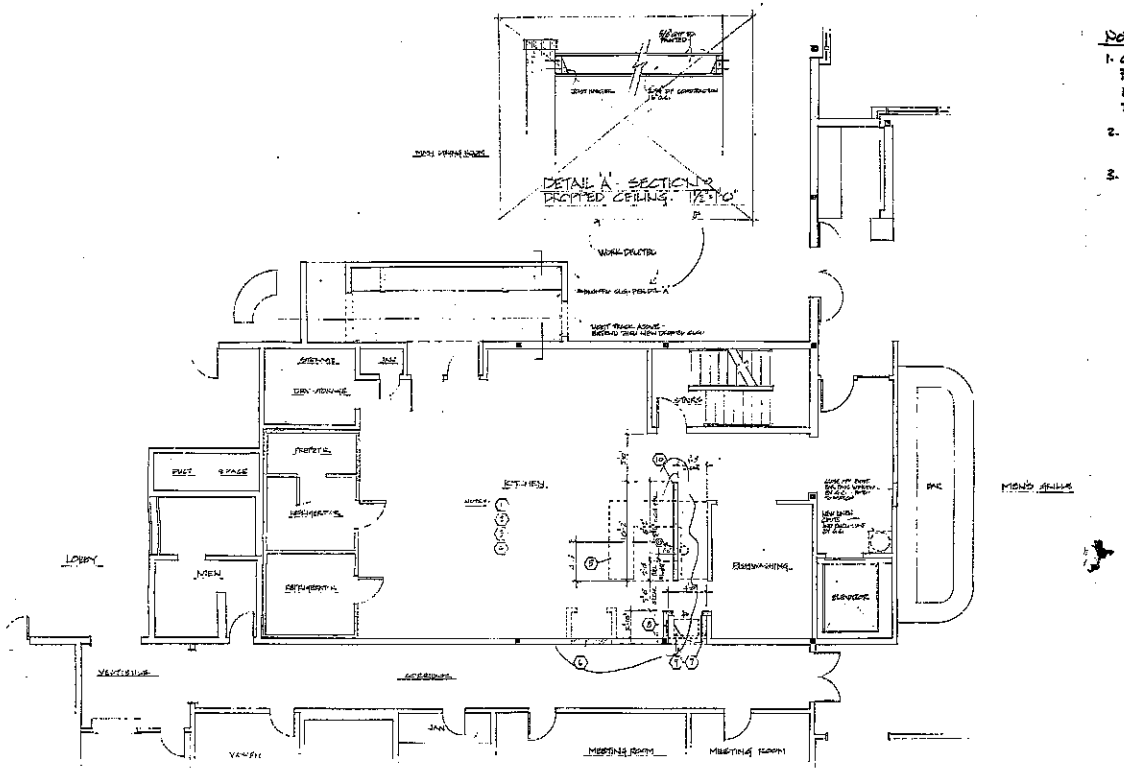
PERMIT ISSUANCE AND FEES

PERMIT ISSUED BY: DAVIS, WILLIAM DATE: 04/14/93

BL1-BUILDING PERMIT
NO FEE PERMIT
EL1-ELECTRICAL
NO FEE PERMIT
ME1-MECHANICAL
NO FEE PERMIT
PL1-PLUMBING
NO FEE PERMIT
SE1-SEWER CONNECTION
NO FEE PERMIT

02-28404 0500 H 01-300-340-3321
04-14-1993/40.00

BUILDING PERMIT
ELECTRICAL
MECHANICAL
PLUMBING
SEWER CONNECTION
TOTAL PERMIT FEES ==>



LEGEND:

NEW CONSTRUCTION

DEMOLITION / REMOVE WORK

NOTES:

1. REPAIR/REPLACE DAMAGED TILES AS REQUIRED. STEAM CLEAN.
2. WALLS: PAINT WHERE INDICATED. CLEAN AND PAINT PER FINISH SCHEDULE.
3. CEILING: REPLACE DAMAGED TILES AS REQUIRED. CLEAN AND PAINT PER FINISH SCHEDULE.
4. LIGHT FIXTURES: REPLACE ALL EXISTING EXPOSED TUBE FIXTURES WITH SURFACE MOUNTED ENCLOSED SUPERLUME FIXTURES, LITHONIA, MODEL NO. 2-40 (MR. ELEC.)
5. REPAIR AND CLEAN FLOOR, CAP AND/OR RELOCATE EXISTING UTILITIES PER PLANS F3-2 AND F3-3.
6. NEW WALL SECTION TO MATCH ADJACENT CORRIDOR WALL COVERING AND TRIM AND PAINT FINISH ON EXPOSED SIDE.
7. RELOCATED STOREWINDOW AND DOOR ASSEMBLY TO MATCH ADJACENT CORRIDOR WALL COVERING AND TRIM AND PAINT FINISH ON KITCHEN SIDE.
8. RELOCATED TELEPHONE BOARD. TYP.
9. RELOCATED TRANSFER ROOSTER REFER TO EXISTING CONDITIONS PLAN SHEET A-2.
10. NEW 8'-0" HIGH WALL OF 6x6 10# WIRE MESH PLASTER WITH STRAPPING AS REQ'D FOR LATERAL LOAD DESIGN. (8'-0" WALLS 5'-0" HIGH, 2'-0" = FULL HEIGHT.)

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE UBC, UPC, UMC AND NEC CURRENTLY IN FORCE, INCLUDING DALY CITY, NON-STRUCTURAL CODES AND HEALTH DEPARTMENT REQUIREMENTS. (REFER TO SPECIFICATIONS PAGE 10-2, 1-20, APPLICABLE CODES AND STANDARDS)
2. ALL ELECTRICAL, COMMUNICATION AND LOW-VOLTAGE WIRING SHALL BE IN "EMT" PER D.E.M.C. 18.24.050.
3. PLASTIC PIPES SHALL NOT BE ALLOWED FOR DRAIN, WASTE, VENT, OR WATER LINES PER D.E.M.C. 18.24.040.

NOTE

1. CONTRACTOR SHALL COORDINATE FINAL INSPECTION WITH FIRE INSPECTOR'S, COUNTY HEALTH PRIOR TO BUILDING FINAL INSPECTION.
2. ALL WORKS SHALL COMPLY W/ [illegible], G.E.D. NOTE #1.
3. FIRE SUPPRESSION PERMITS UNDER SEPARATE APPLICATION.

APPROVED 2/27/92 JM

CITY OF DALY CITY
Department of Public Works
APPROVED
By JLM Date 2/27/92

ADDITIONAL
FIRE DEPARTMENT PERMITS
ARE REQUIRED FOR:

CITY OF DALY CITY
PUBLIC WORKS
PLAN REVIEW

#10267
REVISED
OFFICE COPY

DEPT. OF PUBLIC WORKS
BUILDING INSPECTION DIVISION
FEB 28 92
DALY CITY

1992 REVISIONS

Richard R. Simmons
RICHARD R. SIMMONS
VICE PRESIDENT

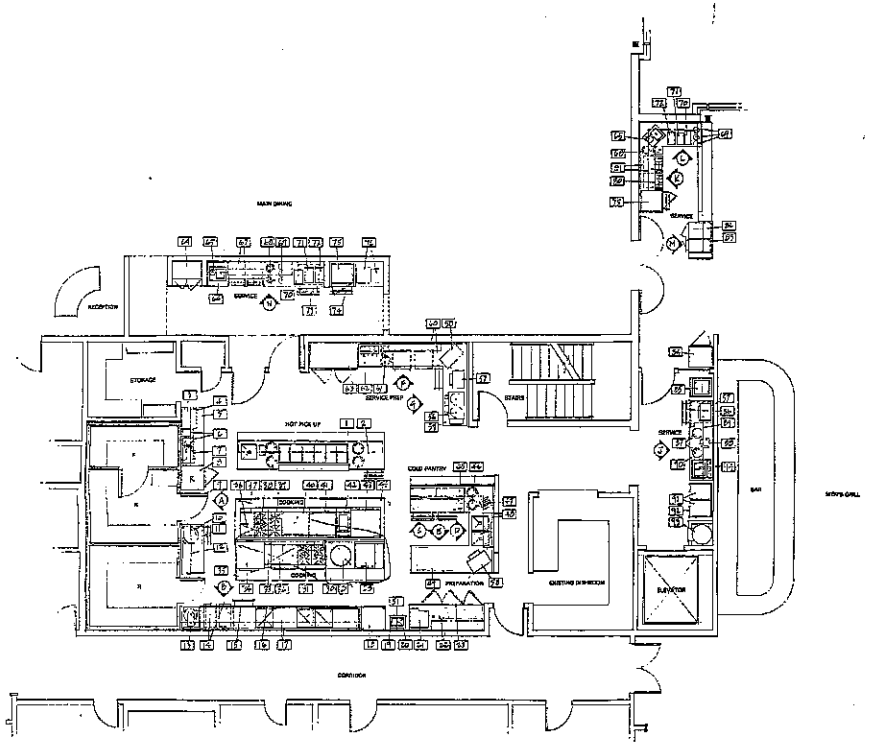
CINI-LITTLE
CINI-LITTLE INTERNATIONAL, INC.

PROJECT NAME
LAKE MERCED
GOLF AND
COUNTRY CLUB

SHEET TITLE
MAIN KITCHEN
WALL PLAN AND
FINISH SCHEDULE

FS

30X



FOODSERVICE EQUIPMENT SCHEDULE

ITEM #	QUAN.	DESCRIPTION	REMARKS
1	1	CHEF'S COUNTER ASSEMBLY	EXISTING
2	1	TWO TIER SHELF ASSEMBLY	EXISTING, MODIFIED
3	1	THREE TIER WALL SHELF ASSEMBLY	EXISTING, MODIFIED
4	1	WORKBOARD OVER	EXISTING
5	1	MEDIA TABLE	
6	1	BELGIAN WAFFLE BAKER	
7	1	WAFFLE BAKER	EXISTING
8	1	REFRIGERATOR, 1-SECT., REACH-IN	EXISTING
9	1	COLD STORAGE ROOM ASSEMBLY	EXISTING
10	1	WORK TABLE	EXISTING
11	1	WASTE CHUTE	
12	1	WALL SHELF	EXISTING
13	2	MIXER, 20 QT., WITH MOBILE STAND	EXISTING
14	1	MIXER STAND, MOBILE	EXISTING
15	1	PREPARATION TABLE	
16	1	UTENSIL SHELF	EXISTING
17	1	WALL SHELF	EXISTING
18	1	UTENSIL SHELF	EXISTING
19	1	HAND SINK	EXISTING
20	1	SOAP & TOWEL DISPENSER	
21	1	SLICER	EXISTING, RELOCATED
22	1	WALL SHELF	EXISTING
23	1	REFRIGERATED WORK TABLE	EXISTING
24	1	OPEN NO.	
25	1	OPEN NO.	
26	1	OPEN NO.	
27	1	OPEN NO.	
28	1	CONVECTION STEAMER	EXISTING
29	1	STEAM KETTLE	EXISTING
30	1	EXHAUST VENTILATOR	
31	1	RANGE, OPEN BURNER	EXISTING
32	1	RANGE, HOT TOP	EXISTING
33	1	GRIDDLER PLATE	EXISTING
34	1	CONVECTION OVEN, 3-DECK	
35	1	EXHAUST VENTILATOR	EXISTING, MODIFIED
36	1	BROILER, RADIANT	EXISTING, RELOCATED
37	1	SYNKADE GRILL	EXISTING, RELOCATED
38	1	RANGE 6 BURNER, TWO BURNER	EXISTING, RELOCATED
39	1	RANGE 6 BURNER, TWO BURNER	EXISTING, RELOCATED
40	1	RANGE, GRIDDLE TOP	EXISTING, RELOCATED
41	1	RANGE, GRIDDLE TOP	EXISTING, RELOCATED
42	1	DEEP FAT FRYER	EXISTING
43	1	SHELF SPACER, TWO DECK	
44	1	EXHAUST VENTILATOR	EXISTING, MODIFIED
45	1	REFRIGERATED WORK TABLE	
46	1	PLATE DISPENSER	EXISTING, RELOCATED
47	1	TOASTER, 90 P.UP	
48	1	ELEVATED SHELF ASSEMBLY	EXISTING, MODIFIED
49	1	WORK TABLE WITH SINKS	
50	1	SOFT SERV YOGURT MACHINE	
51	1	FIRE SUPPRESSION SYSTEM	EXISTING, MODIFIED, RELOCATED
52	1	OPEN NO.	
53	1	OPEN NO.	
54	1	OPEN NO.	
55	1	OPEN NO.	
56	1	CONVEY OR	EXISTING
57	1	TOASTER, ROTARY	
58	1	SALAD DISPENSER	
59	1	PANTRY COUNTER	EXISTING, MODIFIED
60	1	WORK TABLE	EXISTING, MODIFIED
61	1	PLATE DISPENSER	
62	1	DISHWASHING DISPENSER	
63	1	REFRIGERATOR, 2-SECT., REACH-IN	EXISTING
64	1	LINEN CABINET	
65	1	SOMMELIER DISPENSER	
66	1	BAR ICE COUNTER	
67	1	CONDIMENT SHELF ASSEMBLY	
68	1	SAUCER DISPENSER	
69	1	WARMER PLATE	EXISTING, RELOCATED
70	1	COFFEE URN	EXISTING
71	1	COFFEE BREWER	EXISTING
72	1	ICED TEA BREWER	
73	1	REFRIGERATED BEER UNIT	
74	1	BAR CABINET	
75	1	REFRIGERATOR, COUNTER TOP	
76	1	TERMINAL AND PRINTER ASSEMBLY	EXISTING
77	1	OPEN NO.	
78	1	OPEN NO.	
79	1	OPEN NO.	
80	1	SERVICE COUNTER	
81	1	WALL SHELF ASSEMBLY	
82	1	TERMINAL & PRINTER ON STAND	EXISTING
83	1	BASE CABINET, EXTENSION	
84	1	WORK REFRIGERATOR, 1-SECT.SW, REACH-IN	
85	1	ICE MAC. MODULE	
86	1	SOUNDING SPEAKER UNIT	
87	1	SOUNDING SYSTEM	
88	1	BOWL DISPENSER, HEATED	
89	1	WALL SHELF	
90	1	SERVICE COUNTER	
91	1	FOUNTAIN MAKER	EXISTING
92	1	EQUIPMENT STAND	EXISTING
93	1	LUNCH CHUTE	
94	1	ICE CREAM CABINET W/ DIPPER WELL	
95	1	OPEN NO.	
96	1	COLD STORAGE ROOM ASSEMBLY	
97	1	REFRIGERATION SYSTEM +35°F	
98	1	REFRIGERATION SYSTEM +10°F	
99	LOT	SHELVING, CLOSED, MOBILE	
100	LOT	SHELVING, CLOSED, STATIONARY	
101	LOT	SHELVING, DRY STORAGE	EXISTING
102	LOT	SHELVING, LUNCH STORAGE	EXISTING
103	LOT	ICE MAKERS	EXISTING
104		REFRIGERATOR, 1-SECT., REACH-IN	EXISTING
105		WALL SHELF	EXISTING
106		WORK COUNTER	EXISTING
107		ICE CREAM CABINET	EXISTING
108		CASH REGISTER	EXISTING, RELOCATED
109		PASTRY DISPLAY RACK	RACK = BY OWNER
110		BASE SHELF	
111		WORK COUNTER	
112		MICROWAVE OVEN	EXISTING, RELOCATED
113		FEED MAKER	
114		SANDWICH REFRIGERATOR	EXISTING, RELOCATED
115		HOT DOG COOKER	
116		WORK COUNTER	
117		EXHAUST VENTILATOR	
118		GRIDDLE	EXISTING, RELOCATED
119		GRIDDLE CABINET	
120		FIRE SUPPRESSION SYSTEM	
121		WORK STAND MOBILE	

MAIN FLOOR KITCHEN FLOOR PLAN & SCHEDULE

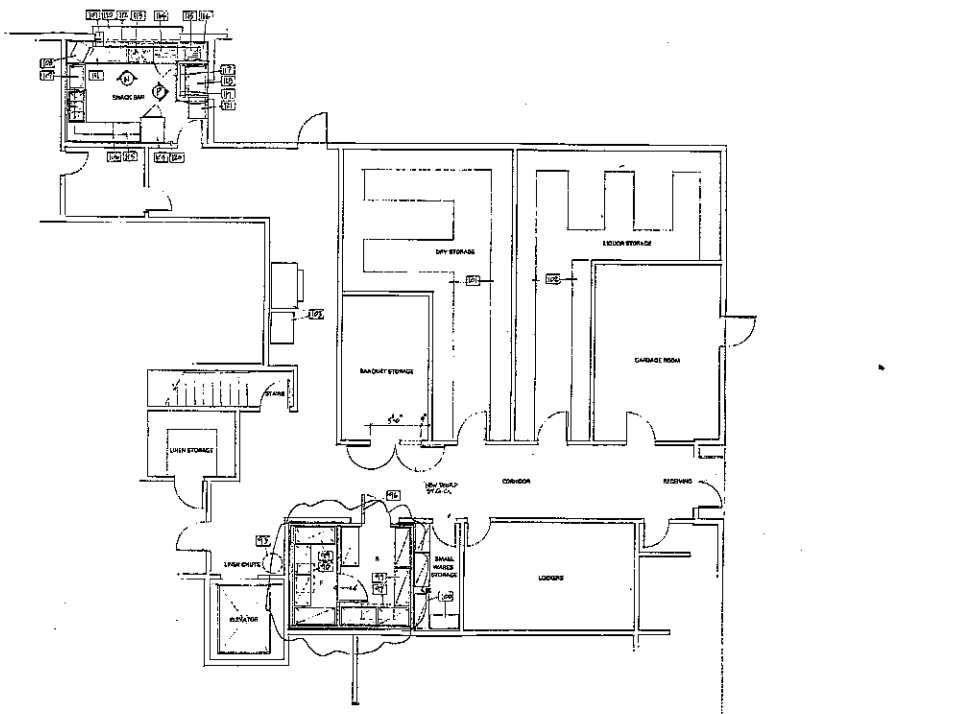
CINI-LITTLE INTERNATIONAL, INC.

LAKE MERCED GOLF AND COUNTRY CLUB

MAIN FLOOR KITCHEN FLOOR PLAN & SCHEDULE

FS-2

30X



30X

CINI-LITTLE

CINI-LITTLE INTERNATIONAL, INC.

PROJECT NAME
LAKE MERCED GOLF AND COUNTRY CLUB

SHEET TITLE
GROUND FLOOR STORAGE AND SNACK BAR PLAN

SCALE 1/8" = 1'-0"

SHEET NUMBER
FS-3

CITY OF DALY CITY
333 - 90TH STREET
DALY CITY, CA 94015 991-8061

BUILDING PERMIT RECORD

PERMIT NUMBER	ZONING	ASSESSOR PARCEL NUMBER	SUBDIVISION NAME
10267		777-777-777	

APPLICANT NAME
NIBBI BROTHERS

JOB ADDRESS
2300 JUNIPERO SERRA BLV

OCC. GRP.	TYPE CONST.	SQUARE FT.	VALUATION
B-2	TYPE V NON-RAT	2,692	$189,118

JOB VALUATION: $189,118

TYPE OF WORK: ALTERATION COMMERCIAL

OCCUPANY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.

APPROVALS ISSUED

PLANNING	SPANO,VICTOR	01/15/92
FIRE	DONG,MAURICE	01/03/92
BUILDING	MANDAPAT VALENTINO	02/27/92

BUILDING INSPECTOR

BY: FORT BILL DATE: 12/19/91

PLAN CHECK FEE SUMMARY

PLANNING PLAN CHECK FEES	190.90
BUILDING PLAN CHECK FEES	620.43
FIRE PLAN CHECK FEES	323.04
TOTAL PLAN CHECK FEE	1,134.37

OWNER
NAME LAKE MERCED GOLF CLUB
ADDRESS
PHONE 922-5900

ARCHITECT
NAME
ADDRESS
PHONE

CONTRACTOR
I hereby affirm that I am licensed under provision of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professional Code and my business license is in full force.

LICENSE # AND CLASS	BUSINESS LICENSE #
456818 C10	509332

NAME SOLARIS ELECTRIC CO
ADDRESS 16 ALAMO GLEN COURT
DANVILLE CA000094526
PHONE 8382220

SIGNATURE: DATE:

DESCRIPTION OF WORK
KITCHEN REMODEL AT LAKE MERCED GOLF AND COUNTRY CLUB. FIRE PERMITS REQ. FOR HOOD & DUCT EXTINGUI HING SYS, FIRE SPRINKLERS.

PERMIT ISSUANCE AND FEES

PERMIT ISSUED BY: DAVIS, WILLIAM DATE: 03/03/92

EL1-ELECTRICAL		
SQFT FEE LIV AREA@.10	1752	175.20
PERMIT @ $15.00	1	15.00

ELECTRICAL	190.20
TOTAL PERMIT FEES ====>	190.20

991-8070

CITY OF DALY CITY

PERMIT

DATE ISSUED _____

PERMIT NUMBER 10267

In accordance with the requirements of Chapter 9, Part 3, Division 13 of the California Health & Safety Code, the following information must be completed prior to issuance of a building permit.

BUILDING PROJECT IDENTIFICATION

(Please print)

Applicant's Mailing Address _____

Address of Building 2300 Junipero Serra Blvd.

Owner's Name Lake Merced Golf & Country Club

Telephone No. _____

Contractor's Name Solaris Electric

Contractor's Mailing Address 16 Alamo Glen Ct Danville, Ca 94526

Lic. No. _____

Architect or Engineer _____

Architect's or Engineer's Address _____

Lic. No. _____

OWNER-BUILDER DECLARATION EXPLANATION TAKEN FROM BUSINESS AND PROFESSIONS CODE

a. 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 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 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.).

b. 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 through his 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 did not build or improve for the purpose of sale.).

c. 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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 of the Code, and my license is in full force and effect.

License Class C-10 Lic. Number 456818

Date 5-31-92 Contractor Brian VanDale

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (See lower left side). Sec. 7031.5 and Sec. 7044.

☐ 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. (See b. lower left side). Sec. 7044.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (See c. lower left side). Sec. 7044.

☐ I am exempt under Sec. _____, B.&P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab.C.).

Policy No. SFWCI 12657 Company National American

Date 6-1-92 Applicant Brian VanDale

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ.C.)

Lender's Name _____

Lender's Address _____

280-600a

CITY OF DALY CITY

DATE ISSUED _____

PERMIT

PERMIT NUMBER 10261

In accordance with the requirements of Chapter 9, Part 3, Division 13 of the California Health & Safety Code, the following information must be completed prior to issuance of a building permit.

BUILDING PROJECT IDENTIFICATION
(Please print)

Applicant's Mailing Address 1433 17 TH STREET
SAN FRANCISCO, CA 94107

Address of Building 2300 JUNIPERO SERRA
DALY CITY, CA

Owner's Name LAKE MERCED GOLF & COUNTRY

Telephone No. 922-5900

Contractor's Name NIBBI BROTHERS

Contractor's Mailing Address 1433 17TH ST
SAN FRANCISCO, CA 94107

Lic. No. _____

Architect or Engineer _____

Architect's or Engineer's Address _____

Lic. No. _____

OWNER-BUILDER DECLARATION EXPLANATION TAKEN FROM BUSINESS AND PROFESSIONS CODE

a. 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 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 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.).

b. 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 through his 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 did not build or improve for the purpose of sale.).

c. 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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 of the Code, and my license is in full force and effect.

License Class A & B & ASB Lic. Number 232019

Date 12-19-91 Contractor [signature]

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (See lower left side). Sec. 7031.5 and Sec. 7044.

☐ 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. (See b. lower left side). Sec. 7044.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (See c. lower left side). Sec. 7044.

☐ I am exempt under Sec. _____, B.&P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab.C.).

Policy No. 6039 Group #571 Company State Compensation

Date 12-19-91 Applicant Nibbi Bros. Inc. [signature]

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

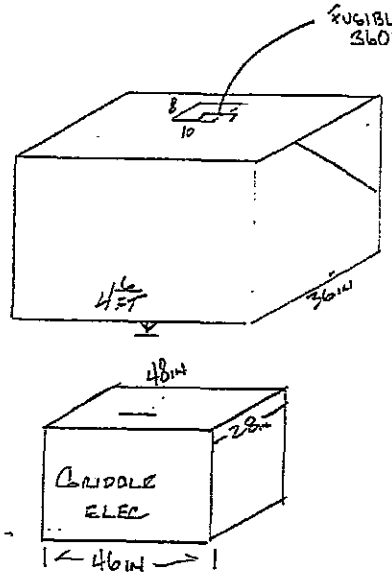
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ.C.)

Lender's Name _____

Lender's Address _____

280-600a

NOTE: No WORK TO BEGIN WITHOUT ISSUANCE OF BUILDING PERMIT / JOB CARD



COOKING & HOOD

V BANK PLENUM

DALY CITY FIRE DEPARTMENT
FIRE PREVENTION DIVISION

PHONE (415) 991-8138

Contractors shall provide fire protection and extinguishing equipment on the job site during construction, as prescribed by the Daly City Fire Prevention Division.

This plan check shall not be construed to be, an approval for any violation of the provisions of the Daly City Fire Code.

Approval Pending Final Field Inspection.

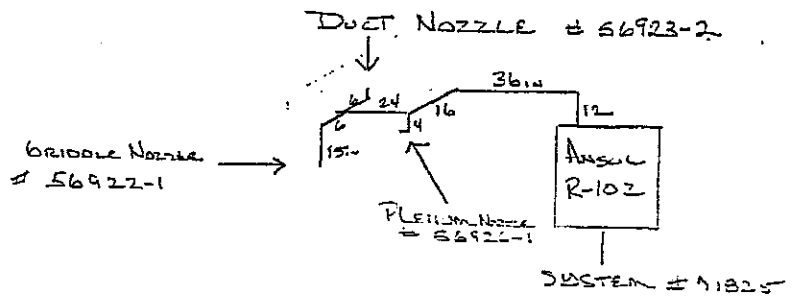
Review by: [signature]

Date: FEB 10 1992

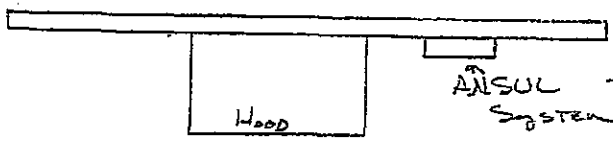
NOTES ① ANSUL R-102 UL EX 3470
② ELEC SHUTE OFF SHUNT TRIP
③

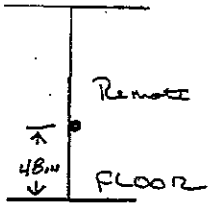
(415) 991-8138
CALL 48 HOURS IN ADVANCE TO SCHEDULE APPOINTMENT FOR INSPECTION. REINSPECTION FEE IS REQUIRED IF ACCEPTANCE TEST FAILS.

DUCT NOZZLE # 56923-2

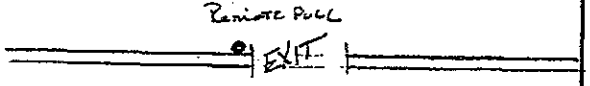


PIPELINE 3/8 SCH 40 STEEL





FLOOR PLAN



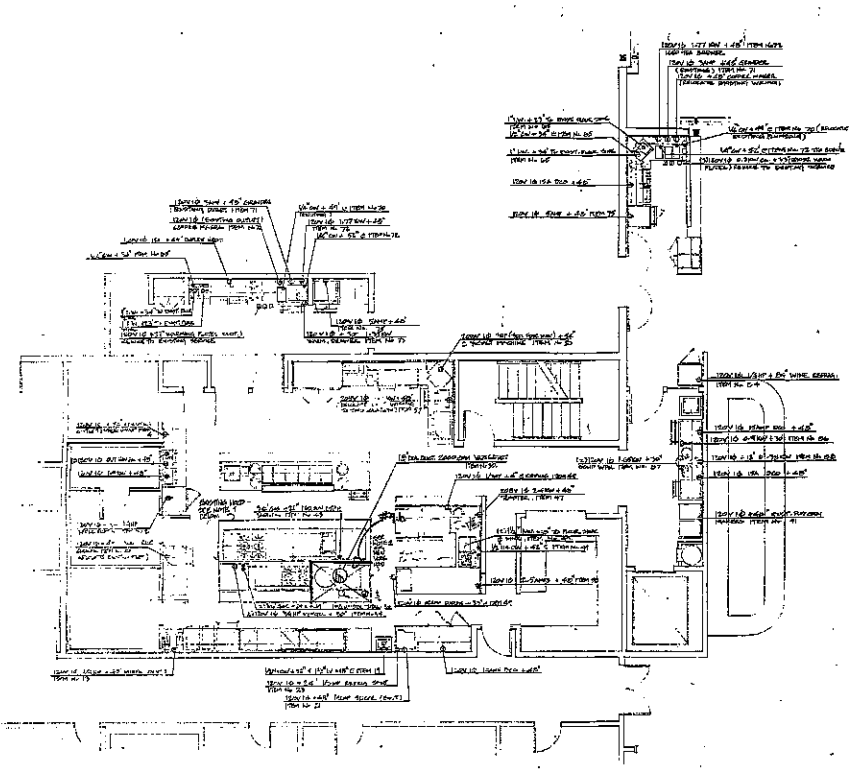
LAKE MERCED C.C.
2300 JUNIPERA SERRA BLVD
DALY CITY CA

SCALE: N/A	APPROVED BY:	DRAWN BY JH
DATE: 1-13-92	ANTIFIRE SYSTEMS P.O. BOX 1394 BENICIA, CA 94510	REVISED
CSCL	60 19 41 EX SHT 92	DRAWING NUMBER

10267

OFFICE COPY

11 X 17 PRINTED ON NO. 1000H CLEARPRINT ®



NOTE No. 1 : EXISTING VENTILATORS
ITEM No. 35 & 44

3. REMOVE EXISTING SUPPLY WHICH EXHAUST WHICH WILL INCREASE CFM NO. THAT 45,000 CFM TO 50,000 CFM (IE 2500 FPM - MAX 5 OR 100 CFM / FT OF HOOD).
4. REPLACE EXISTING WEIGHT FILTERS WITH STAINLESS STEEL BAFFLE FILTERS. (TYPE / MAKE - UFPA APPROVED) EXHAUST

NOTE No. 2 : NEW TYPE II HOOD
ITEM No. 30

a. NEW MANSON STEEL WALL HOOD (TYPE) TO BE INTERFACE WITH EXISTING MAKE-UP COOLING EQUIPMENT. DIMENSIONS: 2'-0" x 6'-0"
b. PROVIDE W/ ONE (1) 18"ø CM DUCT ALONG TO DISCHARGE OF 6000 CFM @ 1800 FPM
c. DUCT TO BE ALL WELDED MATERIAL TYPE AND CONNECTED TO A ONE HOOD DUCT ENCLOSURE THROUGH THE ATTIC SPACE. TO A ROOF DISCHARGE WITH ALL IN-LINE EXHAUST FAN.
d. ALL WORK IS NOT FULLY TO COMPLY WITH THE 1979 UMC (CHAPTER 20)
e. PROVIDE 24 SQ. FT. AIR GAPPLE PANELS @ CEILING JOIST SIDE TO REMOVE ANY PART OF AIR FROM EQUIPMENT VENTILATING (SEE DETAIL D1 ON SHEET M5.1)

NOTE No. 3 : MAKE-UP AIR SYSTEM

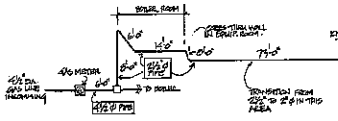
a. EXISTING MAKE UP AIR SYSTEM TO BE UPGRADED TO PROVIDE 17,000 CFM OF DESIGN AIR BASED ON NEW BRANDT AIR VOLUME OF 15,800 CFM

ITEM No. 35 & 44 :	10,800 CFM
+ ITEM No. 30 :	9,000 CFM
TOTAL EXHAUST :	19,800 CFM

NOTE No. 4

a) 1 HE SHEET WAS NOT INCLUDED AS PER DESIGNER, HOOD & DUCT 35 & 44 ARE EXISTING, & EXHAUST FAN UPGRADING IS THE ONLY SCOPE OF WORK FOR THIS PORTION.

b) PROVIDE POSITIVE SEPARATION WALL BETWEEN TYPE I & II HOODS TO PREVENT GREASE EXTRACTION BY THE TYPE II HOOD.



GAS LINE AS-BUILT PER G.C. SURVEY 5/14/92

5. A GAS SHUT OFF VALVE SHALL BE READILY ACCESSIBLE.

GENERAL NOTES

1. UTILITY CONNECTION LOCATIONS AS DETERMINED BY THE CITY SERVICE COMPANY [illegible]
2. ALL SANITARY PLUMBING WORK, SPECIALTY CASTS, CLEAN OUTS, BACKFLOW [illegible]
3. FLOOR DRAINS, TRAPS OR SEALS SHALL BE PROVIDED ON ALL FLOOR [illegible]
4. ALL PLUMBING CONTRACTOR SHALL BE TO NATIONAL SANITATION FOUNDATION [illegible]
5. ALL EXPOSED PIPING SHALL BE TO BE INSTALLED WITH THE MINIMUM [illegible]
6. PLUMBING CONTRACTOR SHALL BE TO INSTALL A BALANCED SYSTEM TO [illegible]

MECHANICAL LEGEND

P.C.	PLUMBING CONTRACTOR
C.W.	COLD WATER
H.W.	HOT WATER
D.	DRAIN
I.D.	INDIRECT DRAIN
B.H.P.	BOILER HORSEPOWER
C.F.M.	CUBIC FEET/MINUTE (VOLUME)
F.P.M.	FEET/MINUTE (VELOCITY)
S.P.	STATIC PRESSURE
	DUCT CONNECTION (EXHAUST)
	DUCT CONNECTION (SUPPLY)
	POINT OF CONNECTION
	INTER-PLUMB (BY P.C.)
	FLOOR DRAIN (SIZE&TYPE)
	FLOOR SINK
	GAS CONNECTION
	STEAM SUPPLY
	CONDENSATE RETURN
	SMITHEN THERMAL UNIT

ELECTRICAL LEGEND

E.C.	ELECTRICAL CONTRACTOR
AMP.	AMPERES
H.P.	HORSEPOWER
K.W.	KILOWATT
W.	WATT
V.	VOLTAGE
Ø	PHASE
	JUNCTION BOX
	LIGHT FIXTURE
S	SWITCH
	POINT OF CONNECTION
	SINGLE CONVENIENCE OUTLET
	DUPLEX CONVENIENCE OUTLET
	HIGH VOLTAGE OUTLET
	FLOOR OUTLET
	FIRE PULL SWITCH
	HEATER
	MOTOR
	MAGNETIC STARTER
	ELECTRICAL CONTACTOR
	INTERLOCKING (BY E.C.)

NO.	REVISION DESCRIPTION	BY
1-7-92	DEPARTMENT COMMENTS	CT
2-27-92	DEPARTMENT COMMENTS	CT

Richard R. Simonds
RICHARD R. SIMONDS
VICE PRESIDENT

CINI-LITTLE

CINI-LITTLE INTERNATIONAL, INC.
2200 UNION STREET
SAN FRANCISCO, CA 94123-4508 USA
TELEPHONE 415-922-0200
FAX 415-922-2626
TELEX 471-1625

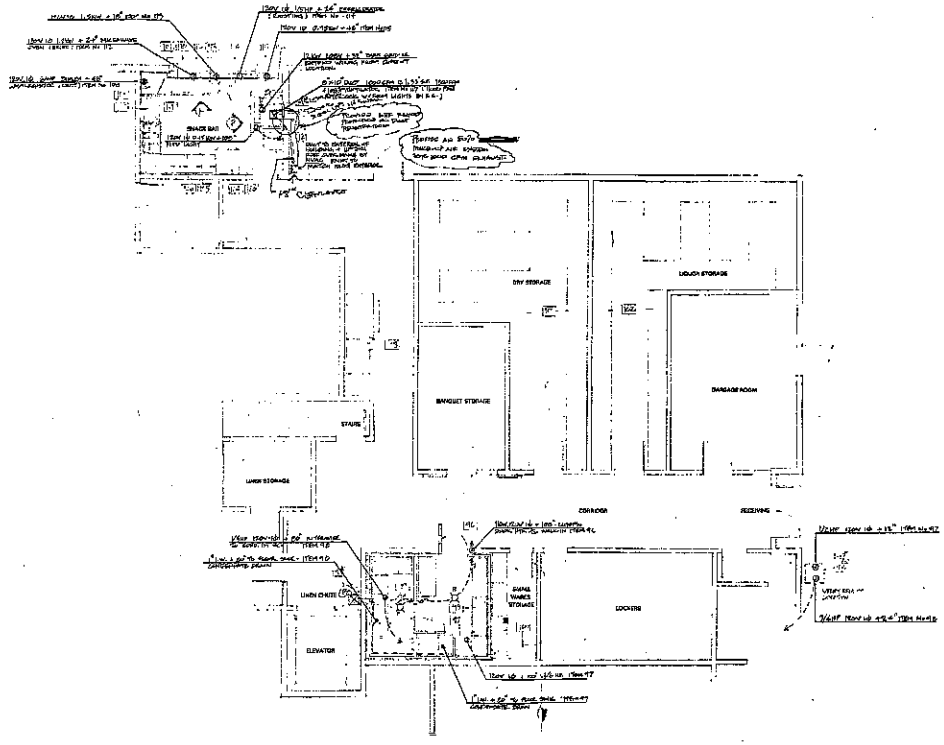
SEATTLE 206-624-7850
CLEVELAND 216-696-2000
LOS ANGELES 213-624-8446
NEW JERSEY 201-267-1900
DENVER 303-759-3303
HONOLULU 808-521-4427

PROJECT NAME
LAKE MERCED GOLF AND COUNTRY CLUB

SHEET TITLE
MAIN KITCHEN UTILITY CONNECTIONS

PROJECT NO. 85-
SCALE: 1/8"=1'-0"
PROJECT NO. 8085
ISSUE DATE: 12 MAR, 1992
REFERENCE NUMBER
SHEET NUMBER
FS-4

30X



GENERAL NOTES

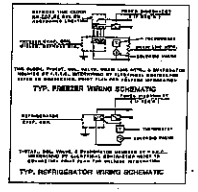
1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]

MECHANICAL LEGEND

- P.C. . . . . PLUMBING CONTRACTOR
- C.W. . . . . COLD WATER
- H.W. . . . . HOT WATER
- D. . . . . DRAIN
- I.D. . . . . INDIRECT DRAIN
- B.H.P. . . . . BOILER HORSEPOWER
- C.F.M. . . . . CUBIC FEET/MINUTE (VOLUME)
- F.P.M. . . . . FEET/MINUTE (VELOCITY)
- S.P. . . . . STATIC PRESSURE
- SUPPLY DUCT CONNECTION (UNMARKED)
- RETURN DUCT CONNECTION (SUPPLY)
- POINT OF CONNECTION
- INTER-PLANE (BY P.C.)
- FLOOR DRAIN (Suggestion)
- FLOOR SINK
- GAS CONNECTION
- STEAM SUPPLY
- CONDENSATE RETURN
- B.T.U. . . . . BRITISH THERMAL UNIT

ELECTRICAL LEGEND

- E.C. . . . . ELECTRICAL CONTRACTOR
- AMP. . . . . AMPERES
- H.P. . . . . HORSEPOWER
- K.W. . . . . KILOWATT
- W. . . . . WATT
- V. . . . . VOLTAGE
- Ø . . . . . PHASE
- J . . . . . JUNCTION BOX
- LIGHT FIXTURE
- S . . . . . SWITCH
- POINT OF CONNECTION
- SINGLE CONVENIENCE OUTLET
- DUPLEX CONVENIENCE OUTLET
- HIGH VOLTAGE OUTLET
- FLOOR OUTLET
- FIRE PULL SWITCH
- HEATER
- MOTOR
- MAGNETIC STARTER
- ELECTRICAL CONTACTOR
- INTER-WIRING (BY E.C.)



NO.	REVISION DESCRIPTION	BY
1	PMT. REV. PER COMMENTS	EC

Richard R. Swinerton
RICHARD R. SWINERTON
VICE PRESIDENT

CINI-LITTLE

CINI-LITTLE INTERNATIONAL, INC.

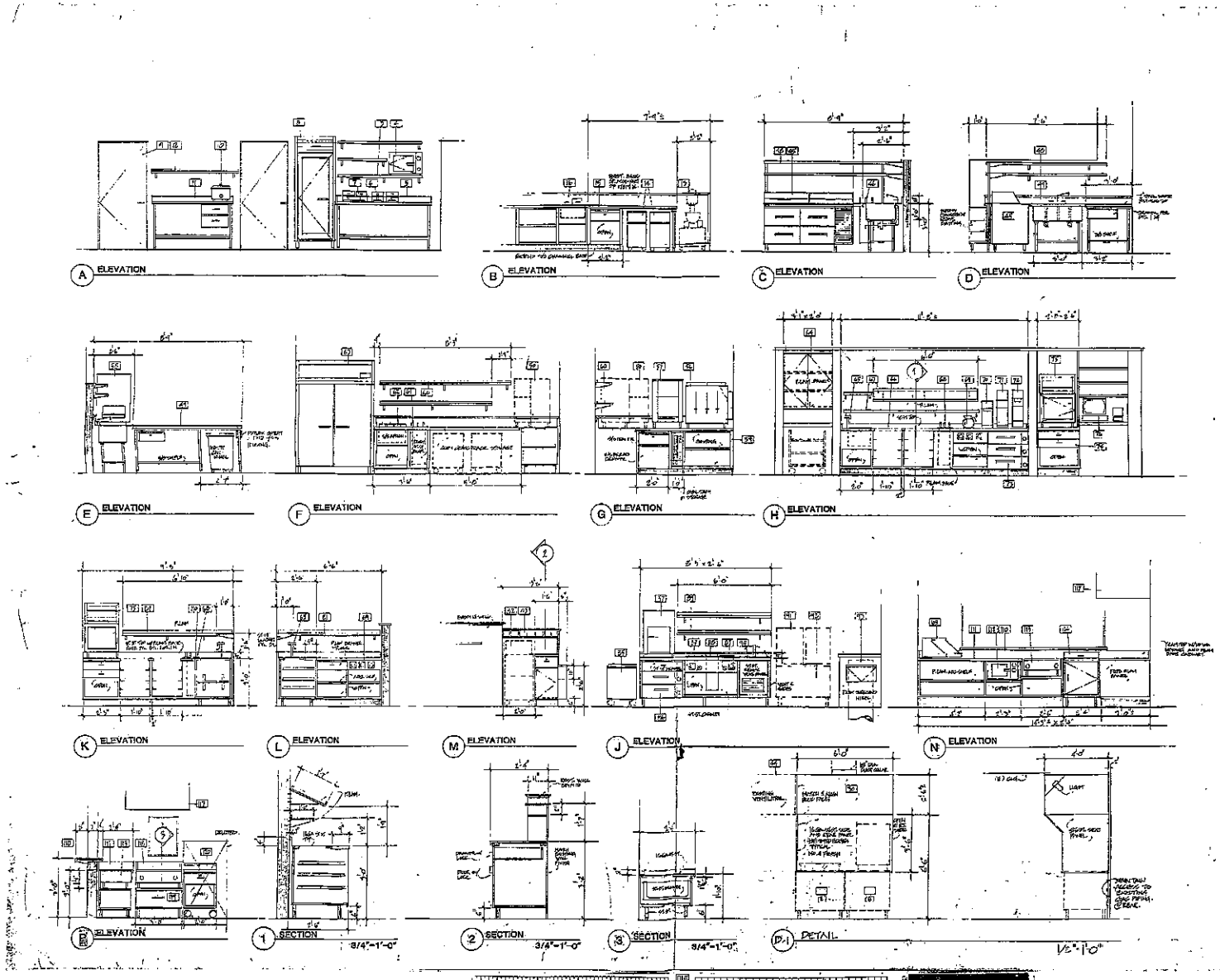
PROJECT name
LAKE MERCED GOLF AND COUNTRY CLUB

SHEET TITLE
GROUND FLOOR: STORAGE AND SNACK BAR UTILITY CONNECTIONS

PROJECT NUMBER 87-5
SCALE 1/4"=1'-0"
PROJECT NO. 0090A
ISSUE DATE 12 NOV. 1991

SHEET NUMBER
FS-5

30X



CINI-LITTLE

CINI-LITTLE INTERNATIONAL, LTD.

PROJECT NAME
LAKE MERCED GOLF AND COUNTRY CLUB

SHEET TITLE
FOODSERVICE EQUIPMENT DETAILS

PROJECT NUMBER
SCALE 1/2"=1'-0" (11"x17")
PROJECT NO. 5005A
ITEM DATE 10-10-06 PPR1
REFERENCE NORTH
SHEET NUMBER FS-6

30X

CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
FAX (650) 991-8070

CONSTRUCTION PERMIT RECORD

BUILDING DIVISION (650) 991-8061
ENGINEERING DIVISION (650) 991-8064
PLANNING DIVISION (650) 991-8033

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
777-777-777	R-3		95152

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
QUICK ADMINISTRATIVE	DBD STRUCTURES	2300 JUNIPERO SERRA BLV

OCCGRP	TYPCON	SQUARE FT	VALUATION	DESCRIPTION OF WORK
				PERMIT TO COLLECT PLAN CHECK FEES FOR JOB# 89095.

CLD 5/24/04

Permit Issued By: GUZMAN, OMAR Date: 08/23/2004

Owner Name GENERAL PARCEL FOR BROADMOOR &

Address

Phone (650) 755-1017

Signature _____ Date: _____

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor DBD STRUCTURES

License Number and Class

Business License Number 515042

Name DBD STRUCTURES

Address 1329 EVANS AVE
SAN FRANCISCO CA 941240000

Phone (415) 970-0201

Signature _____ Date: 8.23.04

Permit Fees

QY -QUICK ADMINISTRATIVE	Issued: 08/23/04	QG	
QUICK ADMINISTRATIVE	1	602.00	

03-85612 0500 SLC 01-300-340-3521
08-24-2004/$605.00
$605.00

PERMIT TOTALS

MF @5% OF B.P./3.00 MIN	Paid: 08/23/04	3.00
QUICK ADMINISTRATIVE	Paid: 08/23/04	602.00
Total Permit Fees =====>	Paid: 08/23/04	605.00

95152 File Copy

CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
FAX (650) 991-8070

CONSTRUCTION PERMIT RECORD

BUILDING DIVISION (650) 991-8061
ENGINEERING DIVISION (650) 991-8064
PLANNING DIVISION (650) 991-8033

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
777-777-777	R-3		92279

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
BUILDING	R E GRINDROD - BUILDER	2300 JUNIPERO SERRA BLV

OCCGRP	TYPCON	SQUARE FT	VALUATION	DESCRIPTION OF WORK
		Lvng	3,000	DEMOLISH A 24 FT. DIAMETER WATER TANK AND A SMALL ADJACENT PUMP HOUSE.
		Total	3,000	

Permit Issued By: FORT, BILL Date: 01/30/2004

Owner Name GENERAL PARCEL FOR BROADMOOR &

Address

Phone (650) 755-1017

Signature _____ Date: _____

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BA, TERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor R E GRINDROD - BUILDER

License Number and Class 262326

Business License Number 5115334

Name R E GRINDROD - BUILDER

Address 885 CALERA TERRACE
PACIFICA CA 940440000

Phone (650) 359-6178

Signature R E Grindrod Date: 1/30/04

Permit Fees

QD -BUILDING	Issued: 01/30/04	BFF	
BUILDING	1	76.31	

03-67384 0500 SLC 01-300-340-3321
02-02-2004/$80.12
$80.12

PERMIT TOTALS

MF 65% OF B.P./3.00 MIN	Paid: 01/30/04	3.81
BUILDING	Paid: 01/30/04	76.31
Total Permit Fees ======>	Paid: 01/30/04	80.12

92279 File Copy

Building Division
CITY OF DALY CITY
333 90th Street
Daly City, CA. 94015-1895
(650) 991-8061
FAX (650) 991-8070

PERMIT APPLICATION

PERMIT NUMBER 92279

JOB ADDRESS 2300 JUNIPERO SERRA

DESCRIPTION OF WORK DEMOLISH A 24 ft. DIAMETER WATER TANK AND SMALL ADJACENT PUMP HOUSE

Please select a contact for this permit application:
[ ] Owner [X] Contractor [ ] Agent [ ] Arch/Engineer

AGENT NAME _____
ADDRESS _____
PHONE (___) _____
OWNER NAME LAKE MERCED GOLF CLUB
ADDRESS 2300 J.S.
PHONE (___) _____
ARCH/ENGR NAME _____
LICENSE # and CLASS _____
ADDRESS _____
PHONE (___) _____
CONTRACTOR NAME R. E. GRANDEO
DALY CITY BUSINESS LICENSE # 5115334
ADDRESS 885 CALERA TERRACE
PACIFICA CA 94044
PHONE 650 359-6148

PERMIT TYPE	VALUATION	FEES DUE
	3,000	

LOT SIZE:FRONT ____ REAR ____ DEPTH ____ AREA ____ %OCC ____
BLDG SET BACKS:FRONT ____ REAR ____ LEFT ____ RIGHT ____
BLDG SIZE:FRONT ____ DEPTH ____ HEIGHT ____ #STORIES ____
FLOOR AREA:FIRST ____ SECOND ____ THIRD ____ BSMT ____
GARAGE ____ OTHER ____ TOTAL AREA ____
DWELLING UNITS ____ # OF ROOMS ____ BEDRMS ____ BATHRMS ____
PARKING PROVIDED:OUTSIDE ____ INSIDE ____

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 B LICENSE # 262326
DATE 6/30/04 CONTRACTOR SIGN _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reasons: (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Section 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who constructs for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____, B.&P.C. for this reason _____

Date _____ Owner _____

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)
Lender's Name _____
Lender' Address _____

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 permit to construct, alter, improve, workers' compensation, as provided for by Section 370 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 370 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 Number 1367436-2004

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' 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 1/30/04 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 ordinance 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 18 calendar days from date of issuance, or if work is suspended at any time for more than 180 calendar days or work is performed in violation of any City or State laws thereto.

_____ 1/30/04
SIGNATURE OF OWNER OR AGENT DATE

ECDmc0602

CITY OF DALY CITY
333 - 90TH STREET
DALY CITY, CA 94015 991-8081

BUILDING PERMIT RECORD

PERMIT NUMBER	ZONING	ASSESSOR PARCEL NUMBER	SUBDIVISION NAME
10267		777-777-777	

APPLICANT NAME	JOB ADDRESS
NIBBI BROTHERS	2300 JUNIPERO SERRA BLV

OCC. GRP	TYPE CONST	SQUARE FT	VALUATION
B-2	TYPE V NON-RAT	2,492	$189,118
		JOB VALUATION:	$189,118

APPROVALS ISSUED		
PLANNING	SPANO, VICTOR	01/15/92
FIRE	DONS, MAURICE	01/03/92
BUILDING	MANDAPAT VALENTINO	02/27/92

TYPE OF WORK: ALTERATION COMMERCIAL

OCCUPANY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.

BUILDING INSPECTOR

BY: FORT BILL DATE: 12/19/91

PLAN CHECK FEE SUMMARY

PLANNING PLAN CHECK FEES	190.90
BUILDING PLAN CHECK FEES	620.43
FIRE PLAN CHECK FEES	323.04
TOTAL PLAN CHECK FEE	1,134.37

OWNER
NAME: LAKE MERCED GOLF CLUB
ADDRESS:
PHONE: 922-5900

ARCH/ENG
NAME:
ADDRESS:
PHONE:

I hereby affirm that I am licensed under provision of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professional Code and my business license is in full force.

CONTRACTOR

LICENSE # AND CLASS	BUSINESS LICENSE #
152678 C16	505947

NAME: ALLAN AUTOMATIC SPRINKLER CORP
ADDRESS: 439 ECCLES AVE
SO. SAN FRANCISCO CA 94080
PHONE: 000-952-8383

SIGNATURE: DATE:

DESRIPTION OF WORK

KITCHEN REMODEL AT LAKE MERCED GOLF AND COUNTRY CLUB. FIRE PERMITS REQ. FOR HOOD & DUCT EXTINGUISHING SYS, FIRE SPRINKLERS.

PERMIT ISSUANCE AND FEES

PERMIT ISSUED BY: REED CHRISTINE DATE: 03/27/92

F12-FIRE

SPRINKLER	1	96.00

INSTALL SPRINKLERS PER NFPA 13.
CALL 48 HRS IN ADVANCE TO SCHEDULE APPTS.

02-00078 3700 M 01-220-220-3717
03-27-1992/$95.00

FIRE	96.00
TOTAL PERMIT FEES ===>	96.00

CITY OF DALY CITY

DEPARTMENT OF PUBLIC WORKS
BUILDING REGULATION DIVISION
SULLIVAN & 90TH STS., DALY CITY, CA. 94015
PHONE: 991-8081

0103A001 12/29/83 T 5 26.50
0103A001 12/29/83 T 15 0.50

WHEN VALIDATED ABOVE, THIS APPLICATION CONSTITUTES A BUILDING PERMIT

4282 APPLICATION FOR BUILDING PERMIT

BUILDING ADDRESS	LOT NO	BLOCK NO	SUBDIVISION NAME	PARCEL NO
+ 2300 - Junipero Serra				

OWNER	ADDRESS	CITY, STATE, ZIP	PHONE
+ Lake Merced Country Club	- 2300 Junipero Serra	- Daly City	+ 755-2233
ARCHITECT OR ENGINEER	ADDRESS	CITY, STATE, ZIP	PHONE
CONTRACTOR	ADDRESS	CITY, STATE, ZIP	PHONE
- Wilkirk Inc	- 25634 Nickel Pl.	Hayward CA 94545	887-1030

ARCHITECT'S OR ENGINEER'S LICENSE NUMBERS.	STATE	CITY BUSINESS LICENSE	CONTRACTOR'S LICENSE NUMBERS	STATE	CITY BUSINESS LICENSE
			- 255616		503850

NAME OF CONSTRUCTION LENDER (IF ANY)	ADDRESS	CITY, STATE, ZIP	PHONE

DESCRIPTION OF LOT AND WORK

LOT SIZE	FRONT	REAR	DEPTH	AREA	% OF LOT OCCUPIED	BLDG SET BACKS	FRONT	REAR	LEFT	RIGHT	NOTES

USE OF BUILDING	NEW	ADD	ALTER	REPAIR	RAZE	MOVE	BLDG SIZE	FRONT	DEPTH	HEIGHT	STORIES	ACCESSORIES

FLOOR AREA	BASEMENT	GARAGE	FIRST	SECOND	THIRD	OTHER	TOTAL AREA	NO OF UNITS	NO OF ROOMS	TOTAL	BEDROOMS	BATHS

DESCRIBE WORK

Installation of an Ansul R102 fire system for kitchen hood.

With corrections of kitchen hood & appliances

As attached.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION & STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE. I HEREBY CERTIFY THAT I AM LICENSED UNDER CHAPTER 9 DIVISION 3 OF THE BUSINESS & PROFESSIONS CODE OF THE STATE OF CALIFORNIA OR THAT I AM THE OWNER OF THE PROPERTY FOR WHICH THE PERMIT IS BEING SOUGHT

DECLARED VALUATION	SIGNATURE OF OWNER OR AGENT *	TITLE	DATE
+ $1600.00	- [signature]	- Sales representative	11/18/83

FOR USE ONLY BY BUILDING REGULATION DIVISION

DATE RECEIVED	BY	NO OF SETS PLANS FILED	PLAN CHECK APPLICATION	PLAN CHECK APPROVED BY	DATE	NUMBER
			☑ YES ☐ NO			83-307

CONST TYPE	OCC GROUP	FIRE ZONE	USE ZONE	PARKING SPACES	VARIANCE DATES, P.C. & C.C.	USE PERMIT DATES P.C. & C.C.

SPECIAL CONDITIONS

THIS BUILDING PERMIT IS ISSUED SUBJECT TO THE DALY CITY FIRE MARSHAL'S OFFICE REQUIREMENTS PLEASE CONTACT THE FIRE PREVENTION BUREAU FOR INSPECTIONS

THIS PERMIT DOES NOT INCLUDE ELECTRICAL, PLUMBING, OR HEATING

INSPECTOR	DATE	APPROVALS
		FOUNDATION
		FOOTING STEEL
		WALL STEEL
		FRAME
		WALL SHEATHING
		ROOF SHEATHING
		STRUCTURAL STEEL
		FLUES
		INTERIOR LATHING OR DRYWALL
		LATH EXTERIOR
		ELECTRICAL FINAL
		GAS TEST
		PLUMBING FINAL
		MECHANICAL FINAL
		IMPROVEMENT COMPLETE
		SMOKE DETECTOR
		FINAL

PLANNING APPROVAL	DATE
FIRE APPROVAL	DATE
K (LK)	12/16/83
SANIT DIST APPROVAL	DATE
FINAL APPROVAL	DATE
[signature]	12/29/83

BUILDING VALUATION	$	1,600.00
PLANNING FEE	$	—
PERMIT FEE	$	26.50
S.M.I.P. FEE *	$	.50
TOTAL PAID	$	27.00

FORM 4540-1(9/83)

YOU ARE HEREBY NOTIFIED that the structure may come under the provisions of the Clean Air Act and the rules and regulations promulgated therefrom by the Administrator of the Environmental Protection Agency. You are hereby advised that you may possibly need a permit from the Environmental Protection Agency and that if said permit is required and is not obtained you may be prohibited from construction or using your property as you intended use.

1. ADDRESS FILE

* FEE OF .00007 OF BUILDING VALUATION. STRONG MOTION INSTRUMENTATION PROGRAM CHAPTER 1152, STATUTES OF 1971.

CITY OF DALY CITY

DEPARTMENT OF PUBLIC WORKS
BUILDING REGULATION DIVISION
SULLIVAN & 90TH STS., DALY CITY, CA. 94015
~~PHONE: 991-4600, EXT. 245~~

991-8000

4119A001 09/18/86. 8 22.00

NOTE: When properly validated this form constitutes a mechanical permit to do work described herein.

APPLICATION FOR MECHANICAL PERMIT

BUILDING ADDRESS	JOB OR LOT NO	SUBDIVISION	USE
2300 Junipero Serra Blvd.			Country Club

OWNER	ADDRESS	CITY	ZIP	PHONE
Lake Merced Golf Club	2300 Junipero Serra Blvd.	Daly City	94015	
MECHANICAL CONTRACTOR	ADDRESS	CITY	ZIP	PHONE
Engineered Air Systems, Inc.	720 12th St.	Richmond	94801	234-9322
MECHANICAL ENGINEER	ADDRESS	CITY	ZIP	PHONE

MECHANICAL CONTRACTOR	STATE LICENSE NO	CITY LICENSE NO	MECHANICAL ENGINEER	STATE LICENSE NO	CITY LICENSE NO.
	177848				

MECHANICAL FEES	QTY	AMOUNT
PERMIT		10.00
FURNACE: BLOWER/GRAV. 100M BTU		
OVER 100M BTU		
FURNACE: FLOOR, WALL, SUSPENDED		
BOILER, COMPRESSOR OR ABSORPTION UNIT:		
0-3 HP - 100M BTU	2	12.00
4-15 HP - 500M BTU		
16-30 HP - 1,000M BTU		
31-50 HP - 1,750M BTU		
OVER 50 HP - 1,750M BTU		
FAN UNIT 1M - 10M CFM		
OVER 10M CFM		
EVAPORATIVE COOLER		
EXHAUST HOOD (NON-RES.)		
INTERIOR INCINERATOR		
APPLIANCES NOT LISTED		
SEPARATE FLUE		
GAS PIPING		
TOTAL FEE		22.00

DATE 9/18/86

APPROVED ☆

CLASS OF WORK: NEW X ADD ALTER REPAIR

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City ordinances and State laws regulating this type of work. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
I hereby certify that I am licensed under Chapter 9, Division 3 of the Business and Professions Code of the State of California, and that said license is in full force and effect,
or, that I am the legal owner of the above described residential property.

Date 9/17 19 86

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

SIGNATURE OF OWNER

INSPECTION RECORD

ALL WORK TO BE INSPECTED AND APPROVED BEFORE CONCEALING. INSPECTOR MUST BE GIVEN 24 HOUR NOTICE BEFORE EACH INSPECTION

APPROVAL	DATE	INSPECTOR
UNDER FLOOR WORK		
DUCT WORK		
COMBUSTION AIR		
COMPARTMENT AREA		
GAS PIPING		
GAS VENT		
GAS TEST		
FIRE DAMPERS		
FINAL		

SEE CODE FOR FEE SCHEDULE

COMMENTS

READ CAREFULLY

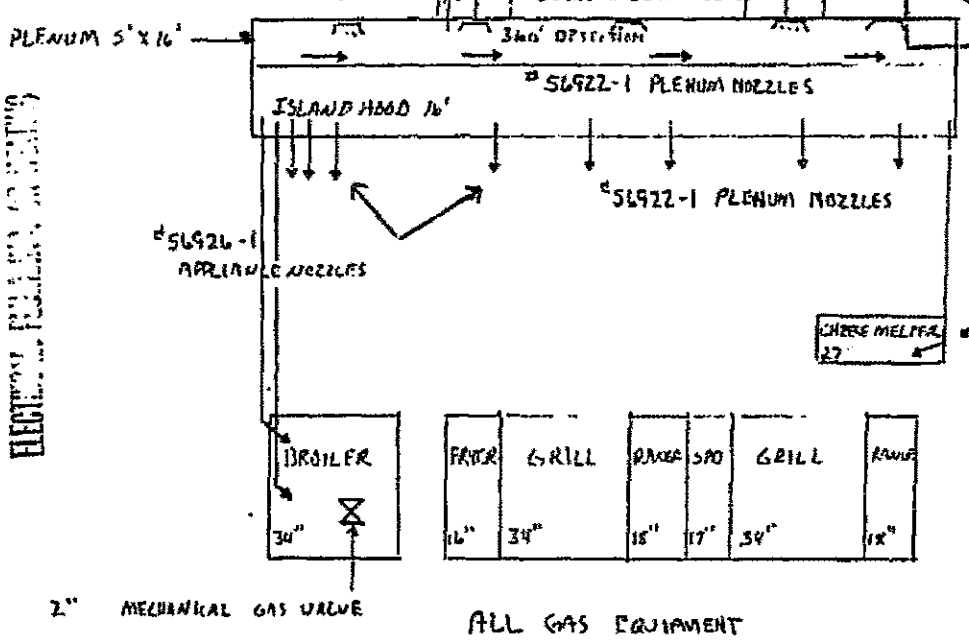
THIS APPLICATION IS A MECHANICAL PERMIT WHEN PROPERLY FILLED OUT, SIGNED, AND VALIDATED FOR THE CORRECT PERMIT FEE, IN THE VALIDATION SPACE.

PERMISSION IS THEREFORE GRANTED TO DO SUCH WORK AS INDICATED IN THIS APPLICATION, IN ACCORDANCE WITH, AND SUBJECT TO, ALL OF THE PROVISIONS OF THE MECHANICAL CODE OF THE CITY OF DALY CITY AND RELATED LAWS.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS FROM THE DATE OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME DURING CONSTRUCTION FOR MORE THAN 120 DAYS, OR IF ANY WORK IS DONE ON THE SAID BUILDING OR STRUCTURE IN VIOLATION OF ANY CITY ORDINANCE OR STATE LAW RELATING THERETO.

ADDRESS FILE

PROPOSED INSTALLATION
NO SCALE UNLESS NOTED



BUREAU OF FIRE PREVENTION
10 WEMBLEY DRIVE
DALY CITY, CALIFORNIA 94015

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION DIVISION
CITY OF DALY CITY
APPROVED
Date 12/23/83 By

OFFICE COPY

THIS BUILDING PERMIT IS ISSUED
SUBJECT TO THE DALY CITY FIREMARSHAL'S
OFFICE REQUIREMENTS
PLEASE CONTACT THE FIRE PREVENTION
BUREAU FOR INSPECTIONS

THIS PERMIT DOES NOT INCLUDE
ELECTRICAL, PLUMBING OR HEATING

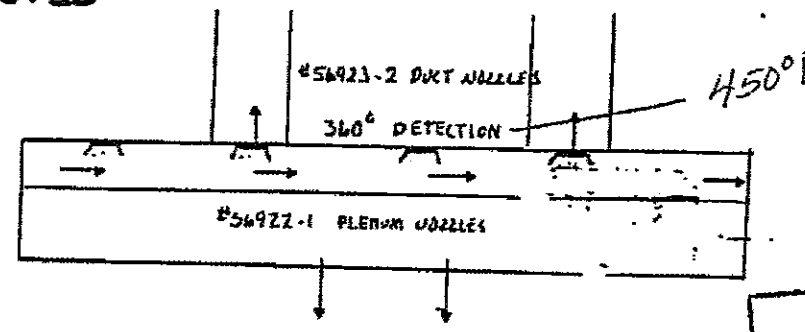
CUSTOMER --- EQUIPMENT DESCRIPTION --- U/L LISTING 1727	LIC # 258616
LAKE MERCED GOLF & COUNTRY CLUB	2300 JUNIPERO SERRA DALY CITY
SIDE B	

OFFICE COPY

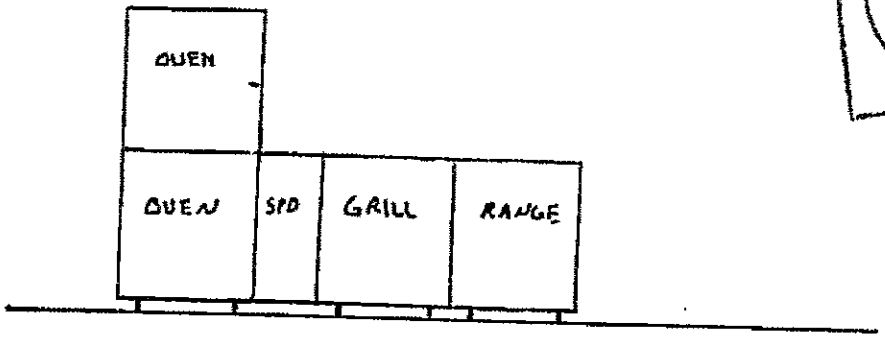
WILKIRK INC.
Fire Protection Equipment

P.O. BOX 5282
2831 SPRING STREET
REDWOOD CITY, CA 94063
PHONE (415) 365-8513

PROPOSED INSTALLATION
NO SCALE UNLESS NOTED



450°F installed



BUREAU OF FIRE PREVENTION
10 WEMBLEY DRIVE
DALY CITY, CALIFORNIA 94015

CUSTOMER - - - EQUIPMENT DESCRIPTION - - - U/L LISTING 1727	LIC # 255616
LAKE MERCED GOLF & COUNTRY CLUB	2500 JUNIPERO SERRA DALY CITY
SIDE A	
DEPT OF PUBLIC WORKS DALY CITY	
DEC 28 1983 PM	

WILKIRK INC.
Fire Protection Equipment

P.O. Box 5282
2831 Spring Street
Redwood City, CA 94063
Phone (415) 365-8513

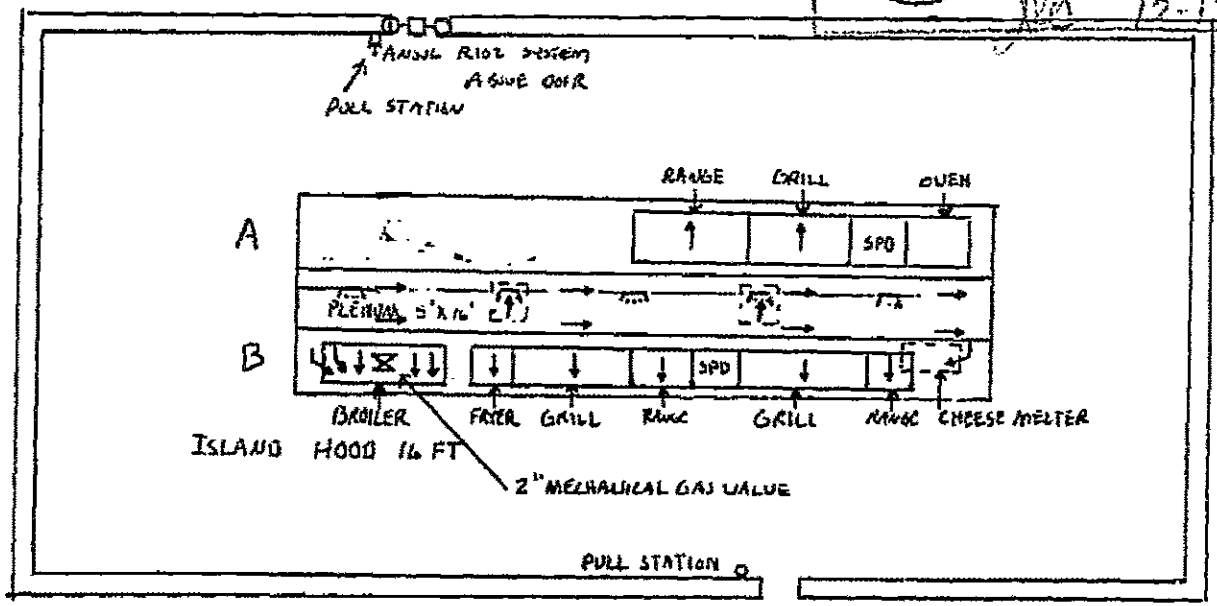
P83-84/113

PROPOSED INSTALLATION
NO SCALE UNLESS NOTED

BUREAU OF FIRE PREVENTION
10 WEMBLEY DRIVE
DALY CITY, CALIFORNIA 94015

12-12-83

Approved
Acceptable



CUSTOMER - - - EQUIPMENT DESCRIPTION - - - UL LISTING 1727	LIC # 255616
LAKE MERCED GOLF & COUNTRY CLUB	2300 JUNIPERO SERRA DALY CITY
INSTALLATION OF ANSUL R102 DUAL TANK SYSTEM WITH REMOTE PULL STATION; 360° DETECTION, AND AUTOMATIC MECHANICAL FUEL SHUT DOWN	

WILKIRK INC.
Fire Protection Equipment

P.O. BOX 5262
2831 SPRING STREET
REDWOOD CITY, CA 94063
PHONE (415) 366-8513

CITY OF DALY CITY

SULLIVAN AVE. & 90th STREET
Phone 992-4600
DEPT. OF PUBLIC WORKS
ELECTRICAL INSPECTION DIVISION

NOTE WHEN PROPERLY VALIDATED THIS FORM CONSTITUTES AN ELECTRICAL PERMIT

APPLICATION FOR ELECTRICAL PERMIT

JOB ADDRESS 2300 Junipero Serra DATE 3/26/02

INSTALLATION BY Ray Ferrara Sign ADDRESS 105 Wayland CITY Sn Ferro.

PHONE OF INSTALLER 467-2944 NAME OF OWNER _____ PHONE _____

STATE LIC. NO. 305775 C10 (C10) CITY BUS. LIC. NO. _____

USE: ☐ RESIDENTIAL ☑ COMMERCIAL ☐ NEW ☐ REMODEL

SERVICE: ☐ RELOCATED ☐ ADDITIONAL ☐ NEW ☐ EXISTING

CONDUIT SIZE _____ MAIN SWITCH SIZE _____ WIRE SIZE _____

	NO.	AMOUNT
PERMIT	1	15.00
HOMEOWNER'S PERMIT		
SERVICES		
SUB PANEL		
DISHWASHERS		
DISPOSALS		
RECEPTACLES		
SWITCHES		
LIGHT OUTLETS		
FIXTURES		
MOTORS		
RANGES		
DRYERS		
COOK TOP		
OVEN		
SQ. FT.		
SIGN CONDUIT	10	10.75
REPAIR		

	DATE	INSPECTORS SIGNATURE
CONDUIT		
ROUGH WIRING		
TEMP. POLE		
FINAL		

INSPECTORS COMMENTS _____

TOTAL PERMIT FEES $ 25.75 ISSUED BY Ray Ferrara

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City ordinances and State laws regulating the installation of electrical wiring. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workers Compensation Insurance.

BY: _____

DISTRIBUTION: 1. ADDRESS FILE 2. APPLICANT
3. INSPECTOR'S COPY 4. FINANCE DEPT. 5. JOB COPY

ADDRESS FILE

FORM 4550-1 7/79

CITY OF DALY CITY

SULLIVAN AVE. & 90th STREET
Phone 992-4500
DEPT. OF PUBLIC WORKS
ELECTRICAL INSPECTION DIVISION

2300 Junipero Serra (corner) 6 sets 1ST

JUN-16-75 873524

NOTE WHEN PROPERLY VALIDATED THIS FORM CONSTITUTES AN ELECTRICAL PERMI

APPLICATION FOR ELECTRICAL PERMIT

JOB ADDRESS JUNIPERO SERRA BLVD & 87TH ST. OWNER JADE DRAGON PHONE 756-8

CONTRACTOR LUIPPOLD ELECTRIC CO ADDRESS 1258 VALENCIA ST.

PHONE 647-0303 CITY SAN FRANCISCO

STATE LIC. NO. 271 248 CITY LIC. NO. 218647 BLDG. PERMIT NO.

USE: ☐ RESIDENTIAL ☐ COMMERCIAL ☐ NEW ☐ EXISTING

SERVICE: ☐ RELOCATED ☐ ADDITIONAL ☐ NEW ☐ EXISTING

CONDUIT SIZE MAIN SWITCH SIZE AMP WIRE SIZE

	NO.	AMOUNT		NO.	AMOUNT
PERMIT	1		MOTORS		
HOMEOWNER'S PERMIT			SIGNS		
SERVICES			RANGES		
DISHWASHERS			DRYERS		
DISPOSALS			COOK TOP		
RECEPTACLES			OVEN		
SWITCHES			MINIMUM FEE	✓	7.50
OUTLETS					
FIXTURES					

APPROVALS	DATE	INSPECTORS SIGNATURE
CONDUIT		
WIRING		
FIXTURES		
TEMP. POLE		
POWER		
ROUGH		
FINAL	6-18-75	TRUE
UTILITY CO. NOTIFIED		

TOTAL PERMIT FEES $ 7.50 ISSUED BY

CHECK NO.

COMMENTS BATTERY EMERGENCY LIGHTING

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City ordinances and State laws regulating the installation of electrical wiring. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

BY: William Luippold

DISTRIBUTION
1. ADDRESS FILE
2. APPLICANT
3. INSPECTOR'S COPY
4. FINANCE DEPT.
5. JOB COPY

ADDRESS FILE

CITY OF DALY CITY

DEPARTMENT OF PUBLIC WORKS
BUILDING REGULATION DIVISION
333 - 90 STH ST., DALY CITY, CA. 94015
PHONE: 992-4500, EXT. 265

991-8000

4119A001 09/19/85D 22.00

NOTE: When properly validated, this form constitutes a mechanical permit to do work described herein.

APPLICATION FOR MECHANICAL PERMIT

BUILDING ADDRESS	JOB OR LOT NO.	SUBDIVISION	USE
2300 Junipero Serra Blvd.			Country Club

OWNER	ADDRESS	CITY	ZIP	PHONE
Lake Merced Golf Club	2300 Junipero Serra Blvd.	Daly City	94015	

MECHANICAL CONTRACTOR	ADDRESS	CITY	ZIP	PHONE
Engineered Air Systems, Inc.	770 12th St.	Richmond	94801	234-9322

MECHANICAL ENGINEER	ADDRESS	CITY	ZIP	PHONE

MECHANICAL CONTRACTOR	STATE LICENSE NO.	CITY LICENSE NO.	MECHANICAL ENGINEER	STATE LICENSE NO.	CITY LICENSE NO.
	177448				

MECHANICAL FEES	QTY.	AMOUNT
PERMIT		10.00
FURNACE; BLOWER/GRAV. 100M BTU		
OVER 100M BTU		
FURNACE: FLOOR, WALL, SUSPENDED		
BOILER, COMPRESSOR OR ABSORPTION UNIT:		
0-3 HP - 100M BTU		
4-15 HP - 500M BTU	1	12.00
16-30 HP - 1,000M BTU		
31-50 HP - 1,750M BTU		
OVER 50 HP - 1,750M BTU		
FAN UNIT 1M - 16M CFM		
OVER 16M CFM		
EVAPORATIVE COOLER		
EXHAUST HOOD (NON-RES.)		
INTERIOR INCINERATOR		
APPLIANCE NOT LISTED		
SEPARATE FLUE		
GAS PIPING		
TOTAL FEE		22.00

DATE 9/19/85

APPROVED

CLASS OF WORK: ☐ NEW ☒ ADD ☐ ALTER ☐ REPAIR

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City ordinances and State laws regulating this type of work. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

I hereby certify that I am licensed under Chapter 9, Division 3 of the Business and Professions Code of the State of California, and that said license is in full force and effect,
or, that I am the legal owner of the above described residential property.

Date 9/19 19 85

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

SIGNATURE OF OWNER

ALL WORK TO BE INSPECTED AND APPROVED BEFORE CONCEALING. INSPECTOR MUST BE GIVEN 24 HOUR NOTICE BEFORE EACH INSPECTION:

	DATE	INSP.
UNDER FLOOR WORK		
DUCT WORK		
COMBUSTION AIR		
COMPARTMENT AREA		
GAS PIPING		
GAS VENT		
GAS TEST		
FIRE DAMPERS		
FINAL		

SEE CODE FOR FEE SCHEDULE

COMMENTS

READ CAREFULLY

THIS APPLICATION IS A MECHANICAL PERMIT WHEN PROPERLY FILLED OUT, SIGNED, AND VALIDATED FOR THE CORRECT PERMIT FEE, IN THE VALIDATION SPACE.

PERMISSION IS THEREFORE GRANTED TO DO SUCH WORK AS INDICATED IN THIS APPLICATION, IN ACCORDANCE WITH, AND SUBJECT TO, ALL OF THE PROVISIONS OF THE MECHANICAL CODE OF THE CITY OF DALY CITY AND RELATED LAWS.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS FROM THE DATE OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME DURING CONSTRUCTION FOR MORE THAN 120 DAYS, OR IF ANY WORK IS DONE ON THE SAID BUILDING OR STRUCTURE IN VIOLATION OF ANY CITY ORDINANCE OR STATE LAW RELATING THERETO.

INSPECTOR COPY

CITY OF DALY CITY

DEPARTMENT OF PUBLIC WORKS
BUILDING REGULATION DIVISION
SULLIVAN & 50TH STS., DALY CITY, CA. 94015
PHONE: 991-8061

2542A001 06/11/84D 5 104.50

2542A001 06/11/84D 15 0.92

WHEN VALIDATED ABOVE, THIS APPLICATION CONSTITUTES A BUILDING PERMIT

5918

APPLICATION FOR BUILDING PERMIT

BUILDING ADDRESS	LOT NO.	BLOCK NO.	SUBDIVISION NAME	PARCEL NO.
2300 J. Serra				

OWNER	ADDRESS	CITY, STATE, ZIP	PHONE
Lake Merced Golf & Country Club	2300 Junipero Serra Blvd	Daly City Cal -	755-2233
ARCHITECT OR ENGINEER	ADDRESS	CITY, STATE, ZIP	PHONE
None			
CONTRACTOR HICKMAN	ADDRESS	CITY, STATE, ZIP	PHONE
Jeff. Hickman	#4 G St San Rafael	Cal 94901	459-4773

ARCHITECT'S OR ENGINEER'S LICENSE NUMBERS	STATE	CITY BUSINESS LICENSE	CONTRACTOR'S LICENSE NUMBERS	STATE	CITY BUSINESS LICENSE
			B 320-457	A	New #2

NAME OF CONSTRUCTION LENDER (IF ANY)	ADDRESS	CITY, STATE, ZIP	PHONE
None			

DESCRIPTION OF LOT AND WORK

LOT SIZE	FRONT	REAR	DEPTH	AREA	% OF LOT OCCUPIED	BLDG SET-BACKS	FRONT	REAR	LEFT	RIGHT	NOTES

USE OF BUILDING	NEW	ADD	ALTER	REPAIR	RAZE	MOVE	BLDG SIZE	FRONT	DEPTH	HEIGHT	STORIES	ACCESSORIES
Golf Club			✓									

FLOOR AREA	BASEMENT	GARAGE	FIRST	SECOND	THIRD	OTHER	TOTAL AREA	NO. OF UNITS	NO. OF ROOMS	TOTAL	BEDROOMS	BATHS

DESCRIBE WORK

Install 5' high - 10' long Metal Stud & Sheetrock Wall Men's Grill Sheetrock wall & shelving - at Water Sink - Main Dining Room - New Shelving at hall To Men's grill from Exterior - New Door in D.R. Partition

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION & STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE. I HEREBY CERTIFY THAT I AM LICENSED UNDER CHAPTER 9 DIVISION 3 OF THE BUSINESS & PROFESSIONS CODE OF THE STATE OF CALIFORNIA OR THAT I AM THE OWNER OF THE PROPERTY FOR WHICH THE PERMIT IS BEING SOUGHT.

DECLARED VALUATION	SIGNATURE OF OWNER OR AGENT	TITLE	DATE
$ 13,200	for L.M. G.C.C. by [signature]	Director agent for Contractor	6/5/84

FOR USE ONLY BY BUILDING REGULATION DIVISION

DATE RECEIVED	BY	NO. OF SETS PLANS FILED	PLAN CHECK APPLICATION	PLAN CHECK APPROVED BY	DATE	NUMBER
		—	☐ YES ☑ NO			

CONST. TYPE	OCC. GROUP	FIRE ZONE	USE ZONE	PARKING SPACES	VARIANCE DATES, P.C. & C.C.	USE PERMIT DATES P.C. & C.C.

SPECIAL CONDITIONS

INSPECTOR	DATE	APPROVALS	COMMENTS
		FOUNDATION	
		FOOTING STEEL	
		WALL STEEL	
		FRAME	
		WALL SHEATHING	
		ROOF SHEATHING	
		STRUCTURAL STEEL	
		FLUES	
		INTERIOR LATHING OR DRYWALL	
		LATH EXTERIOR	
		ELECTRICAL FINAL	
		GAS TEST	
		PLUMBING FINAL	
		MECHANICAL FINAL	
		IMPROVEMENT COMPLETE	
		SMOKE DETECTOR	
		FINAL	

PLANNING APPROVAL		DATE
FIRE APPROVAL		DATE
SANIT. DIST. APPROVAL		DATE
FINAL APPROVAL	[signature]	DATE 6/5/84
BUILDING VALUATION	$	13,200
PLANNING FEE	$	—
PERMIT FEE	$	104.50
S.M.I.P. FEE *	$	.92
TOTAL PAID	$	105.42

FORM 4540-1(9/83)

YOU ARE HEREBY NOTIFIED that the persons structure may come under the provisions of the Clean Air Act and the rules and regulations promulgated therefrom by the Administrator of the Environmental Protection Agency. You are hereby warned that you may possibly need a permit from the Environmental Protection Agency and that a said permit is required and not so obtained you may be prohibited from (constructing or using your property for the intended use

1. ADDRESS FILE

* FEE OF .00007 OF BUILDING VALUATION, STRONG MOTION INSTRUMENTATION PROGRAM. CHAPTER 1152, STATUTES OF 1971.

CITY OF DALY CITY

PERMIT

DATE ISSUED 6/5/84

PERMIT NUMBER 5918

In accordance with the requirements of Chapter 9, Part 3, Division 13 of the California Health & Safety Code, the following information must be completed prior to issuance of a building permit.

BUILDING PROJECT IDENTIFICATION
(Please print)

Applicant's Mailing Address J. HICKMAN · #4 9 57., SAN RAFAEL

Address of Building 2300 J. Serra

Owner's Name Lake Merced Golf & Country Club.

Telephone No. 459-4773

Contractor's Name J. Hickman

Contractor's Mailing Address

Lic. No.

Architect or Engineer

Architect's or Engineer's Address

Lic. No.

OWNER-BUILDER DECLARATION EXPLANATION TAKEN FROM BUSINESS AND PROFESSIONS CODE

a. 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 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 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.).

b. 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 through his 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 did not build or improve for the purpose of sale.).

c. 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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 of the Code, and my license is in full force and effect.

License Class B Lic. Number 320457

Date 6 · 11 · 84 Contractor J. Hickman

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (See lower left side). Sec. 7031.5 and Sec. 7044.

☐ 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. (See b. lower left side). Sec. 7044.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (See c. lower left side). Sec. 7044.

☐ I am exempt under Sec. _____, B.&P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab.C.).

Policy No. 488-261-84 Company STATE FUND

Date 6 · 11 · 84 Applicant J. Hickman

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ.C.)

Lender's Name _____

Lender's Address _____

280-600a

BUILDING ADDRESS: 2300 Junipero Serra Blvd.
LOT NO. | BLOCK NO. | SUBDIVISION | PARCEL NO.

OWNER: Yale Merced Golf & Country Club
ADDRESS: 2300 Junipero Serra
CITY, STATE, ZIP: Daly City, 94015
PHONE

ARCHITECT OR ENGINEER: none
ADDRESS
CITY, STATE, ZIP
PHONE

CONTRACTOR: SUNSET ROOFING, INC.
ADDRESS: 75 Elmira Street
CITY, STATE, ZIP: 94124 San Francisco, CA
PHONE: 285-4050

ARCHITECT'S OR ENGINEER'S LICENSE NUMBER | STATE | CITY BUSINESS LICENSE
CONTRACTOR'S LICENSE NUMBER: 439074 | STATE | CITY BUSINESS LICENSE: 000008

DESCRIPTION OF LOT AND WORK

LOT SIZE	FRONT	REAR	DEPTH	AREA	% OF LOT OCCUPIED	BLDG SET BACKS	FRONT	REAR	LEFT	RIGHT	NOTES

USE OF BUILDING	NEW	ADD.	ALTER	REAR	RAZE	MOVE	BLDG SEP	FRONT	DEPTH	HEIGHT	STORIES	NO. OF UNITS

V.I.R. OR CAP.	BASEMENT	GARAGE	CEIL.	FOUND.	TIES	OTHER	TOTAL APPR.	NO. OF METERS	WIDTH OF STREET	TOTAL	APPROVED	DATE

FIRE ZONE: Re-Roof Club House Bldg. except Restaurant Addition Area

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION & STATE THAT THE ABOVE IS CORRECT. I AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION. I HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES. (SECTION 26 OF THE CONSTITUTION OF THE STATE OF CALIFORNIA.) I AGREE TO COMPLY WITH ALL PROVISIONS OF LABOR CODE, SECTION 3700 OF THE LABOR CODE OF THE STATE OF CALIFORNIA, WHICH REQUIRES EVERY EMPLOYER TO BE INSURED AGAINST LIABILITY FOR WORKER'S COMPENSATION OR TO UNDERTAKE SELF-INSURANCE IN ACCORDANCE WITH THE PROVISIONS OF THAT CODE.

ESTIMATED VALUATION	BOARD OF APPEALS COMMENTS	FEE	DATE
$35,000.00	1/24/85		1/24/85

WATER HEATER TO BE RAISED 18"

SMOKE DETECTOR REQUIRED

TYPE ONLY BY PLUMBING

DATE RECEIVED	BY	CLASS	PLAN CHECK APPLICATION	PLANS CHECKED	BY	DATE	ADMINISTRATIVE
1/24/85							

CONST. TYPE	OCC. GROUP	FIRE SPRINKLERS REQUIRED	FEE	NO.	USE ZONE	PARKING SPACES	VARIANCE DATE, NO. & C.U.	USE PERMIT CRITERIA & NOTES

SPECIAL CONDITIONS

INSPECTOR	DATE	APPROVALS
		FOUNDATION
		FOOTING STEEL
		WALL STEEL
		FRAME
		WALL SHEATHING
		ROOF SHEATHING
		STRUCTURAL STEEL
		PLUMB
		INTERIOR LATH OR DRYWALL
		EXT. LATH, STUCCO
		ELECTRICAL FINAL
		CAL/ENERGY
		PLUMBING FINAL
		MECH. FINAL
		WINDOW & LATH COMPLETE
		INSPECTOR FINAL

COMMENTS: 1/10 Roof

	DATE
PLANNING APPROVAL	
FIRE APPROVAL	
SANITARY APPROVAL	
FINAL APPROVAL	1/24/85
BUILDING VALUATION	$35,000.00
PLANNING FEE	1.75
PERMIT FEE	216.50
MISC. FEE	.50
TOTAL PAID	217.75

CONDITIONS (IF ANY)

2. ADDRESS FILE

FEE OF $0.0002 PER BUILDING VALUATION, STRONG MOTION INSTRUMENTATION PROGRAM, SCHAPTER 1, STATUTES OF 1971

CITY OF DALY CITY
333 - 90TH STREET
DALY CITY, CA 94015 991-8081

BUILDING PERMIT RECORD

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED, TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

PERMIT NUMBER	ZONING	ASSESSOR PARCEL NUMBER	SUBDIVISION NAME

24759 APPLICANT NAME 777-777-777

AL TONE O/H DOORS

JOB ADDRESS

2300 JUNIPERO SERRA BLV

OCC. GRP.	TYPE CONST.	SQUARE FT.	VALUATION

APPROVALS ISSUED

BUILDING APPROVED SHREEVE, GREGORY 08/07/95

JOB VALUATION:
TYPE OF WORK GARAGE DOOR $550

OCCUPANCY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.

BUILDING INSPECTOR

BY: SHREEVE, GREGORY DATE: 08/07/95

PLAN CHECK FEE SUMMARY

OWNER
NAME
ADDRESS
PHONE 755-2239

ARCHITECT/ENG
NAME
ADDRESS
PHONE

I hereby affirm that I am licensed under Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professional Code and my contractor's license is in full force

CONTRACTOR

LICENSE # AND CLASS	BUSINESS LICENSE #
259652	507281

NAME AL-TONE OVERHEAD DOOR CO.
ADDRESS 209 SOUTH MAPLE
S. SAN FRANCISCO, CA. 94080
PHONE 755-3454
SIGNATURE [signature] DATE 8-7-95

TOTAL PLAN CHECK FEE

DESCRIPTION OF WORK

INSTALL GARAGE DOOR

PERMIT ISSUANCE AND FEES

PERMIT ISSUED BY: SHREEVE, GREGORY DATE: 08/07/95

BL1-BUILDING PERMIT

PERMIT	1	30.00
S.M.I.P. FEE	1	.50
MF @ 5% OF B.P./2.50 MIN	1	2.50

02-07297 0500 C 01-300-340-3321
08-07-1995/$32.50
02-07297 1500 C 61-2037
08-07-1995/$0.50

BUILDING PERMIT 33.00
TOTAL PERMIT FEES ===> 33.00

CITY OF DALY CITY
333 - 90TH STREET
DALY CITY, CA 94015 991-8061

BUILDING PERMIT RECORD

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED, TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

PERMIT NUMBER	ZONING	ASSESSOR PARCEL NUMBER	SUBDIVISION NAME
53118		777-777-777	

APPLICANT NAME	JOB ADDRESS
GRINNEL FIRE PROTECTION	2388 JUNIPERO SERRA BLV

OCC. GRP.	TYPE CONST.	SQUARE FT.	VALUATION
		LVG MLV TOT	

APPROVALS ISSUED

TYPE OF WORK FIRE

OCCUPANCY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.

BUILDING INSPECTOR

BY: ZALINSKIS, KLAUS DATE: 12/17/96

PLAN CHECK FEE SUMMARY

OWNER
NAME: BRUTANO URQUILO
ADDRESS: 320 GATEWAY DR APT #238
DALY CITY CALIF.
PHONE: (619)635-3832

ARCHITECT
NAME
ADDRESS
PHONE

I hereby affirm that I am licensed under Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professional Code and my business license is in full force.

CONTRACTOR
LICENSE # AND CLASS: C16-28852
BUSINESS LICENSE #: 502298
NAME: GRINNELL CORPORATION
ADDRESS: 6936 SIERRA COURT.
DUBLIN 94568
PHONE: (510)829-6888
SIGNATURE DATE:

TOTAL PLAN CHECK FEE

DESCRIPTION OF WORK
ONE SPRINKLER TO STORAGE AREA UNDER STAIRWELL

PERMIT ISSUANCE AND FEES

PERMIT ISSUED BY: ZALINSKIS, KLAUS DATE: 12/17/96

FI1-FIRE
SPRINKLER 1 96.00
SPRINKLER TO BE INSTALLED PER NFPA 13.
(AT STORAGE AREA UNDER STAIRWAY.)

02-19348 3700 C 01-220-[illegible]-3717
12-17-1996/$96.00

FIRE	96.00
TOTAL PERMIT FEES ===>	96.00

CITY OF DALY CITY, CALIFORNIA

ELECTRICAL PERMIT

№ 11478

Date 12-13-65 19____

Lot____ Block____ Sub____ Building Permit No.____

Contractor State Electric Co. Occupancy-Dwelling____ Com X Ind____

Job Address 2300 Junipero Serra Owner Richard La Blue

X Mas Tree Lot Address____

Permission is hereby granted to install electric wiring in the above described building in accordance with the provisions of the Ordinance of the City of Daly City and all State Laws. This permit may be revoked at any time upon the violation of any of the provisions or said ordinance and laws.

Type Building____ Installation____ Service____ Main____

Size of: Conduit____; Branch Cirs.____; Circuits____; Meters____

	NO.	AMOUNT		NO.	AMOUNT
OUTLETS			SIGNS		
RECEPTACLES			TRANSFORMERS		
SWITCHES			LAMPS		
CIRCUITS			RANGE		
DRYER			DISPOSAL		
DISHWASHER			HEATER		
	Pwr Pole	2.00			
			PERMIT	1	1.00

INSPECTIONS			
	ROUGH IN	FIXTURES	FINAL
DATE			
BY			

TOTAL FEES $ 3.00

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 Workman's Compensation laws of California.

PAID BY CHECK NO. 2822

CASH____

OTHER____

BY____

RECEIVED BY Henry Werner

APPLICATION FOR ALTERATION PERMIT

Permit No. 9577 —WRITE IN INK—

TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY OF DALY CITY

Gentlemen:—

The undersigned respectfully petition your Honorable Board for permission to do the following work at

Lot ..... Block ..... Subdivision .....

Address Junipero Serra W/L 330' (apprx) N. 87th Street ~~XXXXXXX~~ E/L

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

To alter or remodel: To erect standard built panels having an advertising surface of not more than ten feet in height and twenty-three feet in length and surrounded by ornamental moldings.

Additions: ..... Length ..... Breadth ..... Height .....

To demolish: .....

To move from: ..... to .....

New location: .....

Estimated cost of work, $ 500.00

Building to be used as .....

I hereby agree to save, indemnify and keep harmless the City of Daly City and its officials against all liabilities, judgments, costs and expenses which may in anywise accrue against said City in consequence of the granting of this permit, and all costs and damages which may accrue from the use or occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof, and will in all things comply with the conditions of this permit.

Name of Architect ..... Address .....

Name of Builder West Coast Advertising Co. Address 781 Beach St., San Francisco

Name of Owner West Coast Advertising Co. Address 781 Beach St., San Francisco

Per .....

APPROVED
BUILDING DEPARTMENT
DATE JUL 6 1966
BLDG. INSP. [signature]
DATE .....
CITY COUNCIL [signature]

Report ..... favorably .....

..... , 19.....

..... Inspector.

DC 15-9/'55

DALY CITY

APPLICATION FOR ALTERATION PERMIT

Permit No. 9096 —WRITE IN INK—

TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY OF DALY CITY

Gentlemen:—

The undersigned respectfully petition your Honorable Board for permission to do the following work at

Lot..... Block..... Subdivision.....

Address Lake Merced Country Club Street or Avenue. 3300 Blk Junipero Serra (West Side)

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

To alter or remodel: Erect 2- 20 X 60' Bulletin boards on SE portion of above Property facing on West Line of Junipero Serra Blvd approx 550' North of 87th

Additions: Length..... Breadth..... Height.....

To demolish:

To move from: ..... to

New location:

Estimated cost of work, $ 500.00

Building to be used as.....

I hereby agree to save, indemnify and keep harmless the City of Daly City and its officials against all liabilities, judgments, costs and expenses which may in anywise accrue against said City in consequence of the granting of this permit, and all costs and damages which may accrue from the use or occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof, and will in all things comply with the conditions of this permit.

Name of Architect..... Address.....

Name of Builder West Coast Adv. Address.....

Name of Owner Same Address 781 Beach St. S.F.

Per W. F. Schmick, Lease Mgr.

Report ..... favorably .....

APPROVED
BUILDING DEPARTMENT
DATE OCT 26 1956
BLDG. INSP. [signature]
DATE .....
CITY COUNCIL .....

....., 19.....

DC 15-9/'55

Inspector.

DALY CITY

King's Market
330' (Approx)
Tompkins Square

City Manager

April 17, 1968

Building Inspection Division

Address Assignment

This date, we have assigned 4300 Junipero Serra Blvd as the address for the Lake Merced Golf and Country Club.

M. J. Clark

CITY OF DALY CITY

DEPARTMENT OF PUBLIC WORKS
BUILDING REGULATION DIVISION
SULLIVAN & 90TH STS., DALY CITY, CA. 94015
PHONE: 991-8081

WHEN VALIDATED ABOVE, THIS APPLICATION CONSTITUTES A BUILDING PERMIT

9991

APPLICATION FOR BUILDING PERMIT

BUILDING ADDRESS	LOT NO.	BLOCK NO.	SUBDIVISION NAME	PARCEL NO.
2300 Junipero Serra Blvd.				

OWNER	ADDRESS	CITY, STATE, ZIP	PHONE
Lake Merced Golf & Country	Club 2300 Junipero Serra	Daly City, 94015	
ARCHITECT OR ENGINEER	ADDRESS	CITY, STATE, ZIP	PHONE
none			
CONTRACTOR	ADDRESS	CITY, STATE, ZIP	PHONE
SUNSET ROOFING, INC.	55 Elmira Street	San Francisco, CA 94124	468-4050

ARCHITECT'S OR ENGINEER'S LICENSE NUMBERS: STATE	CITY BUSINESS LICENSE	CONTRACTOR'S LICENSE NUMBERS: STATE	CITY BUSINESS LICENSE
		433214	503881

DESCRIPTION OF LOT AND WORK

LOT SIZE	FRONT	REAR	DEPTH	AREA	% OF LOT OCCUPIED	BLDG. SET-BACKS	FRONT	REAR	LEFT	RIGHT	NOTES

USE OF BUILDING	NEW	ADD	ALTER	REPAIR	RAZE	MOVE	BLDG. SIZE	FRONT	DEPTH	HEIGHT	STORIES	ACCESSORIES

FLOOR AREA	BASEMENT	GARAGE	FIRST	SECOND	THIRD	OTHER	TOTAL AREA	NO. OF UNITS	NO. OF ROOMS	TOTAL	BEDROOMS	BATHS

DESCRIBE WORK

Re-roof Club House Bldg. except Mechanical Equipment Area

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION & STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE. I HEREBY CERTIFY THAT I AM LICENSED UNDER CHAPTER 9 DIVISION 3 OF THE BUSINESS & PROFESSIONS CODE OF THE STATE OF CALIFORNIA OR THAT I AM THE OWNER OF THE PROPERTY FOR WHICH THE PERMIT IS BEING SOUGHT.

DECLARED VALUATION	SIGNATURE OF OWNER OR AGENT	TITLE	DATE
$35,000.00	[signature]	Vice President	7/23/85

WATER HEATER TO BE RAISED 18"	YES	NO	SMOKE DETECTOR REQUIRED	YES	NO

FOR USE ONLY BY BUILDING REGULATION DIVISION

DATE RECEIVED	BY	NO. OF SETS PLANS FILED	PLAN CHECK APPLICATION	PLAN CHECK APPROVED · BY · DATE · NUMBER
7/24/85	A		☐ YES ☐ NO	

CONST. TYPE	OCC. GROUP	FIRE SPRINKLER REQUIRED	YES	NO	USE ZONE	PARKING SPACES	VARIANCE DATES, P.C. & C.C.	USE PERMIT DATES, P.C. & C.C.

SPECIAL CONDITIONS

INSPECTOR	DATE	APPROVALS	COMMENTS
		FOUNDATION	
		FOOTING STEEL	
		WALL STEEL	
		FRAME	
		WALL SHEATHING	
		ROOF SHEATHING	
		STRUCTURAL STEEL	
		FLUES	
		INTERIOR LATHING OR DRYWALL	
		LATH EXTERIOR	
		ELECTRICAL FINAL	
		GAS TEST	
		PLUMBING FINAL	
		MECHANICAL FINAL	
		IMPROVEMENT COMPLETE	
		SMOKE DETECTOR	
		FINAL	

PLANNING APPROVAL	DATE
FIRE APPROVAL	DATE
SANIT. DIST. APPROVAL	DATE
FINAL APPROVAL	DATE 7/24/85
BUILDING VALUATION	$ 35,000.00
PLANNING FEE	$ 1.75
PERMIT FEE	$ 215.00
S.M.I.P. FEE*	$ 0.50
TOTAL PAID	$ 217.25

FORM 4540-1 (9/84)

YOU ARE HEREBY NOTIFIED that this particular structure may come under the provisions of the Clean Air Act and the rules and regulations promulgated thereunder by the Administrator of the Environmental Protection Agency. You are hereby warned that you [illegible] from the Environmental Protection Agency [illegible] may not be obtained you [illegible]

3. INSPECTOR'S COPY

FEE OF .00007 OF BUILDING VALUATION, STRONG MOTION INSTRUMENTATION PROGRAM, CHAPTER 1152, STATUTES OF 1971.

CITY OF DALY CITY

DEPARTMENT OF PUBLIC WORKS
BUILDING REGULATION DIVISION
SULLIVAN & 90TH STS., DALY CITY, CA. 94015
PHONE: 991-8081

5910

WHEN VALIDATED ABOVE, THIS APPLICATION CONSTITUTES A BUILDING PERMIT

APPLICATION FOR BUILDING PERMIT

BUILDING ADDRESS: 2300 Sierra | LOT NO | BLOCK NO | SUBDIVISION NAME | PARCEL NO

OWNER: Lake Merced Golf & Country Club | ADDRESS: 2300 Junipero Serra Blvd | CITY, STATE, ZIP: Daly City Cal. | PHONE: 755-2233

ARCHITECT OR ENGINEER: | ADDRESS: | CITY, STATE, ZIP: | PHONE:

CONTRACTOR: McKinnon Jeff Hutchinson | ADDRESS: 84 G St Sausalito | CITY, STATE, ZIP: CAL 94901 | PHONE: 459-4273

ARCHITECT'S OR ENGINEER'S LICENSE NUMBERS: STATE: CITY BUSINESS LICENSE: | CONTRACTOR'S LICENSE NUMBERS: 443210-457 STATE: CITY BUSINESS LICENSE: None 82

NAME OF CONSTRUCTION LENDER (IF ANY): None | ADDRESS: | CITY, STATE, ZIP: | PHONE:

DESCRIPTION OF LOT AND WORK

LOT SIZE	FRONT	REAR	DEPTH	AREA	% OF LOT OCCUPIED	BLDG SET BACKS	FRONT	REAR	LEFT	RIGHT	NOTES

USE OF BUILDING: Golf Club | NEW | ADD | ALTER: X | REPAIR | RAZE | MOVE | BLDG SIZE | FRONT | DEPTH | HEIGHT | STORIES | ACCESSORIES

FLOOR AREA	BASEMENT	GARAGE	FIRST	SECOND	THIRD	OTHER	TOTAL AREA	NO OF UNITS	NO OF ROOMS	TOTAL	BEDROOMS	BATHS

DESCRIBE WORK: 1 Total 5'Rm w/ Comp Roof Stud Shear walk Wall Men's Grill Shear walk walls shelving - at Water Sink Area Dining Room - New Shelving at Hall To Men's Grill from Exterior - New Door in DR. Partition

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION & STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE. I HEREBY CERTIFY THAT I AM LICENSED UNDER CHAPTER 9 DIVISION 3 OF THE BUSINESS & PROFESSIONS CODE OF THE STATE OF CALIFORNIA OR THAT I AM THE OWNER OF THE PROPERTY FOR WHICH THE PERMIT IS BEING SOUGHT

DECLARED VALUATION: 13,200 | SIGNATURE OF OWNER OR AGENT: L.M.G.C.C. by Alan Coleman | TITLE: Director Contractor | DATE: 6/5/84

FOR USE ONLY BY BUILDING REGULATION DIVISION

DATE RECEIVED _ BY | NO OF SETS PLANS FILED | PLAN CHECK APPLICATION: ☐ YES ☑ NO | PLAN CHECK APPROVED BY _ DATE _ NUMBER

CONST TYPE	OCC GROUP	FIRE ZONE	USE ZONE	PARKING SPACES	VARIANCE DATES PC & CC	USE PERMIT DATES PC & CC

SPECIAL CONDITIONS

INSPECTOR	DATE	APPROVALS
		FOUNDATION
		FOOTING STEEL
		WALL STEEL
		FRAME
		WALL SHEATHING
		ROOF SHEATHING
		STRUCTURAL STEEL
		FLUES
		INTERIOR LATHING OR DRYWALL
		LATH EXTERIOR
		ELECTRICAL FINAL
		GAS TEST
		PLUMBING FINAL
		MECHANICAL FINAL
		IMPROVEMENT COMPLETE
		SMOKE DETECTOR
		FINAL

COMMENTS

PLANNING APPROVAL _ DATE

FIRE APPROVAL _ DATE

SANIT DIST APPROVAL _ DATE

FINAL APPROVAL DMK 6/5/84

BUILDING VALUATION $ 13,200

PLANNING FEE $ —

PERMIT FEE $ 104.30

S.M.I.P. FEE * $ .92

TOTAL PAID $ 105.22

FORM 4540 I(D/BD)

3. INSPECTOR'S COPY

* FEE OF .00007 OF BUILDING VALUATION, STRONG MOTION INSTRUMENTATION PROGRAM, CHAPTER 1152, STATUTES OF 1971

CITY OF DALY CITY

DEPARTMENT OF PUBLIC WORKS
BUILDING REGULATION DIVISION
SULLIVAN & 90TH STS., DALY CITY, CA. 94015
PHONE: 991-8001

WHEN VALIDATED ABOVE, THIS APPLICATION CONSTITUTES A BUILDING PERMIT

4282

APPLICATION FOR BUILDING PERMIT

BUILDING ADDRESS	LOT NO	BLOCK NO	SUBDIVISION NAME	PARCEL NO
2200 Junipero Serra				

OWNER	ADDRESS	CITY, STATE, ZIP	PHONE
[illegible]	[illegible]	[illegible]	[illegible]

ARCHITECT OR ENGINEER	ADDRESS	CITY, STATE, ZIP	PHONE

CONTRACTOR	ADDRESS	CITY, STATE, ZIP	PHONE
W.H.H. Inc	[illegible]	[illegible]	[illegible]

ARCHITECT'S OR ENGINEER'S LICENSE NUMBERS.	STATE	CITY BUSINESS LICENSE	CONTRACTOR'S LICENSE NUMBERS	STATE	CITY BUSINESS LICENSE
			[illegible]		[illegible]

NAME OF CONSTRUCTION LENDER (IF ANY)	ADDRESS	CITY, STATE, ZIP	PHONE

DESCRIPTION OF LOT AND WORK

LOT SIZE	FRONT	REAR	DEPTH	AREA	% OF LOT OCCUPIED	BLDG SET-BACKS	FRONT	REAR	LEFT	RIGHT	NOTES

USE OF BUILDING	NEW	ADD	ALTER	REPAIR	RAZE	MOVE	BLDG SIZE	FRONT	DEPTH	HEIGHT	STORIES	ACCESSORIES

FLOOR AREA	BASEMENT	GARAGE	FIRST	SECOND	THIRD	OTHER	TOTAL AREA	NO OF UNITS	NO OF ROOMS	TOTAL	BEDROOMS	BATHS

DESCRIBE WORK

To build a [illegible]

WITH CORRECTIONS OF KITCHEN floor & APPLIANCES

NO ATTACHED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION & STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE. I HEREBY CERTIFY THAT I AM LICENSED UNDER CHAPTER 9 DIVISION 3 OF THE BUSINESS & PROFESSIONS CODE OF THE STATE OF CALIFORNIA OR THAT I AM THE OWNER OF THE PROPERTY FOR WHICH THE PERMIT IS BEING SOUGHT.

DECLARED VALUATION	SIGNATURE OF OWNER OR AGENT	TITLE	DATE
"1600"	[signature]	sales [illegible]	11/18/83

FOR USE ONLY BY BUILDING REGULATION DIVISION

DATE RECEIVED	BY	NO OF SETS PLANS FILED	PLAN CHECK APPLICATION	PLAN CHECK APPROVED BY	DATE	NUMBER
			☑ YES ☐ NO			83-307

CONST TYPE	OCC. GROUP	FIRE ZONE	USE ZONE	PARKING SPACES	VARIANCE DATES, P.C. & C.C.	USE PERMIT DATES P.C. & C.C.

SPECIAL CONDITIONS

INSPECTOR	DATE	APPROVALS	COMMENTS
		FOUNDATION	
		FOOTING STEEL	
		WALL STEEL	
		FRAME	
		WALL SHEATHING	
		ROOF SHEATHING	
		STRUCTURAL STEEL	
		FLUES	
		INTERIOR LATHING OR DRYWALL	
		LATH EXTERIOR	
		ELECTRICAL FINAL	
		GAS TEST	
		PLUMBING FINAL	
		MECHANICAL FINAL	
		IMPROVEMENT COMPLETE	
		SMOKE DETECTOR	
		FINAL	

PLANNING APPROVAL		DATE
FIRE APPROVAL	(illegible)	DATE 12/11/83
SANIT. DIST. APPROVAL		DATE
FINAL APPROVAL	[signature]	DATE 12/27/83
BUILDING VALUATION	$	[illegible]
PLANNING FEE	$	—
PERMIT FEE	$	[illegible]
S.M.I.P. FEE *	$	
TOTAL PAID	$	[illegible]

FORM4540-1(9/83)

3. INSPECTOR'S COPY

* FEE OF .00007 OF BUILDING VALUATION, STRONG MOTION INSTRUMENTATION PROGRAM, CHAPTER 1152, STATUTES OF 1971

CITY OF DALY CITY
333 - 90TH STREET
DALY CITY, CA 94015 991-8061

BUILDING PERMIT RECORD

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED, TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

PERMIT NUMBER	ZONING	ASSESSOR PARCEL NUMBER	SUBDIVISION NAME
14703		771-777-777	

APPLICANT NAME
JIM TRENERY

JOB ADDRESS
2300 JUNIPERO SERRA BLV

OCC. GRP.	TYPE CONST.	SQUARE FT.	VALUATION
B-2	TYPE V 1-HOUR		$57,995
		JOB VALUATION:	$57,995

APPROVALS ISSUED

BUILDING	APPROVED	DAVIS, WILLIAM	04/14/93
PLANNING	APPROVED	DEMELO,CARLOS	04/14/93

TYPE OF WORK: ALTERATION COMMERCIAL

OCCUPANCY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.

BUILDING INSPECTOR

BY: DAVIS, WILLIAM DATE: 04/14/93

PLAN CHECK FEE SUMMARY

TOTAL PLAN CHECK FEE

DESCRIPTION OF WORK
INSTALL NEW RESTROOM FACILITY

OWNER
NAME
ADDRESS
PHONE

ARCH/ENG
NAME
ADDRESS
PHONE

I hereby affirm that I am licensed under Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professional Code and my business license is in full force.

CONTRACTOR

LICENSE # AND CLASS	BUSINESS LICENSE #
338750 B	510029

NAME: TRENERY BUILDING
ADDRESS: 429 BEAUMONT BLVD
PACIFICA CA000094044
PHONE: 3594635
SIGNATURE: DATE:

PERMIT ISSUANCE AND FEES

PERMIT ISSUED BY: DAVIS, WILLIAM DATE: 04/14/93
C.O. ISSUED: / / CERTIF #:
DAVIS, WILLIAM 04/14/93

FINAL APV DATE: 10/06/93 BY: MANDAPAT VALENTINO

BL1-BUILDING PERMIT
NO FEE PERMIT
EL1-ELECTRICAL
NO FEE PERMIT
ME1-MECHANICAL
NO FEE PERMIT
PL1-PLUMBING
NO FEE PERMIT
SE1-SEWER CONNECTION
NO FEE PERMIT

BUILDING PERMIT
ELECTRICAL
MECHANICAL
PLUMBING
SEWER CONNECTION
TOTAL PERMIT FEES ====>

CITY OF DALY CITY
333 - 90TH STREET
DALY CITY, CA 94015 991-8061

BUILDING PERMIT RECORD

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

PERMIT NUMBER	ZONING	ASSESSOR PARCEL NUMBER	SUBDIVISION NAME
64589	C-2	777-777-777	

APPLICANT NAME
GENERAL PARCEL FOR BROADMOOR &

JOB ADDRESS
2300 JUNIPERO SERRA BLV

OCC. GRP.	TYPE CONST.	SQUARE FT.	VALUATION
B	TYPE V NON-RATED	LVG	187,600
		MLV	
		TOT	187,600

APPROVALS ISSUED

BUILDING	A	MANDAPAT VALENTINO	11/18/98
PLANNING	A	DEMELO,CARLOS	10/12/98

TYPE OF WORK ALTERATION COMMERCIAL

OCCUPANCY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.

BUILDING INSPECTOR

BY: DAVIS, WILLIAM DATE: 10/06/98

PLAN CHECK FEE SUMMARY

BUILDING PLAN CHECK FEES	838.97
PLANNING PLAN CHECK FEES	255.68
TOTAL PLAN CHECK FEE	1,886.65

OWNER
NAME GENERAL PARCEL FOR BROADMOOR &
ADDRESS
PHONE (650)992-8686

ARCH/ENG
NAME
ADDRESS
PHONE

I hereby affirm that I am licensed under Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professional Code) and my business license is in full force.

CONTRACTOR

LICENSE # AND CLASS	BUSINESS LICENSE #
576392	513254

NAME MANHIRE CONSTRUCTION, INC.
ADDRESS 9595 LUCAS RANCH RD
RANCHO CUCAMONGA CA 917385725
PHONE
SIGNATURE DATE:

DESCRIPTION OF WORK
REPLACE FENCE WITH A 25', 50', & A 75' HIGH FENCE

PERMIT ISSUANCE AND FEES

PERMIT ISSUED BY: MANDAPAT VALENTINO DATE: 11/19/98

BL1-BUILDING PERMIT

BUILDING PERMIT	1	1,276.57
S.M.I.P. FEE	1	18.76
MF @ 5% OF B.P./3.00 MIN	1	63.63
GPM .5% 01-301-302-3722	1	938.80

11/19/98

02-08 [illegible] 2600 A 01-301-302-3722
11-23-1998 $938.00

02-08 [illegible] 2600 A 01-301-302-3722
11-23-1998 $2297.16

BUILDING PERMIT	2,297.16
TOTAL PERMIT FEES ====>	2,297.16

City of Daly City
Building Division
333 - 90th Street
DALY CITY, CA 94015

PERMIT APPLICATION

(650) 991-8061

PERMIT NUMBER 64509

APPLICANT: —OWNER —CONTRACTOR X AGENT — ARCH/ENGR

AGENT NAME LOU TONELLI
ADDRESS 2300 JUNIPERO SERRA BLVD.
DALY CITY, CA 94015-1630
PHONE 650-755-2233 EXT. 347

OWNER NAME LAKE MERCED GOLF & COUNTRY CLUB
ADDRESS 2300 JUNIPERO SERRA BLVD.
DALY CITY, CA 94015-1630
PHONE 650-755-2233

ARCH/ENGR NAME VEIT ASSOCIATES
LICENSE # and CLASS NO. 052892
ADDRESS 1615 GREENWICH STREET
SAN FRANCISCO, CA 94123
PHONE 415-673-5967

CONTRACTOR NAME MANHIRE CONSTRUCTION
DALY CITY BUSINESS LICENSE # [redacted]
ADDRESS 9595 LUCAS RANCH ROAD
RANCHO CUCAMONGA, CA 91730
PHONE 909-944-6700

JOB ADDRESS 2300 JUNIPERO SERRA BLVD.
DALY CITY, CA 94015-1630

DESCRIPTION OF WORK DRIVINGRANGE FENCE
REPLACING DRIVING RANGE FENCE FROM
45 FT. TO 75 FT.

LOT SIZE: FRONT REAR DEPTH AREA %OCC
BLDG SET BACKS: FRONT REAR LEFT RIGHT
BLDG SIZE: FRONT DEPTH HEIGHT STORIES
FLOOR AREA: FIRST SECOND THIRD BSMT
GARAGE OTHER TOTAL AREA
DWELLING UNITS # OF ROOMS BEDRMS BATHRMS
PARKING PROVIDED: OFF STREET UNCOV

PERMIT TYPE	VALUATION	FEES DUE
	167,600.00	

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 A,C10 LICENSE # 576392
EXP DATE 8/31/99 CONTRACTOR SIGN Patricia E. Manhire

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 7031.4, 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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

— I am exempt under Sec. _____ B.&P.C. for this reason _____

Date _____ Owner _____

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations.

— I have and will maintain a certificate of consent to self-insure for county which requires a permit to construct, alter, improve, workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

— I have and will maintain a workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

6-9-98 Carrier ACORD
Policy Number WNYB61202477
(This section need not be completed if the permit is for one hundred dollars ($100) or less)

— I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' 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 10/6/98 Applicant Patricia E. Manhire

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

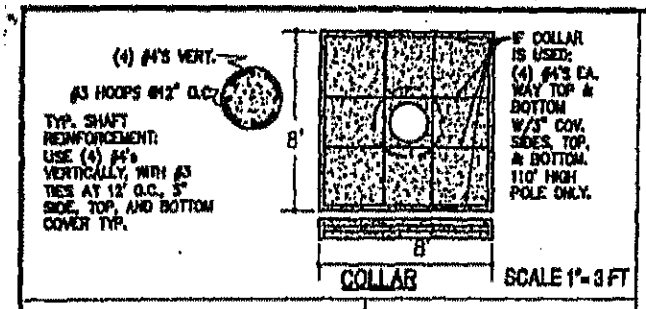
CONSTRUCTION LENDING AGENCY

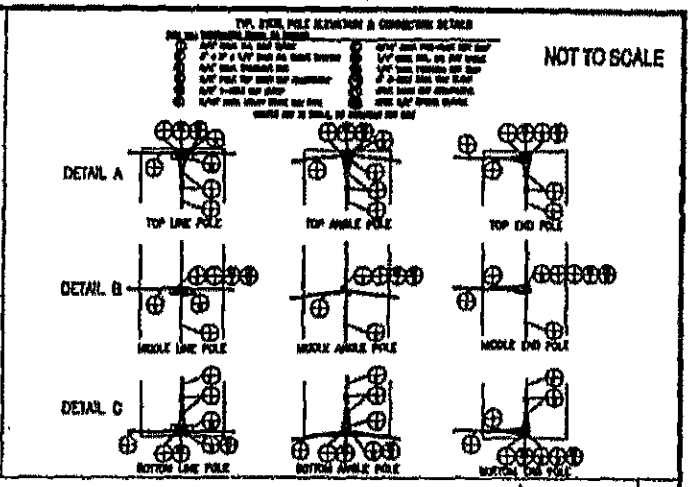
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

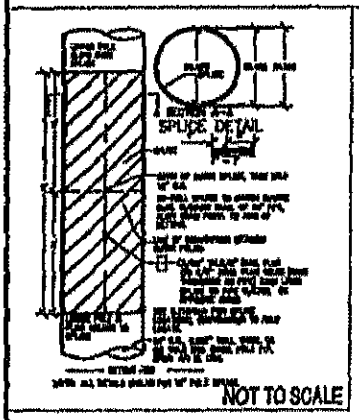
Lender's Name _____
Lender' Address _____

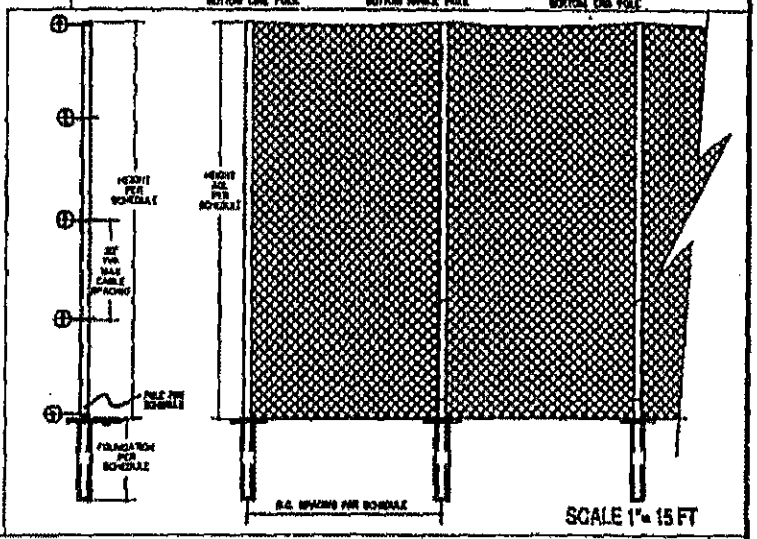
I declare under penalty of perjury that I have read this application and state that the information is true and correct. I agree to comply with all local ordinances and the State laws relating to Building Construction and I make this statement under penalty of law. I hereby authorize representatives of this City/County to enter on the above mentioned property for inspection purposes. NOTICE: This permit becomes null and void if work is not commenced in 180 calendar days from date of issuance, or if work is suspended at any time for more than 180 calendar days or work is performed in violation of any City or State laws thereto.

Lou Tonelli 10-6-98
SIGNATURE OF OWNER OR AGENT DATE









Specifications:

General:
Contractor shall verify and be responsible for all dimensions and conditions at the job site. The contractor shall be responsible for bracing and shoring all excavations, temporary structures, and partially completed portions of the work.

All work to conform with latest adopted edition of the UBC and all local codes.

Structural steel:
All plate steel ASTM A36.

Rebar:
Grade 60 ASTM A615
All reinforcing steel, dowels, anchor bolts, etc. shall be rigidly secured in place prior to placing concrete. Contractor shall use templates to insure accurate placement of anchor bolts, dowels, etc. Lap all rebar 30 bar diameters min. Use minimum cover of 3 inches, side, top and bottom of all rebar.

Welding:
All shop welding shall be done using shielded electric arc process by certified welders using approved electrodes. No field welding without special inspection. NO FIELD WELDING IS EXPECTED TO BE PART OF THIS PROJECT.

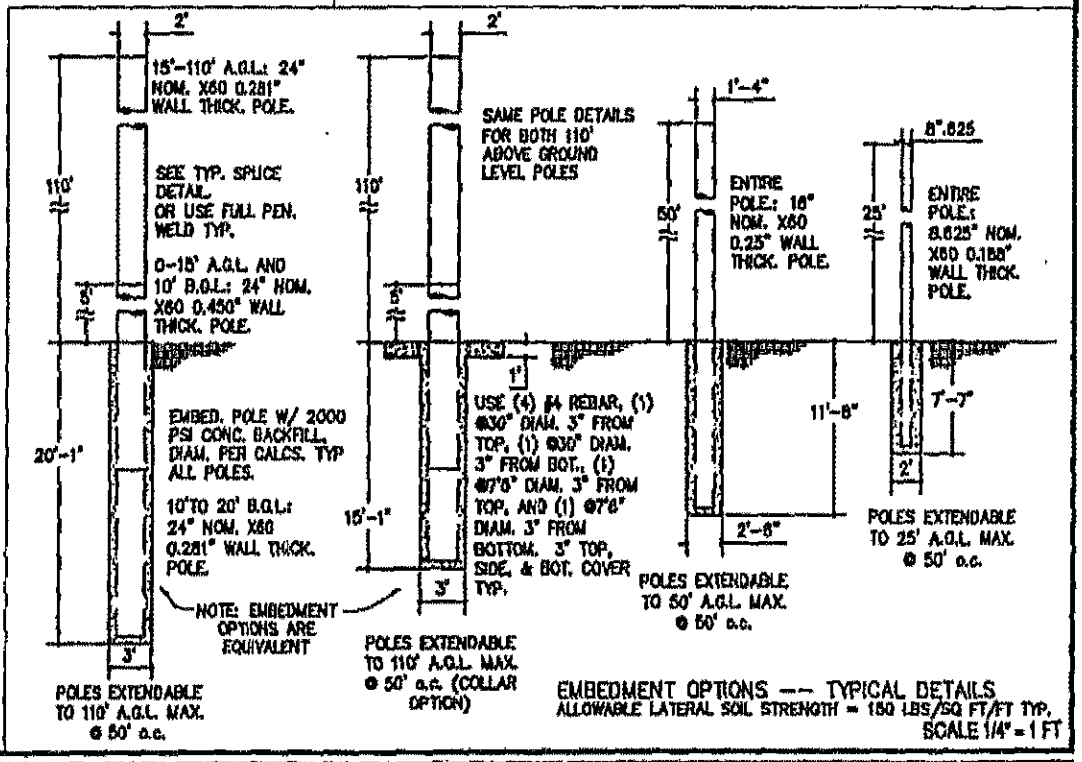
Bolts:
All bolts ASTM A307 UNO.

Concrete:
All concrete to by min. 28 day strength of 2500 psi. Cement Type I or II portland per ASTM C150. Aggregate to conform with ASTM C33. Collar option to be used on the 110' high pole only - collar option is equivalent to no collar, as the field conditions require.

Poles:
Refer to details for pole specifications.

Cable and Wire Rope:
All 3/8" cable to be 7x19 galv Aircraft cable min. breaking strength 14,400 lbs.
All 3/16 inch cable to be 7x19 galv. Aircraft cable min. breaking strength 4,200 lbs.

Wire rope fittings:
All fittings to develop the break strength of the cable per the manufacturer (Crosby or equal)



EMBEDMENT OPTIONS --- TYPICAL DETAILS
ALLOWABLE LATERAL SOIL STRENGTH = 150 LBS/SQ FT/FT TYP.
SCALE 1/4" = 1 FT

DRAWN	BWV
DATE	11/8/98
JOB	98064
SCALE	
1 OF 2	SHEET(S)

Ian MANHIRE Construction Inc
9595 Lucas Ranch Road
Rancho Cucamonga CA 91730
(909) 944-6700

LAKE MERCED GOLF CLUB

GOLF NETTING BARRIER

2500 Junipero Serra, Daly City CA 94015

VEIT ASSOCIATES
CIVIL ENGINEERING
ph: 415.673.5967 fax: 673.5968
1815 Greenwich St. San Francisco
email: bveit@aol.com California 94152

CITY OF DALY CITY

333 - 90TH STREET
DALY CITY, CA 94015 991-8061

BUILDING PERMIT RECORD

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED, TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

PERMIT NUMBER	ZONING	ASSESSOR PARCEL NUMBER	SUBDIVISION NAME
62883		777-777-777	

APPLICANT NAME
GENERAL PARCEL FOR BROADMOOR [illegible]

JOB ADDRESS
2300 JUNIPERO SERRA BLV

OCC. GRP.	TYPE CONST.	SQUARE FT.	VALUATION
		LVG	3,247
		NLV	
		TOT	3,247

APPROVALS ISSUED

BUILDING	A	MANOAPAT VALENTINO	06/11/98
PLANNING	A	DEMELO,CARLOS	06/12/98
FIRE	A	DEWEY DAVID J	06/11/98

TYPE OF WORK ALTERATION COMMERCIAL

OCCUPANCY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.

BUILDING INSPECTOR

BY: MARIANITO A. SALON DATE: 06/11/98

PLAN CHECK FEE SUMMARY

BUILDING PLAN CHECK FEES	43.81
PLANNING PLAN CHECK FEES	13.48
FIRE PLAN CHK VALUATION	40.95
TOTAL PLAN CHECK FEE	98.24

OWNER
NAME GENERAL PARCEL FOR BROADMOOR &
ADDRESS
PHONE (650)992-8686

ARCHITECT/ENG
NAME
ADDRESS
PHONE

I hereby affirm that I am licensed under Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my business license is in full force.

CONTRACTOR
LICENSE # AND CLASS 477484
BUSINESS LICENSE # 513086
NAME CARLI CONSTRUCTION, INC.
ADDRESS 2285 REVERE AVE.
SAN FRANCISCO, CA 94124
PHONE (415)282-9928
SIGNATURE Richard Carli DATE: 6/12/98

DESCRIPTION OF WORK
REMOVE GLASS WAL AND RELOCATE EXISTING PAIR OF DOORS WITH SIGNAGE AND ONE NEW EXIT SIGN.

PERMIT ISSUANCE AND FEES

PERMIT ISSUED BY: MARIANITO A. SALON DATE: 06/12/98

BL1-BUILDING PERMIT

BUILDING PERMIT	1	67.42
S.M.I.P. FEE	1	.58
NF @ 5% OF B.P./2.50 MIN	1	3.37
GPM .5% 01-301-302-3722	1	16.24

02-25126 2600 E 01-301-302-3722
06-12-1998/$87.53

BUILDING PERMIT	87.53
TOTAL PERMIT FEES ====>	87.53

City of Daly City - HP ——— BUILDING PERMITS - INSPECTIONS

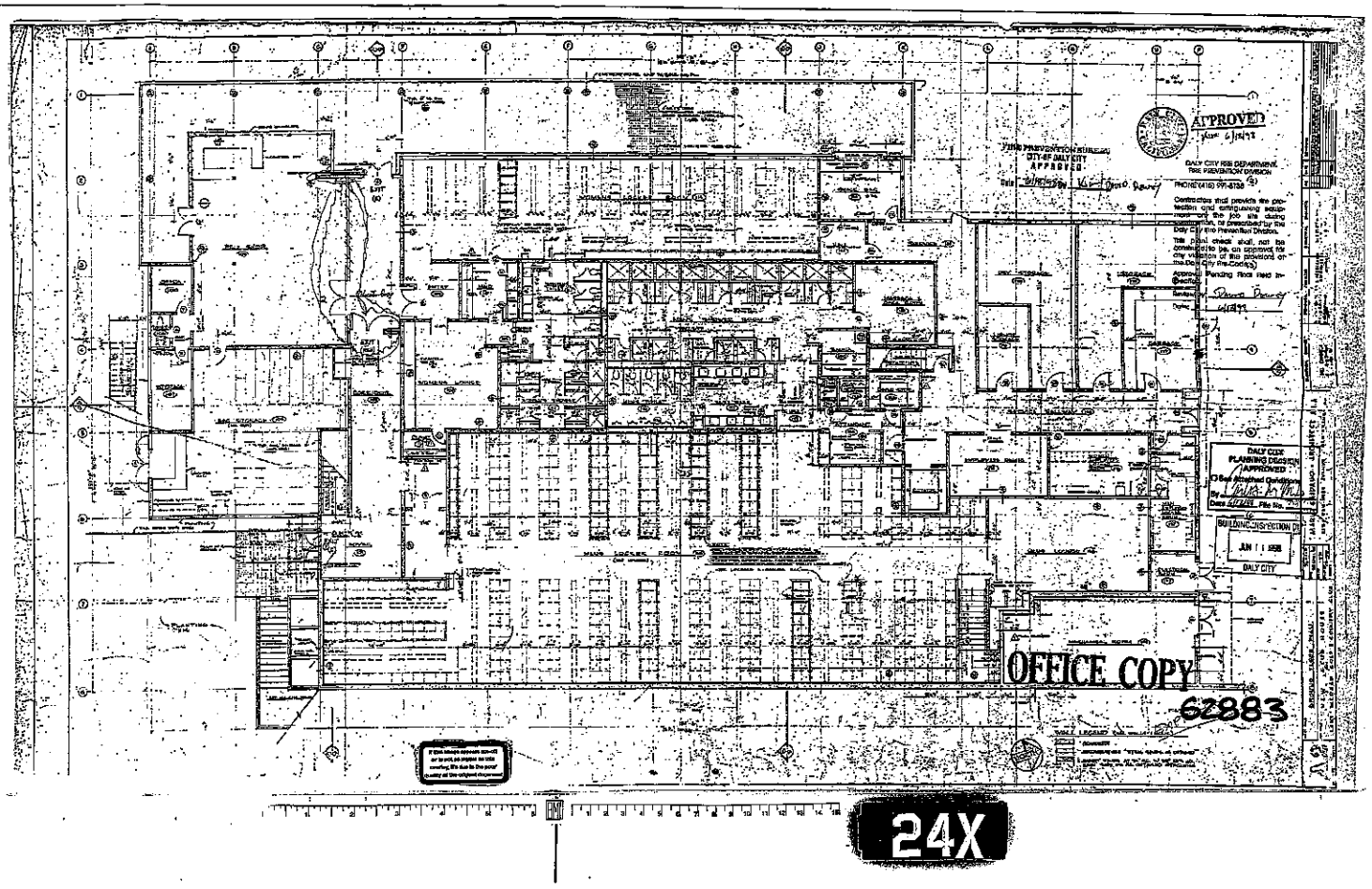
Permit#: 00062883 BL1 BUILDING PERMIT IssDt: 06/12/98 05/01/00 MJM
Address: 2300 JUNIPERO SERRA BLV Par#: 777-777-777
Contr#: 513086-CARLI CONSTRUCTION, INC SubCtr:
Seq#: 998 Inspn: AFN - ADMINISTRATIVE FINAL SchDt: 05/01/00 Time: PM
Inspector: MJ LAVALLEE, MICHAEL InsDt: 05/01/00 Time: PM
Observation: APP - APPROVED ReqBy:
Permit FINALED: 05/01/00 Phone:
Comments: WORK NOT DONE. PERMIT EXPIRED AND CLOSED.

Seq	Description	Inspector	Date	Observation/Comments
998	ADMINISTRATIVE FINAL	LAVALLEE, MICHAEL	05/01/00	APPROVED
	WORK NOT DONE. PERMIT EXPIRED AND CLOSED.			

PRESS F3 FOR A PICK LIST ——— INQUIRE

1. [illegible] Municipality water well
2. Relocate existing fire & water station
3. [illegible] New stairway per with 4" thick tongued floor
4. Old mail drop will be relocated with lighting
5. New supports area of the existing sprinkler w lighting
6. Signage Other signage is indicated here
Store to remain open during business hours
7. Paint wood & siding to be approved

Chief Cat
477404
6/1/96
For scope of work affected only



CITY OF DALY CITY

333 - 90TH STREET
DALY CITY, CA 94015 991-8061

BUILDING PERMIT RECORD

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED, TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

PERMIT NUMBER	ZONING	ASSESSOR PARCEL NUMBER	SUBDIVISION NAME
68863		777-777-777	

APPLICANT NAME
GENERAL PARCEL FOR BROADMOOR &

JOB ADDRESS
2380 JUNIPERO SERRA BLV

OCC. GRP.	TYPE CONST.	SQUARE FT.	VALUATION
		LVG	3,247
		NLV	
		TOT	3,247

APPROVALS ISSUED

BUILDING	A	MANDAPAT VALENTINO	06/11/98
PLANNING	A	DEMELO,CARLOS	06/12/98
FIRE	A	DEWEY DAVID J	06/11/98

TYPE OF WORK ALTERATION COMMERCIAL

OCCUPANCY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.

BUILDING INSPECTOR

BY: MARIANITO A. SALON DATE: 06/11/98

OWNER
NAME GENERAL PARCEL FOR BROADMOOR &
ADDRESS
PHONE (650)992-8686

ARCH/ENG
NAME
ADDRESS
PHONE

I hereby affirm that I am licensed under Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license number is as follows:

CONTRACTOR
LICENSE # AND CLASS 477484
BUSINESS LICENSE # 513086
NAME CARLI CONSTRUCTION, INC.
ADDRESS 2285 REVERE AVE.
SAN FRANCISCO, CA 94124
PHONE (415)282-9920
SIGNATURE Robert J. Carli DATE: 6/12/98

PLAN CHECK FEE SUMMARY

BUILDING PLAN CHECK FEES	43.81
PLANNING PLAN CHECK FEES	13.48
FIRE PLAN CHK VALUATION	40.95
TOTAL PLAN CHECK FEE	98.24

DESCRIPTION OF WORK
REMOVE GLASS WAL AND RELOCATE EXISTING PAIR OF DOORS WITH SIGNAGE AND ONE NEW EXIT SIGN.

PERMIT ISSUANCE AND FEES — PERMIT ISSUED BY: MARIANITO A. SALON DATE: 06/12/98

BLI-BUILDING PERMIT

BUILDING PERMIT	1	67.42
S.M.I.P. FEE	1	.58
MF @ 5% OF B.P./2.50 MIN	1	3.37
GPM .5% 01-301-302-3722	1	16.24

02-25126 2600 C 01-301-302-3722
06-12-1998/$87.53

BUILDING PERMIT	87.53
TOTAL PERMIT FEES ====)	87.53

City of Daly City
Building Division
333 - 90th Street (650) 991-8061
DALY CITY, CA 94015

PERMIT APPLICATION

PERMIT NUMBER 62883

APPLICANT: —OWNER X CONTRACTOR —AGENT — ARCH / ENGR

AGENT NAME Carl's Construction, Inc.
ADDRESS 2285 Revere Ave
San Francisco Ca. 94124
PHONE 1-415-282-9920
OWNER NAME Lake Merced Golf & Country Club
ADDRESS 2300 Junipero Serra Blvd.
Daly City, Ca. 94015
PHONE 1-650-755-2233
ARCH/ENGR NAME
LICENSE # and CLASS
ADDRESS
PHONE
CONTRACTOR NAME Carl Construction, Inc.
DALY CITY BUSINESS LICENSE # 513086
ADDRESS 2285 Revere Ave.
San Francisco, Ca. 94124
PHONE 1-415-282-9920

JOB ADDRESS 2300 Junipero Serra Blvd.

DESCRIPTION OF WORK Remove fence wall and create waiting area with signage and one 10' new fence.

LOT SIZE:FRONT REAR DEPTH AREA %OCC
BLDG SET BACKS:FRONT REAR LEFT RIGHT
BLDG SIZE:FRONT DEPTH HEIGHT #STORIES
FLOOR AREA:FIRST SECOND THIRD BSMT
GARAGE OTHER TOTAL AREA
DWELLING UNITS # OF ROOMS BEDRMS BATHRMS
PARKING PROVIDED:OUTSIDE INSIDE

PERMIT TYPE	VALUATION	FEES DUE
	7247.00	

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 B LICENSE # 477404
EXP DATE 8/31/99 CONTRACTOR SIGN Peter J. Carl

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reasons: (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

— I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

— I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who constructs for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

— I am exempt under Sec. ___, B.&P.C. for this reason

Date Owner

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations.

— I have and will maintain a certificate of consent to self-insure for county which requires a permit to construct, alter, improve, workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

— I have and will maintain a workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Republic Indemnity Co. of America
Policy Number 239911 1/1/99 EXP.

(This section need not be completed if the permit is for one hundred dollars ($100) or less)

— I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' 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 6/11/98 Applicant: Peter J. Carl

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)
Lender's Name Unknown
Lender' Address

I declare under penalty of perjury that I have read this application and state that the information is true and correct. I agree to comply with all local ordinances and the State laws relating to Building Construction and I make this statement under penalty of law. I hereby authorize representatives of this City/County to enter on the above mentioned property for inspection purposes. NOTICE: This permit becomes null and void if work is not commenced in 180 calendar days from date of issuance, or if work is suspended at any time for more than 180 calendar days or work is performed in violation of any City or State laws thereto.

Peter J. Carl 6/11/98
SIGNATURE OF OWNER OR AGENT DATE

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

PERMIT NO: PN: ELEQ-2-14-35923
2300 JUNIPERO SERRA BLVD

PLEASE PRINT

AGENT NAME
ADDRESS
PHONE ( ) FAX ( )
E-MAIL
OWNER NAME Lake Merced Golf Club
ADDRESS 2300 Junipero Serra Blvd.
Daly City, CA 94015
PHONE (650) 755-2233 FAX ( )
E-MAIL dlowe@lmgc.com
ARCH/ENGR NAME
LICENSE # AND CLASS
ADDRESS
PHONE ( ) FAX ( )
E-MAIL
CONTRACTOR NAME Bass Electric
DALY CITY BUSINESS LICENSE # 512639
ADDRESS 390 Swift Ave., Ste 12
South San Francisco, CA 94080
PHONE (415) 295-1800 FAX (650) 869-3509
E-MAIL jmitchell@basselectric.net

JOB ADDRESS 2300 Junipero Serra Blvd., Daly City CA 94015
IS THIS BUILDING SPRINKLERED? YES ☐ NO ☐
DESCRIPTION OF WORK Provide new 150A panel to parking lot. Run 2" PVC conduit underground from existing pull box to new 150A panel.

PERMIT TYPE	VALUATION	FEES DUE
Electrical	$3,000.00	$71.50

OWNER-BUILDER DECLARATION

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☐ I am exempt under Sec._____, B. & P.C. for this reason_____

Date_____ Owner_____

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

LICENSE CLASS C10 A LICENSE # 765671

DATE 2/18/14 CONTRACTOR SIGNATURE

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)

LENDER'S NAME/ADDRESS

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations.

☒ I have and will maintain a certificate of consent to self-insure for county which requires a permit to construct, alter, improve, workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier Lockton Insurance Brokers LLC Policy No. DTE-CO-3844M841-TIL-12

(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 2/18/14 Applicant Bass Electric

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) 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.

OWNER/AGENT SIGNATURE 2/18/14 DATE

ECDmc071712

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

PN: CBLD-04-18-065344
2300 JUNIPERO SERRA BLVD

Please select one contact for this permit application: [ ] Owner [ ] Contractor [✓] Agent [ ] Arch/Engineer

PLEASE PRINT

AGENT NAME Jeremy Koretz
ADDRESS 47 S. Meridian St. Suite 200. Indianapolis, IN 46204
PHONE (203) 536 - 0069 FAX ( )
E-MAIL jeremy.koretz@octagon.com

OWNER NAME
ADDRESS
PHONE ( ) FAX ( )
E-MAIL

ARCH/ENGR NAME
LICENSE # AND CLASS
ADDRESS
PHONE ( ) FAX ( )
E-MAIL

CONTRACTOR NAME American Grandstand Seating Co INC
DALY CITY BUSINESS LICENSE #
ADDRESS PO Box 2185
IRWINDALE CA 91706
PHONE (626 303 5112 FAX (626 303 5115
E-MAIL BILL@MBGS.COM

JOB ADDRESS 2300 Junipero Serra Blvd. Daly City, CA.
IS THIS BUILDING SPRINKLERED? YES [ ] NO [✓]
DESCRIPTION OF WORK Temporary Structures for professional golf tournament

PERMIT TYPE	VALUATION	FEES DUE

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).):

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[ ] I am exempt under Sec. _____, B. & P.C. for this reason _____

Date _____ Owner _____

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 B LICENSE # 275818
DATE 4/11/18 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 ACE AMERICAN Policy No. C64406984

(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 _____

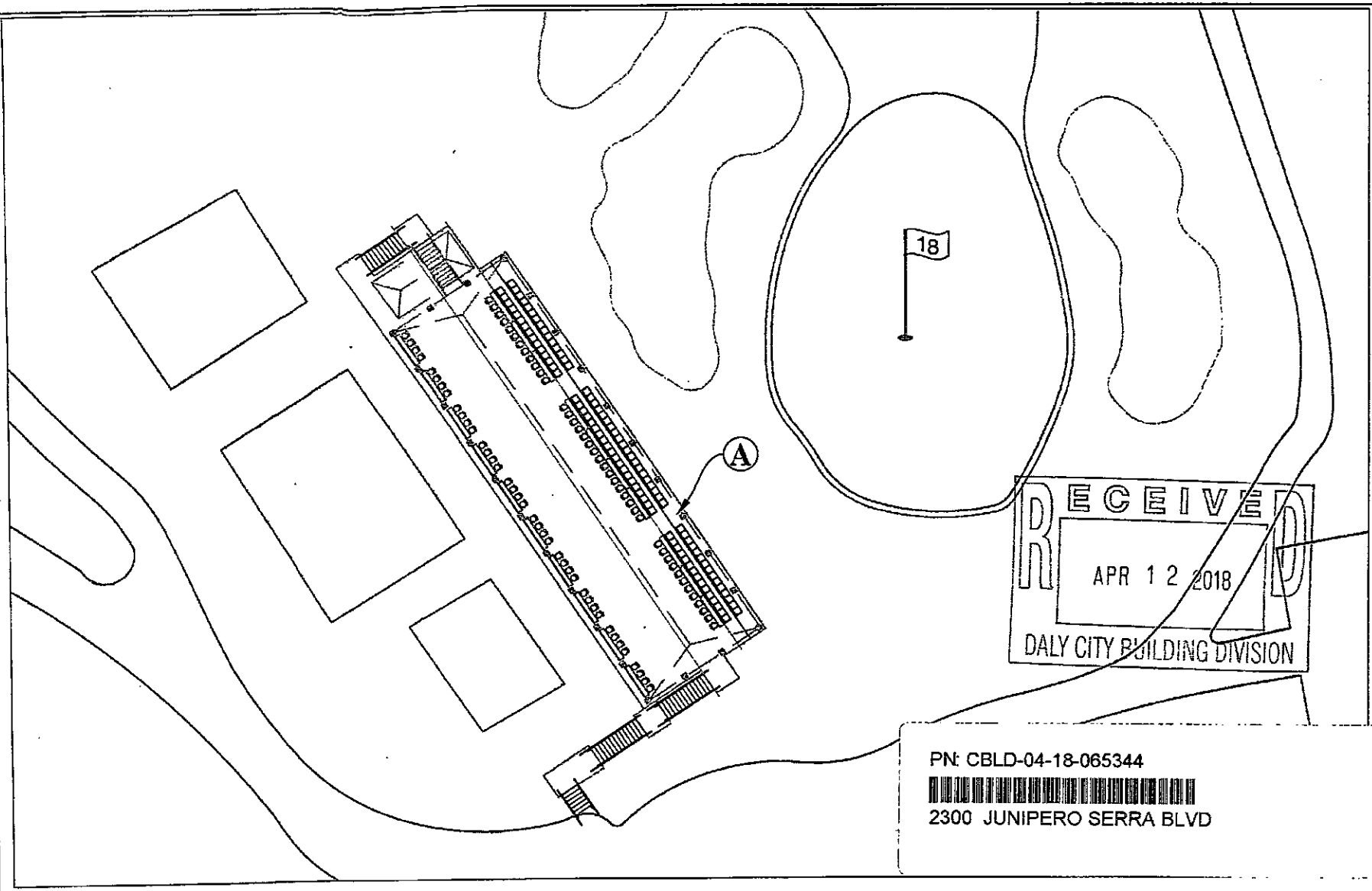
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S 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) 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.

Jeremy A. Koretz 3/30/18
OWNER/AGENT SIGNATURE DATE

ECDmc071712



LAKE MERCED GOLF CLUB

PN: CBLD-04-18-065344

2300 JUNIPERO SERRA BLVD

LOCATION

A.) 102' x 32' SKYBOX
ELEVATED 4'-18'
180 SEATS

SHEET _ OF _

CONFIDENTIAL DOCUMENT
NOT TO BE COPIED OR DISCLOSED WITHOUT WRITTEN PERMISSION FROM InProduction.
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL STRUCTURE SIZES MAY VARY.

SCALE: 1" = 30'

REVISIONS			
#	DATE	ITEM	BY
1			
2			
3			
4			
5			
6			

InProduction
11065 LEADBETTER ROAD
ASHLAND, VA. 23005
(800) 999-5278
www.InProduction.net

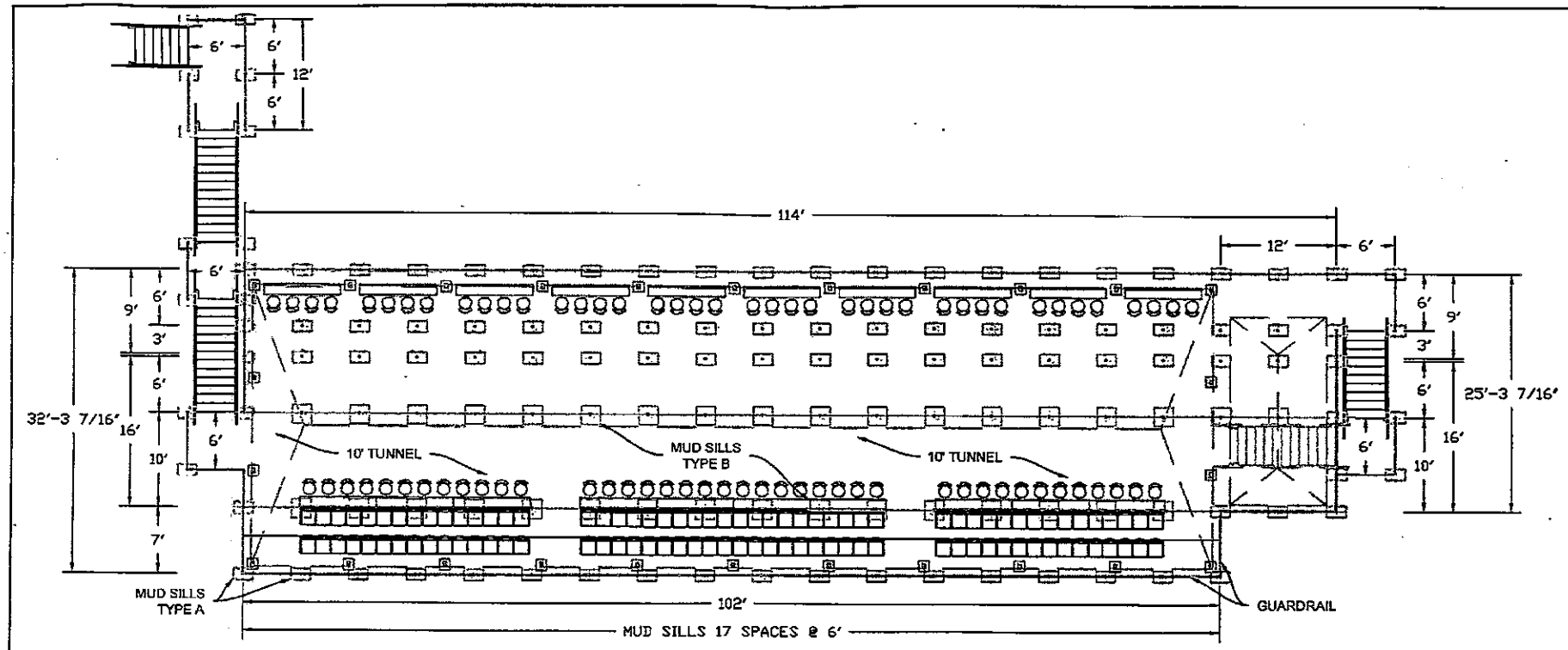
SUBJECT: **18 GREEN LAYOUT**

REPRESENTATIVE:	PROJECT MGR:	DRAWN BY:
JIM MCGLYNN	JONATHAN JONES	K. B. ANDERSON

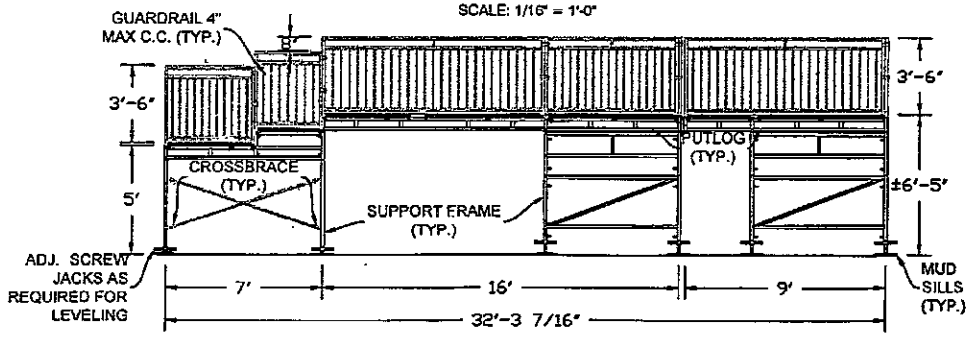
DATE:	SIZE:	DRAWING NAME:
03-21-18	A	MEDIHEAL CHAMPIONSHIP-18.DWG

FILE LOCATION: G:\EVENTS\GOLF\MEDIHEAL CHAMPIONSHIP

EVENT: **MEDIHEAL CHAMPIONSHIP**



PLAN VIEW
102' x 32' SKYBOX - ELEVATED 5'
SCALE: 1/16" = 1'-0"



SIDE ELEVATION
32 DEEP SKYBOX - ELEVATED 5'
SCALE: 1/8" = 1'-0"

RECEIVED
APR 12 2018
DALY CITY BUILDING DIVISION

LOCATION: LAKE MERCED GOLF CLUB

SHEET _ OF _

CONFIDENTIAL DOCUMENT
NOT TO BE COPIED OR DISCLOSED WITHOUT WRITTEN PERMISSION FROM InProduction.
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL STRUCTURE SIZES MAY VARY.

SCALE: NOTED

REVISIONS			
#	DATE	ITEM	BY
1			
2			
3			
4			
5			
6			

InProduction
11065 LEADBETTER ROAD
ASHLAND, VA. 23005
(800) 999-5278
www.InProduction.net

SUBJECT: 102' x 32' SKYBOX

REPRESENTATIVE:	PROJECT MGR:	DRAWN BY:
JIM MCGLYNN	JONATHAN JONES	K. B. ANDERSON

DATE:	SIZE:	DRAWING NAME:
03-21-18	A	MEDIHEAL CHAMPIONSHIP-18.DWG

FILE LOCATION: G:\EVENTS\GOLF\MEDIHEAL CHAMPIONSHIP

EVENT: MEDIHEAL CHAMPIONSHIP

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

PERMIT APPLICATION NUMBER
CBLD-3-15-44019

Please select one contact for this permit application: [ ] Owner [ ] Contractor [X] Agent [ ] Arch/Engineer

PLEASE PRINT

AGENT NAME Brad Dolin
ADDRESS 1635 Rollins Road.
Burlingame, CA 94010
PHONE (650) 650-281-3884 FAX ( )
E-MAIL bdolin@classicpartyrentals.com

OWNER NAME
ADDRESS
PHONE ( ) FAX ( )
E-MAIL

ARCH/ENGR NAME
LICENSE # AND CLASS
ADDRESS
PHONE ( ) FAX ( )
E-MAIL

CONTRACTOR NAME Classic Party Rentals
DALY CITY BUSINESS LICENSE # 6-12-74432
ADDRESS 1635 Rollins Road
Burlingame CA
PHONE (650) 281-3884 FAX ( )
E-MAIL

JOB ADDRESS 27300 - Junipero Serra Blvd
IS THIS BUILDING SPRINKLERED? YES ☐ NO ☐
DESCRIPTION OF WORK Erecting Temporary Tents on various areas of Golf Course for LPGA Golf Tournament

PERMIT TYPE	VALUATION	FEES DUE
	55,000	

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).)

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☐ I am exempt under Sec. _____, B & P C. for this reason _____

Date _____ Owner _____

LICENSED CONTRACTOR DECLARATION

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LICENSE CLASS _____ LICENSE # _____

DATE _____ CONTRACTOR SIGNATURE _____

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)

LENDER'S NAME/ADDRESS _____

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations

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☐ 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 OLD Republic for Ins Policy No. AJC W9509 1405

(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 _____

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OWNER/AGENT SIGNATURE _____ DATE 3/04/15

EXPIRED PERMIT.
NO INSPECTIONS
FOR TEMP. WORK.

ECDmc071712

ADMN-04-16-051940

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

PERMIT APPLICATION NUMBER
ADMN-04-16-051940

→ Please select one contact for this permit application: [ ] Owner [ ] Contractor [ ] Agent [ ] Arch/Engineer

PLEASE PRINT

AGENT NAME Brad Jobin
ADDRESS 1635 Rollins Road suite A
Burlingame CA 94015
PHONE (650) 281-3884 FAX ( )
E-MAIL bjobin@classicpartyrentals.com

OWNER NAME
ADDRESS
PHONE ( ) FAX ( )
E-MAIL

ARCH/ENGR NAME
LICENSE # AND CLASS
ADDRESS
PHONE ( ) FAX ( )
E-MAIL

CONTRACTOR NAME Classic Party Rentals
DALY CITY BUSINESS LICENSE #
ADDRESS 1635 Rollins Road suite A
Burlingame CA 94010
PHONE (650) 281-3884 FAX ( )
E-MAIL

JOB ADDRESS 2300 Junipero Serra Blvd.
IS THIS BUILDING SPRINKLERED? YES [ ] NO [ ]
DESCRIPTION OF WORK 1-10700, 1-10430
3 Concession tents on golf course
3- 12m tents - 2 on tennis court
1 on Raised platform

PERMIT TYPE	VALUATION	FEES DUE
	$25,000	

OWNER-BUILDER DECLARATION

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Date _____ Owner _____

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LICENSE CLASS _____ LICENSE # _____

DATE _____ CONTRACTOR SIGNATURE _____

CONSTRUCTION LENDING AGENCY

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LENDER'S NAME/ADDRESS _____

WORKERS COMPENSATION DECLARATION

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[ ] 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 _____ Policy No. _____

(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.

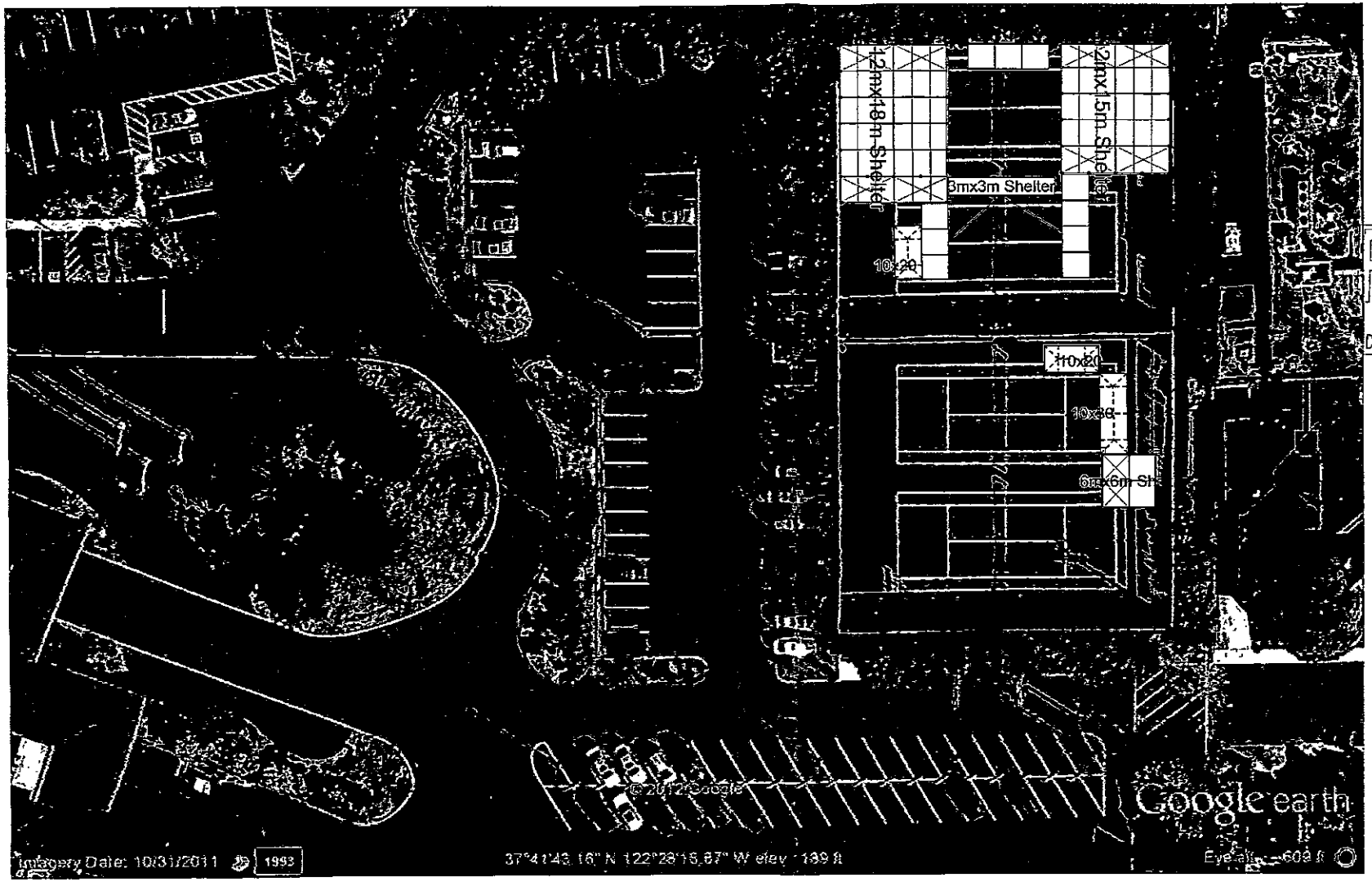
I declare under penalty of perjury that I have read this application and state that the information is true and correct. I agree to comply with all local ordinances and the State laws relating to Building Construction and I make this statement under penalty of law. I hereby authorize representatives 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) 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.

OWNER/AGENT SIGNATURE 4/19/16 DATE

ECDmc071712

Brad Jobin (650) 281-3884 Classic Party Rentals



NOTES:
1. CONFIDENTIAL and PROPRIETARY. This document and the information contained herein is CONFIDENTIAL and PROPRIETARY and is not to be used by or disclosed to any other person without the express written consent of Classic Party Rentals.
2. These designs and/or drawings are a representation only! The designer and/or drafterperson is not a licensed engineer and is not qualified to determine wether the design and/or drawing meets structural, safety, and/or building code requirements.
3. All Designs, Plots, Photos, and Paperwork generated remain the property of Classic Party Rentals unless written authorization is given. Intellectual property may be purchased for a fee if desired. At no time can a Design, Plot, Photo, or Paperwork be used for any other purpose with out permission and compensation / payment to Classic Party Rentals.

Sales:

Drawn by:

RECEIVED
APR 19 2016
DALY CITY BUILDING DIVISION

2016 Swingin Skirts
Spectator Village

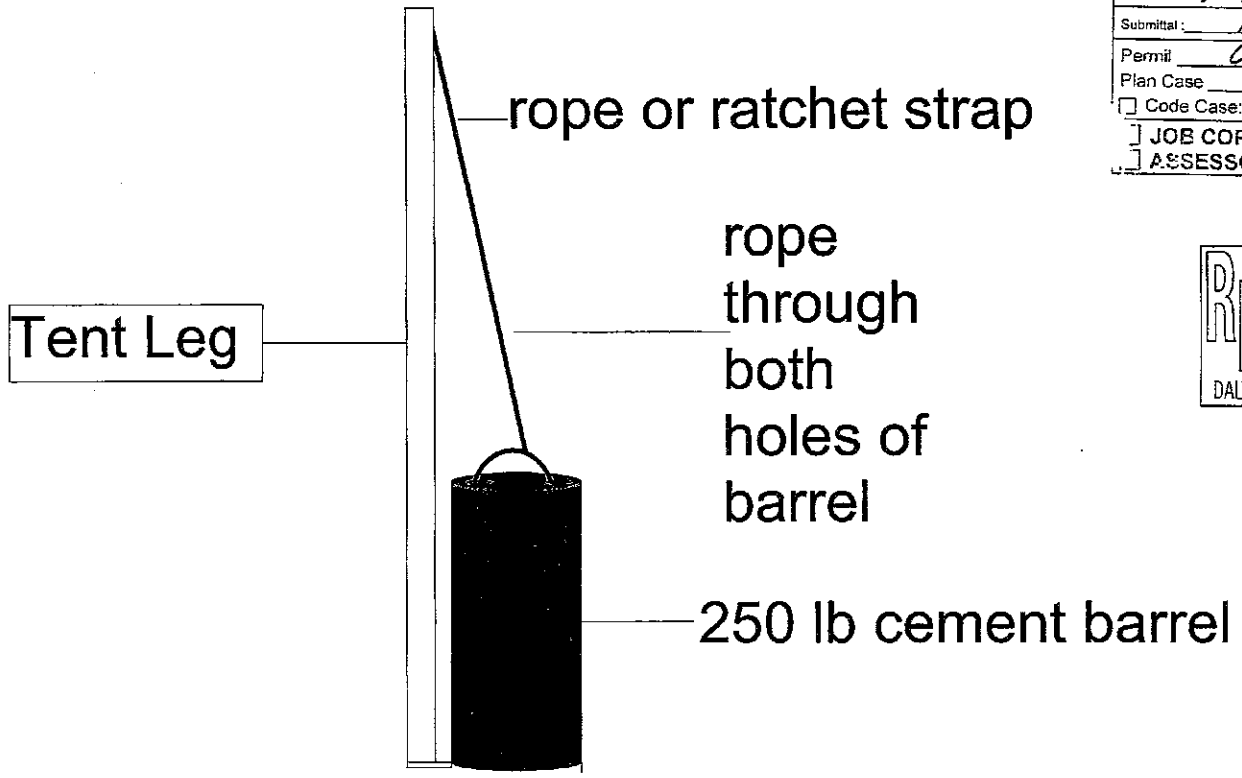
CLASSIC PARTY RENTALS
EVENT SPECIALISTS

Classic Party Rentals
www.classicpartyrentals.com
1635 Rollins Rd. #A
Burlingame, CA. 94010
650.652.0300

Date: Date

Scale:

051940



Daly City Building Division
Submittal: 1 Rec'd by:
Permit 051940
Plan Case _____ Revision _____
☐ Code Case: _____
☐ JOB COPY ☐ OFFICE COPY
☐ ASSESSOR COPY

RECEIVED
APR 19 2016
DALY CITY BUILDING DIVISION

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Sales:

Drawn by: PDE

Name of Venue, Event & Date

CLASSIC PARTY RENTALS
EVENT SPECIALISTS

Classic Party Rentals
www.classicpartyrentals.com
1635 Rollins Rd. #A
Burlingame, CA 94010
650.652.0300

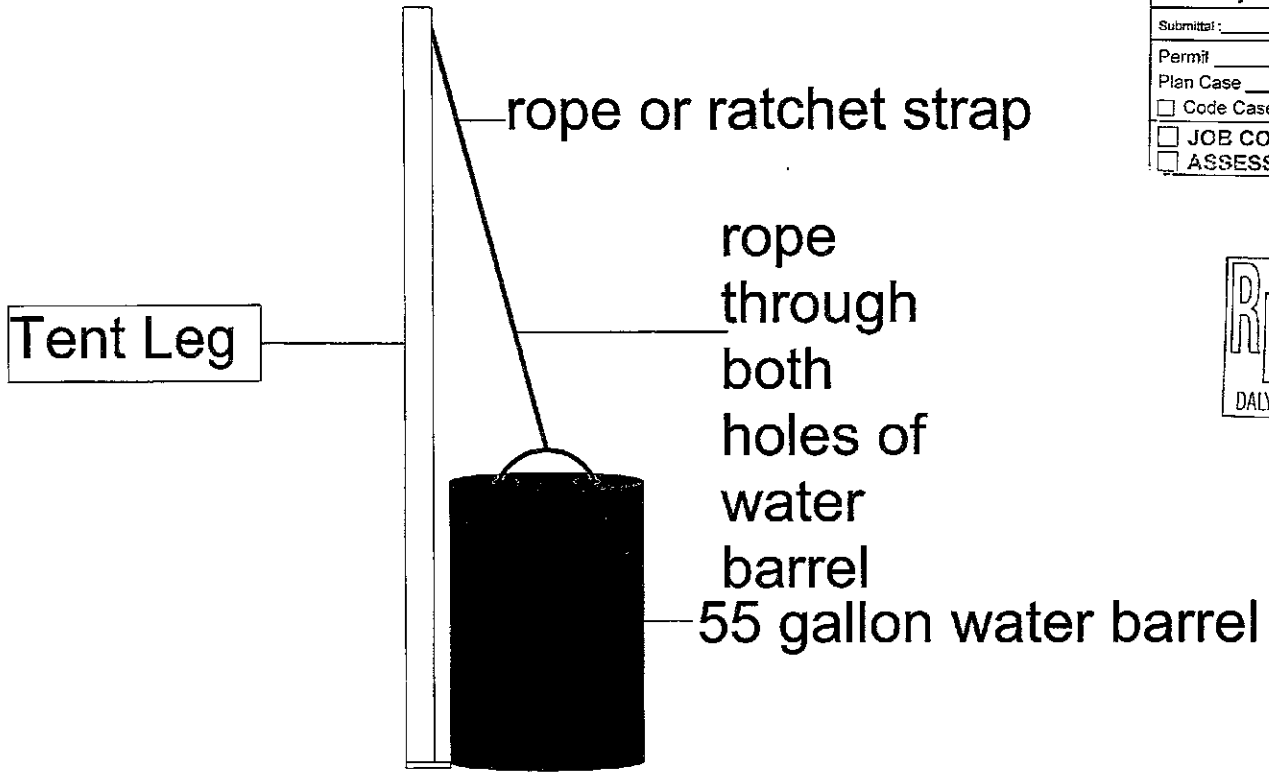
Date: 12.8.15
Revised by:

Scale: 1'=100

Path: S:\Permits\Engineering\Anchoring Diagrams

File Name: Anchoring_10 x 20_ Water Barrel

051940



Daly City Building Division

Submittal: _____ Rec'd by: _____

Permit _____

Plan Case _____ Revision ____

☐ Code Case: _____

☐ JOB COPY ☐ OFFICE COPY ☐ ASSESSOR COPY

RECEIVED
APR 19 2016
DALY CITY BUILDING DIVISION

NOTES:
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Sales:

Drawn by: PDE

Name of Venue, Event & Date

CLASSIC PARTY RENTALS
EVENT SPECIALISTS

Classic Party Rentals
www.classicpartyrentals.com
1535 Rollins Rd. #A
Burlingame, CA. 94010
650.652.0300

Date: 12.8.15
Revised by:

Scale: 1'=100

Path: S:\Permits\Engineering\Anchoring Diagrams

File Name: Anchoring_10 x 20_ Water Barrel

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

PERMIT APPLICATION NUMBER

CBLD-02-17-057655

Please select one contact for this permit application: [ ] Owner [ ] Contractor [ ] Agent [ ] Arch/Engineer

PLEASE PRINT

AGENT NAME Don Ondovez
ADDRESS 180 Station Ave
Daly City Ca.
PHONE 650 296-0409 FAX ( )
E-MAIL
OWNER NAME Golf Course "Lorne Nielsen"
ADDRESS 2300 Junipero Serra Blvd
Daly City Ca 94014
PHONE ( ) FAX ( )
E-MAIL
ARCH/ENGR NAME
LICENSE # AND CLASS
ADDRESS
PHONE ( ) FAX ( )
E-MAIL
CONTRACTOR NAME Dons Drilling & Fence Inc.
DALY CITY BUSINESS LICENSE #
ADDRESS 180 Station Ave
Daly City Ca. 94014
PHONE 650 296-0409 FAX ( )
E-MAIL Dons Drilling @ G. Mail. com

JOB ADDRESS 2300 Junipero Serra Blvd.
IS THIS BUILDING SPRINKLERED? YES ☐ NO ☐
DESCRIPTION OF WORK Chain Link Fence
Remove, Replace with Green Privacy
Slats

*Per Val M. & Mike V. OK to issue

PERMIT TYPE	VALUATION	FEES DUE
	1,300.00	

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 _____

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-4 LICENSE # 360768

DATE 2-23-17 CONTRACTOR SIGNATURE

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)

LENDER'S NAME/ADDRESS

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations.

☐ I have and will maintain a certificate of consent to self-insure for county which requires a permit to construct, alter, improve, workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier SCIF Policy No. 8K5562837417

(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 2-23-17 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.

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OWNER/AGENT SIGNATURE 2-23-17 DATE

ECDmc041816

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

PERMIT APPLICATION NUMBER
PN: CBLD-05-17-059363
2300 - JUNIPERO SERRA BLVD -

➔ **Please select one contact for this permit application:** [

PLEASE PRI

AGENT NAME DONNA OTIS CCM
ADDRESS [illegible]

PHONE ( ) FAX ( )
E-MAIL

OWNER NAME LAKE MERCED GOLF CLUB
ADDRESS 2300 JUNIPERO SERRA BL
DALY CITY CA 94015
PHONE (650) 755 2233 FAX ( )
E-MAIL dotis@lmgc.org

ARCH/ENGR NAME ROBERT FORSHER
LICENSE # AND CLASS C-9205
ADDRESS 28 LOS REALES
SAN RAFAEL CA 94901
PHONE (415) 454 2057 FAX ( )
E-MAIL r.forsher@gmail

CONTRACTOR NAME TERRY NATHANSON
DALY CITY BUSINESS LICENSE # see receipt 5/18/17
ADDRESS 16161 CAPUTO DRIVE
MORGAN HILL CA 95039
PHONE (408) 483 5795 FAX ( )
E-MAIL nathanson-son@sbcglobal.net

JOB ADDRESS [illegible]
IS THIS BUILDING SPRINKLERED? YES ☐ NO ☒

DESCRIPTION OF WORK
NEW CONSTRUCTION
TOILET ROOMS @ GOLF COURSE

PERMIT TYPE	VALUATION	FEES DUE
BLDG	$90,000	

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).

EXPIRED PERMIT.
NO FINAL INSPECTION.
WORK MAY NOT BE IN
CONFORMANCE WITH DCMC TITLE 15.

☐ 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.)

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☐ I am exempt under Sec. _____, B. & P.C. for this reason _____

Date 5/18/17 Owner [signature]

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 B GENERAL LICENSE # 76[illegible]

DATE MAY 16 2017 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 _____ Policy No. _____

(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 MAY 3 Applicant [signature]

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[signature] MAY 18 2017

OWNER/AGENT SIGNATURE DATE

ECDmc041816

CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
FAX (650) 991-8070

CONSTRUCTION PERMIT RECORD

BUILDING DIVISION (650) 991-8061
ENGINEERING DIVISION (650) 991-8064
PLANNING DIVISION (650) 991-8033

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
002-410-050	ID		115994

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
QUICK ELECTRICAL PERMIT	BASS ELECTRIC	2300 JUNIPERO SERRA BLV

OCCGRP	TYPCON	SQUARE FT	VALUATION	DESCRIPTION OF WORK
		Nlvng	4,500	INSTALL BREAKER IN PANEL, CONDUIT AND WIRE, DISCONNECT AND PROVIDE POWER TO NEW WATER HEATER IN KITCHEN.
		Total	4,500	

Permit Issued By: GUZMAN, OMAR Date: 04/16/2009

Owner Name LAKE MERCED GOLF & CO CLUB
Address 2300 JUNIPERO SERRA BLVD
DALY CITY CA 940151630
Phone
Signature _____ Date: _____

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor BASS ELECTRIC
License Number and Class 765671
Business License Number 512639
Name BASS ELECTRIC
Address 856 FOLSOM ST
SAN FRANCISCO CA 941070000
Phone (415) 395-1600
Signature _____ Date: 4/16/09

Permit Fees

QE -ELECTRIC PERMIT	Issued: 04/16/09	OG	
QUICK ELECTRICAL	1		71.50

Building Maintenance or Permit Expiration:

This permit will expire by limitation and become null and void if the work authorized by the permit is not commenced within 60 days, or if the work is suspended or abandoned for a period of 60 days. A final inspection must be obtained within this time period.

05-51831 0600 SLC 01-300-840-3322
04-16-2009/$74.90
$74.90

PERMIT TOTALS

MICROFILM EL,ME,PL	1	Paid: 04/16/09	3.40
ELECTRIC PERMIT		Paid: 04/16/09	71.50
Total Permit Fees ======>		Paid: 04/16/09	74.90

115994 File Copy

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

APP/PERMIT NUMBER 115994

➔ **Please select one contact for this permit application:** [ ] Owner [X] Contractor [ ] Agent [ ] Arch/Engineer

PLEASE PRINT

AGENT NAME

ADDRESS

PHONE ( ) FAX ( )

E-MAIL

OWNER NAME Lake Merced Golf Club

ADDRESS 2300 Junipero Serra Blvd.

PHONE (650) 755-2233 FAX ( )

E-MAIL

ARCH/ENGR NAME

LICENSE # AND CLASS

ADDRESS

PHONE ( ) FAX ( )

E-MAIL

CONTRACTOR NAME BASS Electric

DALY CITY BUSINESS LICENSE # S12639

ADDRESS 856 Folsom St.
San Francisco, CA 94107

PHONE (415) 295-1600 FAX (415) 856-0381

E-MAIL jmitchell@basselectric.net

JOB ADDRESS 2300 Junipero Serra Blvd.

IS THIS BUILDING SPRINKLERED? YES [X] NO [ ]

DESCRIPTION OF WORK Install breaker in panel, conduit & wire, disconnect and provide power to a new water heater in Kitchen.

PERMIT TYPE	VALUATION	FEES DUE
	$4,500.00	

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).):

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[ ] I am exempt under Sec. _____, B.&P.C. for this reason _____

Date _____ Owner _____

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, A LICENSE # 765671

DATE 4/15 CONTRACTOR SIGNATURE

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)

LENDER'S NAME/ADDRESS N/A

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.

[X] 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 TRAVELERS Policy No. SEE ATTACHED

(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 _____

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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.

OWNER/AGENT SIGNATURE 4/16/09 DATE

ECDmc0108rev3

CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
FAX (650) 991-8070

CONSTRUCTION PERMIT RECORD

BUILDING DIVISION (650) 991-8061
ENGINEERING DIVISION (650) 991-8064
PLANNING DIVISION (650) 991-8033

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
002-410-050	ID		116245

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
COMMERCIAL TENANT IMPROV	DPW, INC	2300 JUNIPERO SERRA BLV

OCCGRP	TYPCON	SQUARE FT	VALUATION	DESCRIPTION OF WORK
		Lvng	20,000	INSTALL PRESSURE REDUCING VALVE ON WATER 3" MAIN, INSTALL HW BOOSTER FOR COMMERCIAL BOOSTER HEATER REPLACE HW STORAGE TANK
		Total	20,000	

Permit Issued By: GUZMAN, OMAR Date: 05/07/2009

Owner Name LAKE MERCED GOLF & CO CLUB

Address 2300 JUNIPERO SERRA BLVD
DALY CITY CA 940151630

Phone

Signature _____ Date: _____

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor DPW, INC

License Number and Class

Business License Number 514384

Name DPW, INC

Address 203 E. HARRIS AVE
SO. SAN FRANCISCO CA 940800000

Phone (650) 588-8482

Signature Phil Carlevaro Date: 5-7-09

Approvals

BUILDING Approved GUZMAN, OMAR 05/07/09

Permit Fees

PL1-PLUMBING	Issued: 05/07/09	OG	
PERMIT @53.00	1		53.00
MICORFILM EL,ME,PL	1		3.40
WATER SYS/SEWER @10.00	1		10.00

Building Maintenance or Permit Expiration:

This permit will expire by limitation and become null and void if the work authorized by the permit is not commenced within 60 days, or if the work is suspended or abandoned for a period of 60 days. A final inspection must be obtained within this time period.

05-53785 0700 GLC 01-300-340-3323
05-07-2009/$66.40
$66.40

PERMIT TOTALS

PLUMBING	Paid: 05/07/09	66.40
Total Permit Fees ======>	Paid: 05/07/09	66.40

116245 File Copy

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

APP/PERMIT NUMBER 116245

→ **Please select one contact for this permit application:** [ ] Owner [✓] Contractor [ ] Agent [ ] Arch/Engineer

PLEASE PRINT

AGENT NAME Lake Merced Golf Club
ADDRESS 2300 Junipero Serra Blvd.

PHONE (650) 755-2233 FAX (650) 755-4569
E-MAIL

OWNER NAME Same as above
ADDRESS

PHONE ( ) FAX ( )
E-MAIL

ARCH/ENGR NAME N/A
LICENSE # AND CLASS
ADDRESS

PHONE ( ) FAX ( )
E-MAIL

CONTRACTOR NAME dpw, inc.
DALY CITY BUSINESS LICENSE # 514384
ADDRESS 203 E. Harris Ave
So. San Francisco, CA 94080
PHONE (650) 588-8482 FAX (650) 588-8481
E-MAIL pc@dpwinc.com

JOB ADDRESS 2300 Junipero Serra Blvd.
IS THIS BUILDING SPRINKLERED? YES [X] NO [ ]
DESCRIPTION OF WORK Install Pressure Reducing valve on water 3" main.
- Install HW booster for commercial booster heater.
- Replace HW storage tank

PERMIT TYPE	VALUATION	FEES DUE
	20,000	

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 _____

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-36, C-4, C-16 LICENSE # 684939
DATE 5-5-09 CONTRACTOR SIGNATURE Phil Caldevani

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 Employers Direct Policy No. WC-000704-05

(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.

Phil Caldevani 5-7-09
OWNER/AGENT SIGNATURE **DATE**

ECDmc010Brev3

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

PERMIT APPLICATION NUMBER
ADMN-04-19-072943

→ *Please select one contact for this permit application:* [ ] Owner [ ] Contractor [ ] Agent [ ] Arch/Engineer

PLEASE PRINT

AGENT NAME Scott Mancini
ADDRESS 600 Battery Street
San Francisco, CA 94111
PHONE (616) 206-3922 FAX ( )
E-MAIL Scott.mancini@octagon.com

OWNER NAME
ADDRESS
PHONE ( ) FAX ( )
E-MAIL

ARCH/ENGR NAME
LICENSE # AND CLASS
ADDRESS
PHONE ( ) FAX ( )
E-MAIL

CONTRACTOR NAME Octagon
DALY CITY BUSINESS LICENSE # OT-04-19-31945
ADDRESS 600 Battery Street
San Francisco, CA 94111
PHONE (616) 206-3922 FAX ( )
E-MAIL Scott.mancini@octagon.com

JOB ADDRESS 2300 Junipero Serra Blvd Daly City CA
IS THIS BUILDING SPRINKLERED? YES [ ] NO [x]
DESCRIPTION OF WORK temporary Structures for professional Golf tournament

PERMIT TYPE	VALUATION	FEES DUE

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).):

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[ ] 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 4/10/19 Owner [signature]

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 _____ LICENSE # _____

DATE _____ CONTRACTOR SIGNATURE _____

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)

LENDER'S NAME/ADDRESS _____

WORKERS COMPENSATION DECLARATION

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[ ] 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 _____ Policy No. _____

(Do not complete this section if the permit is for one hundred dollars ($100) or less.)

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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.

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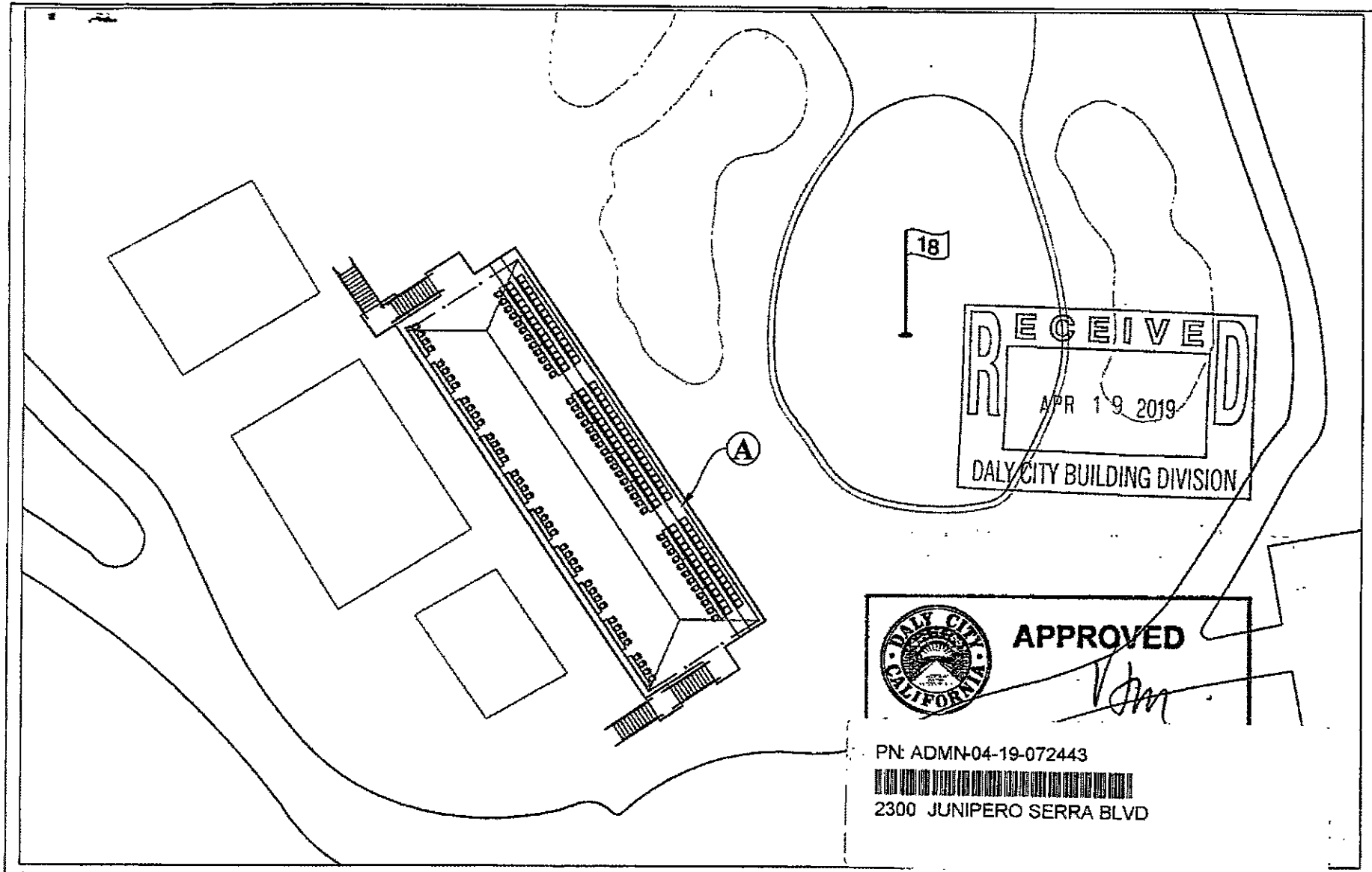
[signature] 4/10/2019
OWNER/AGENT SIGNATURE DATE

ECOmc071712



RECEIVED
APR 19 2019
DALY CITY BUILDING DIVISION

APPROVED

PN: ADMN-04-19-072443

2300 JUNIPERO SERRA BLVD

LOCATION: LAKE MERCED GOLF CLUB

A.) 102' x 32' SKYBOX
ELEVATED 4'-16'
180 SEATS

SHEET _ OF _	REVISIONS			
CONFIDENTIAL DOCUMENT NOT TO BE COPIED OR DISCLOSED WITHOUT WRITTEN PERMISSION FROM InProduction. THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL STRUCTURE SIZES MAY VARY.	#	DATE	ITEM	BY
	1			
	2			
	3			
	4			
	5			
	6			

InProduction
11065 LEADBETTER ROAD
ASHLAND, VA. 23005
(800) 999-5278
www.InProduction.net

FILE LOCATION: C:\EVENTS\GOLF\MEDIHEAL CHAMPIONSHIP

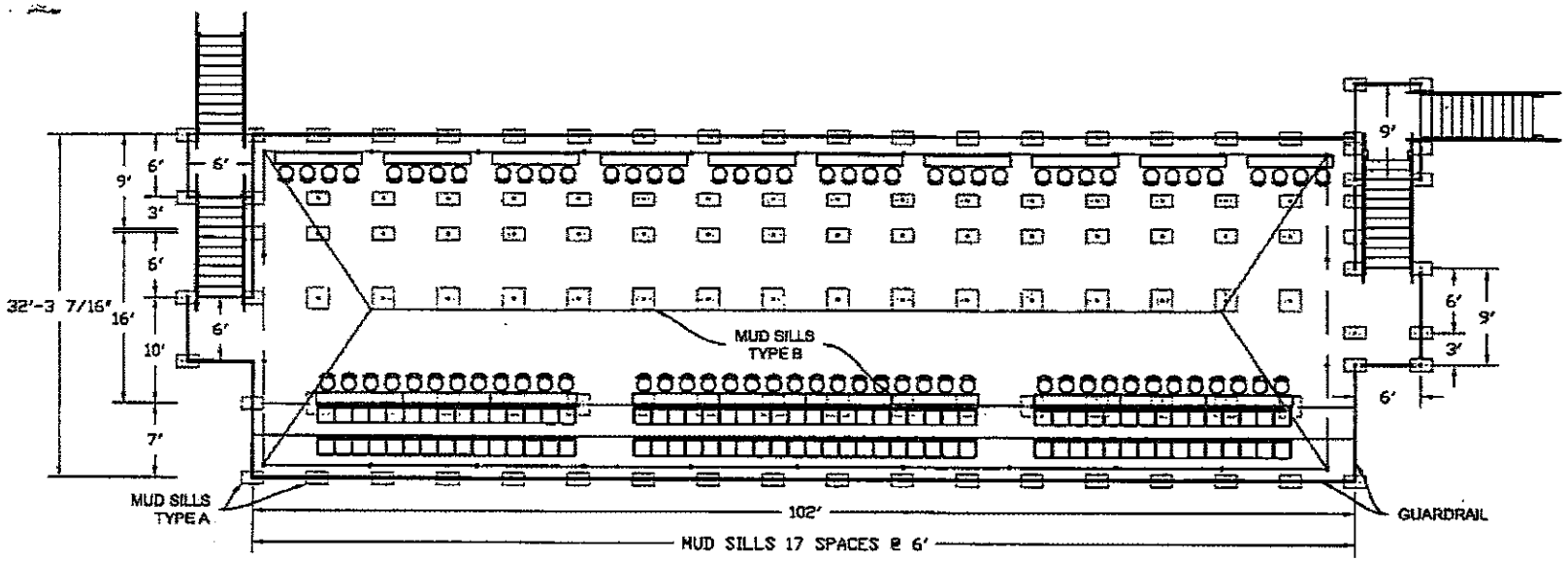
SCALE: 1" = 30'

EVENT: **MEDIHEAL CHAMPIONSHIP**

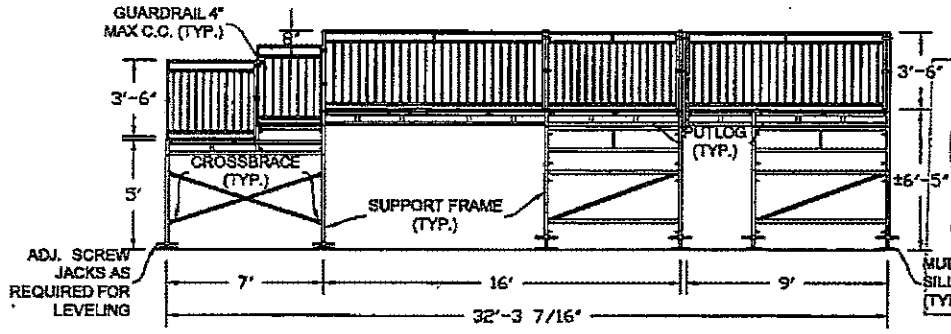
SUBJECT: **18 GREEN LAYOUT**

REPRESENTATIVE:	PROJECT MGR:	DRAWN BY:
JIM MCGLYNN	JONATHAN JONES	K. B. ANDERSON
DATE: 03-21-18	SIZE: A	DRAWING NAME: MEDIHEAL CHAMPIONSHIP-19.DWG

- 072443.



PLAN VIEW
102' x 32' SKYBOX - ELEVATED 5'
SCALE: 1/16" = 1'-0"



SIDE ELEVATION
32 DEEP SKYBOX - ELEVATED 5'
SCALE: 1/8" = 1'-0"

APPROVED

LAKE MERCED GOLF CLUB

LOCATION:

SHEET _ OF _	REVISIONS			
CONFIDENTIAL DOCUMENT NOT TO BE COPIED OR DISCLOSED WITHOUT WRITTEN PERMISSION FROM InProduction. THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL STRUCTURE SIZES MAY VARY.	#	DATE	ITEM	BY
	1			
	2			
	3			
	4			
	5			
	6			
SCALE: NOTED				

InProduction
11065 LEADBETTER ROAD
ASHLAND, VA. 23005
(800) 999-5278
www.InProduction.net

FILE LOCATION: G:\EVENTS\GOLP\MEDIHEAL CHAMPIONSHIP

EVENT: **MEDIHEAL CHAMPIONSHIP**

SUBJECT: **102' x 32' SKYBOX**

REPRESENTATIVE:	PROJECT MGR:	DRAWN BY:
JIM MCGLYNN	JONATHAN JONES	K. B. ANDERSON
DATE: 03-21-18	SIZE: A	DRAWING NAME: MEDIHEAL CHAMPIONSHIP-19.DWG

CITY OF DALY CITY
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
BUILDING INSPECTION DIVISION

APPLICATION/
PERMIT
NUMBER 88357

CERTIFICATE OF OCCUPANCY

LOCATION 2300 Junipero Serra Blvd.

OWNER Lake Merced Golf Club

ADDRESS 2300 Junipero Serra Blvd.

TYPE OF CONSTRUCTION T5N OCCUPANCY A-3 STORIES 1

DESCRIPTION OF WORK Temporary Clubhouse

THE ABOVE DESCRIBED CONSTRUCTION IS COMPLETED AND CONFORMS TO ORDINANCES OF THE CITY OF DALY CITY AND LAWS OF THE STATE OF CALIFORNIA FOR THE TYPE OF CONSTRUCTION AND OCCUPANCY LISTED.

APPROVED 7/17 20 03 THIS CERTIFICATE POSTED ON 7/15 20 03

BY _____
FIRE MARSHAL/INSPECTOR

BY _____
BUILDING OFFICIAL/INSPECTOR

JOHN C. MARTIN – BUILDING OFFICIAL

This Certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred above

Building Division
CITY OF DALY CITY
333 90th Street
Daly City CA 94015-1895
(650) 991-8061
FAX (650) 991-8070

PERMIT APPLICATION

PERMIT NUMBER 88357

JOB ADDRESS 2300 Junipero Serra Blvd. Daly City

DESCRIPTION OF WORK Provide & install temporary mobile offices.

Please send the contact for this permit application:
[ ] Owner [X] Contractor [ ] Agent [ ] Arch/Engineer

AGENT NAME
ADDRESS
PHONE ( )
OWNER NAME
ADDRESS
PHONE ( )
ARCH/ENGR NAME
LICENSE # and CLASS
ADDRESS
PHONE ( )
CONTRACTOR NAME Pacific Mobile Structures
DALY CITY BUSINESS LICENSE # 5/5000
ADDRESS 1136 N. 9th Street Modesto, CA 95350
PHONE (800) 441-8603

PERMIT TYPE	VALUATION	FEES DUE
	40,000.-	

LOT SIZE:FRONT REAR DEPTH AREA %OCC
BLDG SET BACKS:FRONT REAR LEFT RIGHT
BLDG SIZE:FRONT DEPTH HEIGHT #STORIES
FLOOR AREA:FIRST SECOND THIRD BSMT
GARAGE OTHER TOTAL AREA
DWELLING UNITS # OF ROOMS BEDRMS BATHRMS
PARKING PROVIDED:OUTSIDE INSIDE

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 B C47 LICENSE # 261942
DATE 6-30-04 CONTRACTOR SIGN [signature]

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 contracts 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 _____

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)
Lender's Name
Lender' Address

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 permit to construct, alter, improve, workers' compensation, as provided for by Section 370 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 370 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 × 1/1/04
Policy Number 476-01-000571

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

☐ I certify that in the performance of the work for which the 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 1/7/03 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 18 calendar days from date of issuance, or if work is suspended at any time for more than 180 calendar days or work is performed in violation of any City or State laws therein.

SIGNATURE OF OWNER OR AGENT DATE 1/7/03

EC\bmc0002

CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
FAX (650) 991-8070

CONSTRUCTION PERMIT RECORD

BUILDING DIVISION (650) 991-8081
ENGINEERING DIVISION (650) 991-8084
PLANNING DIVISION (650) 991-8033

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
777-777-777	R-1		88357

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
ALTERATION COMMERCIAL	LAKE MERCED COUNTRY CLUB	2300 JUNIPERO SERRA BLV

OCCGRP	TYPCON	SQUARE FT	VALUATION	DESCRIPTION OF WORK
M	M-1	Nlvng	40,000	TEMPORARY CLUB TRAILERS.
		Total	40,000	

Permit Issued By: Date:

Owner Name GENERAL PARCEL FOR BROADMOOR &
Address
Phone (650) 755-1017
Signature _____ Date: 4/3/03

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor OWNER
License Number and Class
Business License Number
Name OWNER
Address
Phone
Signature _____ Date: _____

Approvals

BUILDING	NoAction
PLANNING	NoAction
FIRE	NoAction
ENGINEERING	NoAction

Plan Check Fees

BUILDING PLAN CHECK FEES	04/03/03	323.71
PLANNING PLAN CHECK FEES	04/03/03	99.60
FIRE PC-BASE RATE @.14	04/03/03	99.00
Total Plan Check Fees	04/03/03	522.31

03-40903 SLC
04-08-2003/$522.31

PERMIT TOTALS

Total Permit Fees ------>

88357 File Copy

CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
FAX (650) 991-8070

CONSTRUCTION PERMIT RECORD

BUILDING DIVISION (650) 991-8061
ENGINEERING DIVISION (650) 991-8064
PLANNING DIVISION (650) 991-8033

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
777-777-777	R-1		88357

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
ALTERATION COMMERCIAL	LAKE MERCED COUNTRY CLUB	2300 JUNIPERO SERRA BLV

OCCGRP	TYPCON	SQUARE FT	VALUATION	DESCRIPTION OF WORK
M	M-1			TEMPORARY CLUB TRAILERS.
		Nlvng	40,000	
		Total	40,000	

Permit Issued By: GUZMAN, OMAR Date: 05/15/2003

Owner Name GENERAL PARCEL FOR BROADMOOR &

Address

Phone (650) 755-1017

Signature _____ Date: _____

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor BIANCHI PLUMBING

License Number and Class 390254C16

Business License Number 509678

Name BIANCHI PLUMBING

Address 101A ATLANTIC AVE.
SAN BRUNO 94066

Phone (650) 756-1256

Signature John Bianchi Date: 6-5-03

Plan Check Fees

BUILDING PLAN CHECK FEES	05/15/03	323.71
PLANNING PLAN CHECK FEES	05/15/03	99.60
FIRE PC-BASE RATE @.14	05/15/03	99.00
Total Plan Check Fees	**05/15/03**	**522.31**

Permit Fees

PL2-PLUMBING	Issued: 06/05/03	OG	
PERMIT @50.00		1	50.00
MICORFILM EL,ME,PL		1	3.00
WATER SYS/SEWER @10.00		2	20.00

INSTALL TEMPORARY SEWER AND WATER LINES TO TEMPORARY PORTABLE BUILDINGS FOR CLUB HOUSE.

Building Maintenance Permit Expiration:

This permit will expire by limitation and become null and void if the work authorized by the permit is not commenced within 30 days, or if the work is suspended or abandoned for a period of 30 days. A final inspection must be obtained within this time period.

03-45962 jls
06-05-2003/$73.00

PERMIT TOTALS

PLUMBING Paid: 06/05/03 73.00

88357 File Copy

Building Division
CITY OF DALY CITY
333 90th Street
Daly City CA 94015-1895
(650) 991-8061
FAX (650) 991-8070

PERMIT APPLICATION

PERMIT NUMBER 88357

JOB ADDRESS 2300 Junipero Serra Blvd. Lake Merced Golf Club.

DESCRIPTION OF WORK Install new temporary sewer and water lines to temporary portable buildings for Club House.

Please select a contact for this permit application:
[ ] Owner [X] Contractor [ ] Agent [ ] Arch/Engineer

AGENT NAME
ADDRESS
PHONE ( )
OWNER NAME
ADDRESS
PHONE ( )
ARCH/ENGR NAME
LICENSE # and CLASS
ADDRESS
PHONE ( )
CONTRACTOR NAME John Bianchi Plumbing Inc.
DALY CITY BUSINESS LICENSE # 509678
ADDRESS 100 North Hill Drive, Unit 18 Brisbane, CA 94005
PHONE (415) 468-1875

PERMIT TYPE	VALUATION	FEES DUE
	$6,000.00	

LOT SIZE:FRONT REAR DEPTH AREA %OCC
BLDG SET BACKS:FRONT REAR LEFT RIGHT
BLDG SIZE:FRONT DEPTH HEIGHT #STORIES
FLOOR AREA:FIRST SECOND THIRD BSMT
GARAGE OTHER TOTAL AREA
DWELLING UNITS # OF ROOMS BEDRMS BATHRMS
PARKING PROVIDED:OUTSIDE INSIDE

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 C36 LICENSE # 390354
DATE 6-5-03 CONTRACTOR SIGN John Bianchi

OWNER-BUILDER DECLARATION

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Date _____ Owner _____

CONSTRUCTION LENDING AGENCY

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Lender's Name
Lender' Address

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☒ I have and will maintain workers' compensation insurance, as required by Section 370 of the Labor Code, for the performance of the work for which this permit is issued. M workers' compensation insurance carrier and policy number are:
Carrier State Compensation Ins. Fund
Policy Number 7139620001 6/9/03

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall n employ any person in any manner so as to become subject to the workers' compensatio laws of California, and agree that if I should become subject to the workers' compensatio provision of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 6-5-03 Applicant John Bianchi

WARNING: FAILURE TO SECURE WORKERS' COMPENSATIO COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TI CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRE THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST O COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 O THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I declare under penalty of perjury that I have read this application and state tha the information is true and correct. I agree to comply with all local ordinance and the State laws relating to Building Construction and I make this statemer under penalty of law. I hereby authorize representatives of this City/County t enter on the above-mentioned property for inspection purposes.

NOTICE: This permit becomes null and void if work is not commenced in 18 calendar days from date of issuance, or if work is suspended at any time fc more than 180 calendar days or work is performed in violation of any City c State laws thereto.

SIGNATURE OF OWNER OR AGENT John Bianchi DATE 6-5-03

I:CDmr/9/02

CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
FAX (650) 991-8070

CONSTRUCTION PERMIT RECORD

BUILDING DIVISION (650) 991-8061
ENGINEERING DIVISION (650) 991-8064
PLANNING DIVISION (650) 991-8033

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
777-777-777	R-1		88357

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
ALTERATION COMMERCIAL	LAKE MERCED COUNTRY CLUB	2300 JUNIPERO SERRA BLV

OCCGRP	TYPCON	SQUARE FT	VALUATION	DESCRIPTION OF WORK
M	M-1	NIvng	40,000	TEMPORARY CLUB TRAILERS.
		Total	40,000	

Permit Issued By: GUZMAN, OMAR Date: 05/15/2003

Owner Name GENERAL PARCEL FOR BROADMOOR &

Address

Phone (650) 755-1017

Signature _____ Date: _____

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor A S F ELECTRIC, INC.

License Number and Class 720540

Business License Number 103466

Name A S F ELECTRIC, INC.

Address 76 HILL STREET
DALY CITY CA 94014

Phone (650) 755-9032

Signature Andrew A Fusari Date: 5/20/03

Plan Check Fees

BUILDING PLAN CHECK FEES	05/15/03	323.71
PLANNING PLAN CHECK FEES	05/15/03	99.60
FIRE PC-BASE RATE @.14	05/15/03	99.00
Total Plan Check Fees	**05/15/03**	**522.31**

Permit Fees

EL2-ELECTRICAL	Issued: 05/20/03	OG	
SUPLEMETNAL PERMIT@5.00	1		5.00
MICORFILM EL,ME,PL	1		3.00
ELECTRICAL SERVIE	1		18.50
OTHER	1		18.50
OTHER: 7 SUBPANELS.			

03-44625 0600 jsm 01-300-340-3322
05-21-2003/$45.00

$45.00

PERMIT TOTALS

ELECTRICAL	Paid: 05/20/03	45.

88357 File Copy

Building Division
CITY OF DALY CITY
333 90th Street
Daly City CA 94015-1895
(650) 991-8061
FAX (650) 991-8070

PERMIT APPLICATION

PERMIT NUMBER 88357

JOB ADDRESS 2300 Junipero Serra Blvd
Daly City, Calif
DESCRIPTION OF WORK Install power for temporary Buildings

PERMIT TYPE	VALUATION	FEES DUE
Electrical	19,750 00	

LOT SIZE:FRONT REAR DEPTH AREA %OCC

BLDG SET BACKS:FRONT REAR LEFT RIGHT

BLDG SIZE:FRONT DEPTH HEIGHT #STORIES

FLOOR AREA:FIRST SECOND THIRD BSMT

GARAGE OTHER TOTAL AREA

DWELLING UNITS # OF ROOMS BEDRMS BATHRMS

PARKING PROVIDED:OUTSIDE INSIDE

Please select a contact for this permit application:
[ ] Owner [ ] Contractor [ ] Agent [ ] Arch/Engineer

AGENT NAME R.S.F. Electric
ADDRESS 76 Hill St
Daly City, Ca
PHONE (650) 755-9032

OWNER NAME Lake Merced Country Club
ADDRESS 2300 Junipero Serra Blvd
Daly City, Ca.
PHONE ( )

ARCH/ENGR NAME
LICENSE # and CLASS
ADDRESS
PHONE ( )

CONTRACTOR NAME R.S.F. Electric
DALY CITY BUSINESS LICENSE # 103466
ADDRESS 76 Hill St.
Daly City, Calif.
PHONE (650) 755-9032

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

LICENSE CLASS C10 LICENSE # 720540
DATE 5/20/03 CONTRACTOR SIGN A. Ferrari

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_____

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)

Lender's Name_____

Lender' Address_____

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 permit to construct, alter, improve, workers' compensation, as provided for by Section 370 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 370 of the Labor Code, for the performance of the work for which this permit is issued. M workers' compensation insurance carrier and policy number are:

Carrier Ace Cordia Ins Co Calif. 1/10/1636
Policy Number WC9111181700

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall n employ any person in any manner so as to become subject to the workers' compensatic laws of California, and agree that if I should become subject to the workers' compensatic provision of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date_____Applicant_____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATIOI COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER T CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRE THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST O COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 O THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I declare under penalty of perjury that I have read this application and state tha the information is true and correct. I agree to comply with all local ordinance and the State laws relating to Building Construction and I make this statemer *under penalty of law. I hereby authorize representatives of this City/County t* enter on the above-mentioned property for inspection purposes.

NOTICE: This permit becomes null and void if work is not commenced in 18 calendar days from date of issuance, or if work is suspended at any time fc more than 180 calendar days or work is performed in violation of any City c State laws thereto.

Andrew J. Ferrari 5/20/03
SIGNATURE OF OWNER OR AGENT DATE

CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
FAX (650) 991-8070

CONSTRUCTION PERMIT RECORD

BUILDING DIVISION (650) 991-8061
ENGINEERING DIVISION (650) 991-8064
PLANNING DIVISION (650) 991-8033

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
777-777-777	R-1		90340

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
ALTERATION COMMERCIAL	CLEVLAND WRECKING CO	2300 JUNIPERO SERRA BLV

OCCGRP	TYPCON	SQUARE FT	VALUATION	DESCRIPTION OF WORK
B 100	T5N	Lvng	150,100	DEMOLITION OF EXISTING GOLF CLUB BUILDING TO THE BASE STRUCTURE, INCLUDING REMOVAL OF ALL INTERIOR AND EXTERIOR FEATURES.
		Total	150,100	

Permit Issued By: FORT, BILL Date: 08/25/2003

Owner Name LAKE MERCED GOLF CLUB

Address

Phone (650) 755-2233

Signature _____ Date: _____

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor CLEVELAND WRECKING COMPANY

License Number and Class 735936

Business License Number 515176

Name CLEVELAND WRECKING COMPANY

Address 8300
OAKLAND CA 946210000

Phone (510) 568-2626

Signature _____ Date: 8/25

Approvals

BUILDING Approved FORT, BILL 08/25/03

Permit Fees

BL1-BUILDING PERMIT	Issued: 08/25/03	BFF	
BUILDING PERMIT		1	1,172.78
MF @ 5% OF B.P./3.00 MIN		1	58.64

PERMIT TOTALS

BUILDING PERMIT	Paid: 08/25/03	1,231.42
Total Permit Fees ======>	Paid: 08/25/03	1,231.42

90340 File Copy

1172 78 PERMIT
59 54 MP

Building Division
CITY OF DALY CITY
333 90th Street
Daly City CA 94015-1895
(650) 991-8061
FAX (650) 991-8070

PERMIT APPLICATION

PERMIT NUMBER 90340

APPLICANT ☒Owner ☐Contractor ☐Agent ☐Arch/Engineer

AGENT NAME

ADDRESS

PHONE ( )

OWNER NAME LAKE MERCED GOLF CLUB

ADDRESS 2300 JUNIPERO SERRA BLVD.
DALY CITY CA 94015

PHONE (650) 755-2233

ARCH/ENGR NAME

LICENSE # and CLASS

ADDRESS

PHONE ( )

CONTRACTOR NAME CLEVELAND WRECKING CO.

DALY CITY BUSINESS LICENSE # 515176

ADDRESS 8300 BALDWIN STREET
OAKLAND CA 94621

PHONE (510) 568-2626

JOB ADDRESS 2300 JUNIPERO SERRA BLVD.

DESCRIPTION OF WORK DEMOLITION OF EXISTING GOLF CLUB DOWN TO BASE STRUCTURE INCLUDING REMOVAL OF ALL INTERIOR & EXTERIOR FEATURES

PERMIT TYPE	VALUATION	FEES DUE
	150,100	

LOT SIZE:FRONT REAR DEPTH AREA %OCC

BLDG SET BACKS:FRONT REAR LEFT RIGHT

BLDG SIZE:FRONT DEPTH HEIGHT #STORIES

FLOOR AREA:FIRST SECOND THIRD BSMT

GARAGE OTHER TOTAL AREA

DWELLING UNITS # OF ROOMS BEDRMS BATHRMS

PARKING PROVIDED:OUTSIDE INSIDE

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-21 LICENSE # 735736

DATE 8/19/03 CONTRACTOR SIGN

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reasons (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500)):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts 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 _____

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 N/A

Lender' 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 NATIONAL Union Fire Ins. Co. of Pittsburg

Policy Number 708-5561

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' 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 8/19/03 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.

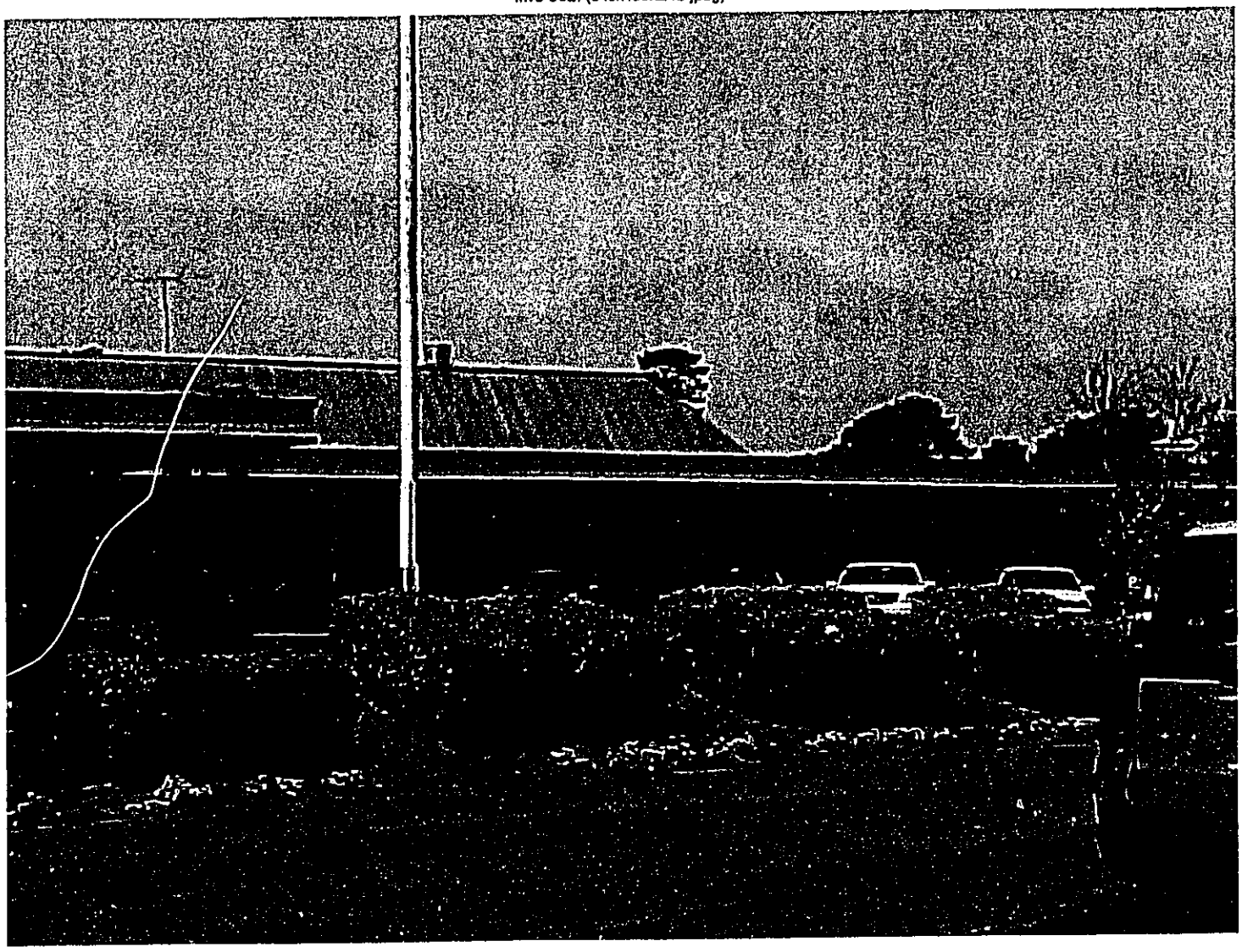
NOTICE: This permit becomes null and void if work is not commenced in 180 calendar days from date of issuance, or if work is suspended at any time for more than 180 calendar days or work is performed in violation of any City or State laws thereto.

8/19/03

SIGNATURE OF OWNER OR AGENT DATE

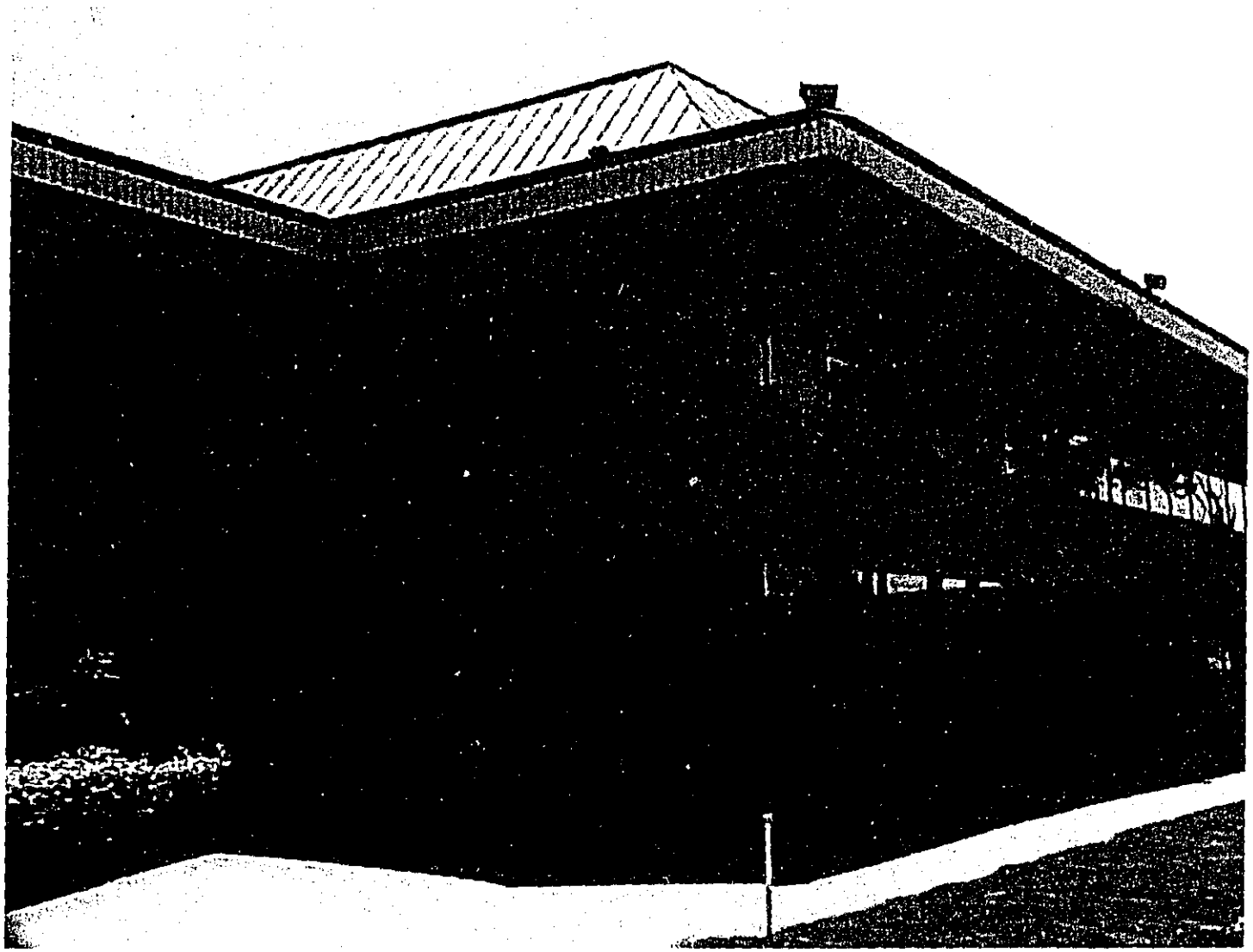
ECDmc0899

mvc-002f (640x480x24b jpeg)



BUILDING INSPECTION DIV
AUG 2 5 2008
DALY CITY

mvc-009f (640x480x24b jpeg)



INSPECTION DIV
CITY

CITY OF DALY CITY

333-90TH STREET
DALY CITY, CA 94015-1895
PHONE: (650) 991-8000

June 6, 2003

John Bianchi, President
John Bianchi Plumbing Inc.
100 North Hill Drive, Unit 1B
Brisbane, CA 94005

Subject: Lake Merced Golf Course – Temporary Clubhouse
2300 Junipero Serra Boulevard, Permit # 88357
Alternate Plumbing Material

Dear John Bianchi:

The purpose of this letter is to respond to your request to use an alternate plumbing material for a sewer and water piping materials at the temporary Lake Merced Golf Course facility. The City has discretion under Section 301.2 of the California Plumbing Code to approve alternate methods and materials. Such methods or materials must be demonstrated to be equivalent to the code with respect to quality, strength, suitability and safety.

The use of ABS for drain piping and PVC for water piping was requested. Daly City specifically deletes these materials from the plumbing code. However, because the trailer units are currently piped with ABS materials, we will allow the use of ABS for drain piping material under the buildings only. The building sewer, that portion of the drain piping beginning just outside of the building and running to the public right-of-way, must be of Daly City or North San Mateo County Sanitation District (NSMCSD) approved materials. Daly City approves the use of any materials allowed by the plumbing code except plastic. This includes most commonly cast iron and vitrified clay piping. NSMCSD approved piping also includes PVC SDR 26 or 35 and HDPE SDR 11 or 17.

With regard to water piping, the request to use PVC materials is specifically denied. Neither cost nor "temporary" are an overriding reason not to comply with Municipal Code requirements. Cost could be applied to any argument on any project. Temporary is not defined. Sixteen months is a long duration.

If you should have any questions or comments, I may be reached at (650) 991-8061.

Sincerely,

Michael J. Lavallee, Chief Building Inspector

cc: File

mvc-006f (640x480x24b jpeg)

SPECTION DIV
AUG 2 5 2
DALY CITY

CITY OF DALY CITY INTER OFFICE MEMORANDUM

March 27, 2003

TO: John C. Martin, City Manager

VIA: Richard Berger, Asst. Director of Economic and Community Development

FROM: Michael J. Lavallee, Chief Building Inspector

SUBJECT: Lake Merced Country Club – Temporary Clubhouse Trailers

PURPOSE: The Lake Merced Country Club clubhouse will be undergoing a major remodeling within the next year. The building will be gutted including all partitions and exterior wall coverings. Only the frame will remain. To maintain operations during the project, mobile offices are proposed for use for approximately one-year duration. They are planned to be operational on or about July 1, 2003. Section 15.08.070 of the Municipal Code allows use of trailers for temporary offices with specific approval of the Building Official.

DISCUSSION: The proposed project consists of eight 12 x 60 foot trailer units. The kitchen/office and pro shop consist of two trailers. The dining room consists of three. The eighth trailer serves as a corridor/entry way to the dining room.

The project is nearing compliance with Daly City requirements. Staff has reviewed the proposal for exiting and accessibility. We have made recommendations and the project is now in compliance with these requirements. The Fire Department is currently evaluating the need for fire sprinklers. The Building Division will assure the units are installed on adequate foundations, are properly tied down and the utilities are properly connected.

Your approval to utilize these temporary facilities is requested.

APPROVED:

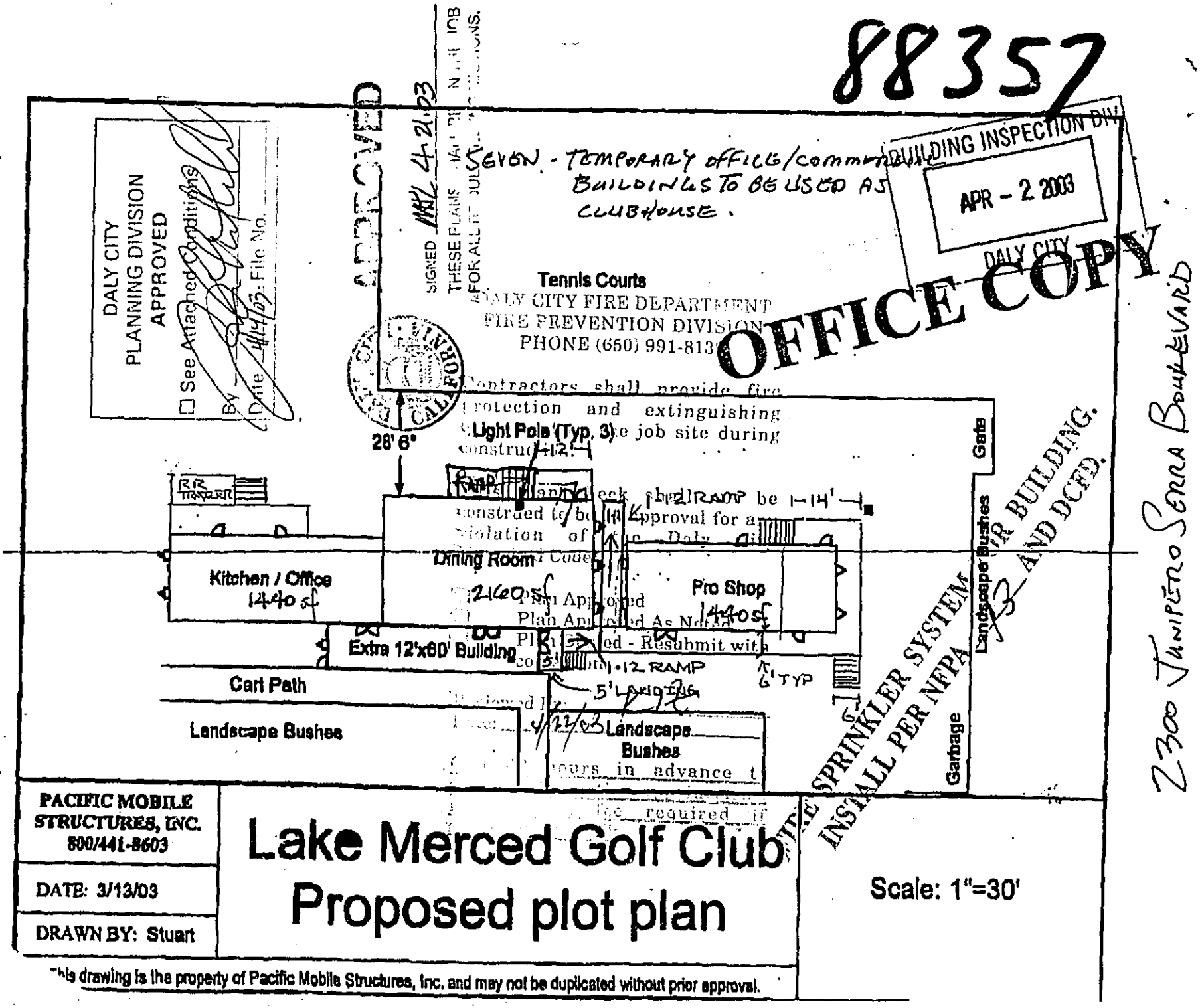
John C. Martin, City Manager

DENIED:

John C. Martin, City Manager

COMMENTS:

88357



Mar 25 03 11:12a
Mar-24-03 2:34PM HP LASERJET 3200

OFFICE COPY

JOB COPY

April 18, 2003

BUILDING INSPECTION DIV
APR 21 2003
DALY CITY

Mr. Michael Lavallee
Chief Building Inspector
Building Division
City of Daly City
Daly City, CA 94015

Delivered by Hand

Dear Michael:

Thank you for you previous guidance in our endeavor to implement a suitable temporary propane tank for our temporary clubhouse.

Attached, are the specifications for the various tanks that meet the Department of Transportation (DOT) criteria for locating tanks next to or mounted on a building. In particular, we are pursuing the 100 lb. tank to provide the necessary capacity for our operation.

It is our desire to locate the DOT approved 100 lb. tank next to and secured to our building in an enclosed (fenced) area. Please review the attached drawing for more detail.

Please forward your approval or questions back to me at your earliest convenience.

Many thanks!

Michael Feil
Club Manager

9-88357

6 to 420 lb. Cutting Gas Cylinders

Manufactured for all specialty cutting gases.

Worthington offers the diversity of steel and aluminum cylinders for commercial and industrial cutting gas applications. Our cylinders can be used with Mapp, Apache, HPG, Propylene or any other specialty gas requiring cylinders with working pressures up to 260 psi.

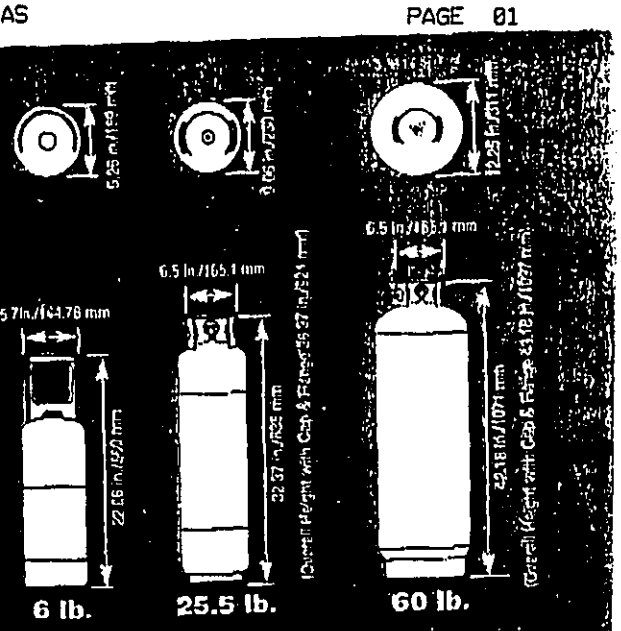
These cylinders are manufactured to DOT-4BA260, DOT-4BW260 and DOT-4E260 specifications and are engineered by design to provide the durability, strength and structural integrity for many years of hard use.

Worthington's Durabond 2000 powder coat paint provides a high gloss finish which prevents rust and corrosion. The 25.5 lb., 60 lb. and 100 lb. capacities are available with either a permanent fixed collar or flange with cap.

One-source supply.

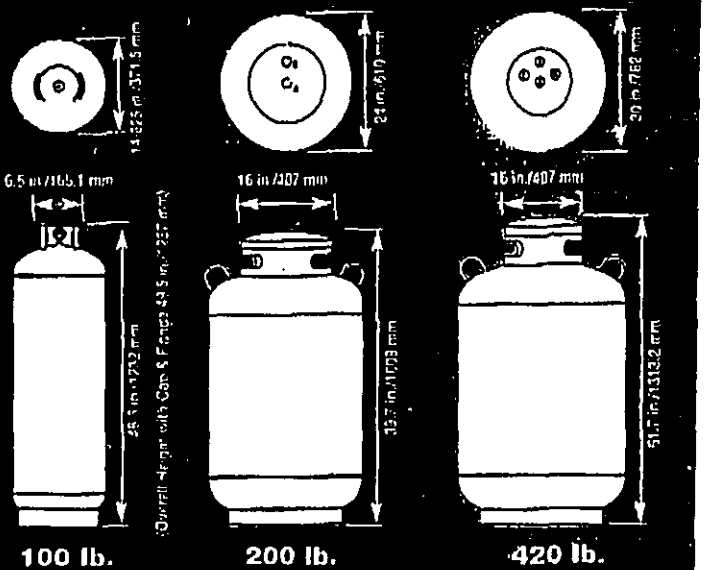
Worthington also manufactures acetylene and high pressure cylinders to help you supply your customers' total needs from one, dependable source.

Worthington offers these cylinders with the quality, service, competitive pricing, and on-time delivery that have been hallmarks of Worthington Cylinders leadership since 1971.



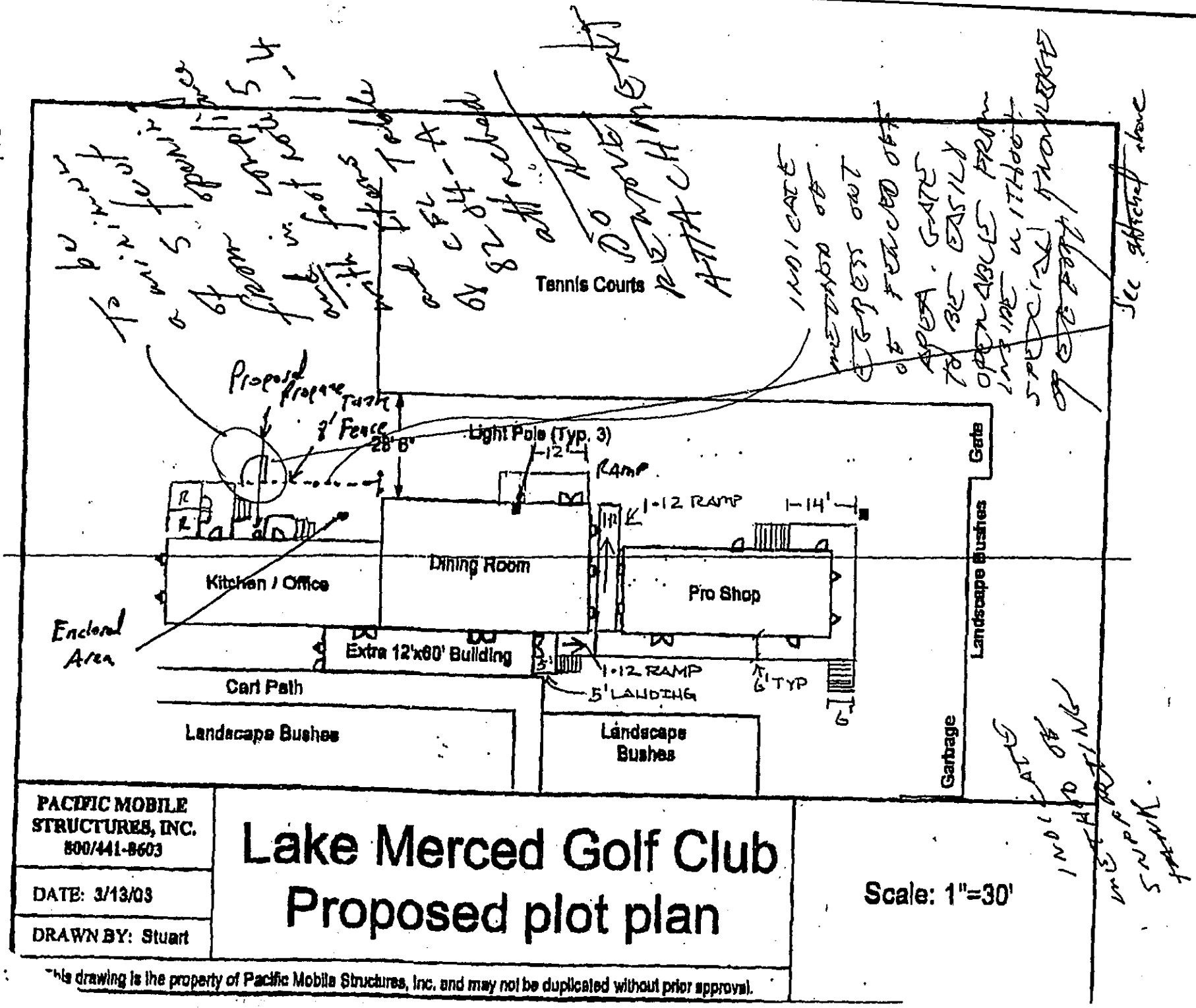
DESCRIPTION/SIZE OPENINGS

A. Safety Relief Valve 1.0 in./25.40 mm NPT
B. NPT Float Gauge 1.0 in./25.40 mm NPT
C. Fill Valve 0.750 in./19.05 mm NPT
D. Vapor Service Valve 0.750 in./19.05 mm NPT
A. Multi-Valve 0.75 in./19.05 mm NPT
B. NPT Float Gauge 1.0 in./25.40 mm NPT



Size	6 lb.	25.5 lb.	60 lb.	100 lb.	200 lb.	420 lb.
Water Cap	15.0 lb./6.8 kg	60.7 lb./27.5 kg.	142.9 lb./64.8 kg	239.0 lb./108.4 kg	474.0 lb./215.0 kg	1000 lb./453.6 kg
Tare Wt	8.0 lb./3.6 kg	24.5 lb./11.1 kg	48.0 lb./21.8 kg	72.0 lb./32.7 kg	145 lb./65.8 kg	291lb./132.0 kg
Cyl. Vol.	416 cu. in./6.8 lt	1684 cu. in./27.6 lt	3962 cu. in./64.9 lt	6629 cu. in./108.7 lt	13147 cu. in./215.5 lt.	27737 cu. in./454.6 lt.
Collar Ht.	6.5 in./165.1mm	5.1 in./130.2 mm	5.1 in./130.2 mm	5.1 in./130.2 mm	6.6 in./167.6 mm.	6.6 in./167.6 mm.
Fring Dia. O/S	6.3 in./158.7 mm	7.8 in./198.4 mm	12.0 in./304.8 mm	13.8 in./350.5 mm.	19 in./483 mm	22.0 in./559.0 mm.
Specification	DOT-4E260	DOT-4BW260	DOT-4BW260	DOT-4BW260	DOT-4BW260	DOT-4BW260

Dimensions and weights are approximate and may vary slightly from unit to unit.



Mar 25 03 11:12a
Jeff W. HP LaserJet 3200
MAR-24-03 2:34PM HP LASERJET 3200
P.1
P.2

TABLE 8204-A—LOCATION OF CONTAINERS

CONTAINER CAPACITY (water gallons)	MINIMUM SEPARATION BETWEEN CONTAINERS AND BUILDINGS, PUBLIC WAYS, OR LINES OF ADJOINING PROPERTY THAT CAN BE BUILT UPON		MINIMUM SEPARATION BETWEEN CONTAINERS[1,3] (feet)
	Mounded or Underground Containers[1] (feet)	Aboveground Containers[2] (feet)	
× 3.785 for L	× 304.8 for mm		
Less than 125[3, 4]	10	5[5]	None
125 to 250	10	10	None
251 to 500	10	10	3
501 to 2,000	10	25[5, 6]	5
2,001 to 30,000	50	50	(1/4 of sum of diameters of adjacent containers)
30,001 to 70,000	50	75	
70,001 to 90,000	50	100	
90,001 to 120,000	50	125	

[1]Minimum distance for underground containers shall be measured from the pressure-relief device and the filling or liquid-level gauge vent connection at the container, except that all parts of an underground container shall be 10 feet (3048 mm) or more from a building or line of adjoining property which can be built upon.

[2]In applying the distance between buildings and ASME containers of a 125-gallon (473.2 L) or more water capacity, a minimum of 50 percent of this horizontal distance shall also apply to all portions of the building which project more than 5 feet (1524 mm) from the building wall and which are higher than the relief valve discharge outlet. This horizontal distance shall be measured from a point determined by projecting the outside edge of such overhanging structure vertically downward to grade or other level upon which the container is installed. Distances to the building wall shall not be less than those prescribed in Table 8204-A.

EXCEPTION: Installations in which the overhanging structure is 50 feet (15 240 mm) or more above the relief valve discharge outlet.

[3]When underground multicontainer installations consist of individual containers having a water capacity of 2,000 gallons (473.2 L) or more, such containers shall be installed so as to provide access at their ends or sides to facilitate [illegible] with cranes or hoists.

[4]At a consumer site, if the aggregate water capacity of a multicontainer installation, comprised of individual containers having a water capacity of less than 125 gallons (473.2 L), is 500 gallons (1892.7 L) or more, the minimum distance shall comply with the appropriate portion of Table 8204-A, applying the aggregate capacity rather than the capacity per container. If more than one such installation is made, each installation shall be separated from other installations by at least 25 feet (7620 mm). Minimum distances between containers need not be applied.

[5]The following shall apply to aboveground containers installed alongside buildings:

1. Containers of less than 125-gallon (473.2 L) water capacity are allowed next to the building they serve and lines of adjoining property when in compliance with Items 2, 3 and 4.
2. Department of Transportation specification containers shall be located and installed so that the discharge from the container pressure-relief device is at least 3 feet (914 mm) horizontally from building openings below the level of such discharge and shall not be beneath buildings unless the space is well ventilated to the outside and is not enclosed for more than 50 percent of its perimeter. The discharge from container pressure-relief devices shall be located not less than 5 feet (1524 mm) from exterior sources of ignition, openings into direct-vent (sealed combustion system) appliances or mechanical ventilation air intakes.
3. ASME containers of less than a 125-gallon (473.2 L) water capacity shall be located and installed such that the discharge from pressure-relief devices shall not terminate in or beneath buildings and shall be located at least 5 feet (1524 mm) horizontally from building openings below the level of such discharge and not less than 5 feet (1524 mm) from exterior sources of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
4. The filling connection and the vent from liquid level gauges on either DOT or ASME containers filled at the point of installation shall not be less than 10 feet (3048 mm) from exterior sources of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes.

[6]This distance is allowed to be reduced to not less than 10 feet (3048 mm) for a single container of 1,200-gallon (4542 L) water capacity or less, provided such container is at least 25 feet (7620 mm) from other LP-gas containers of more than 125-gallon (473.2 L) water capacity.

TABLE 8212-A—LOCATION OF CONTAINERS AWAITING USE OR RESALE STORED OUTSIDE OF BUILDINGS

QUANTITY OF LP-GAS STORED	DISTANCES TO A BUILDING OR GROUP OF BUILDINGS, PUBLIC WAY, OR LINE OF PROPERTY THAT CAN BE BUILT UPON (feet)
× 0.45 for kg	× 304.8 for mm
500 lb. or less	0
501 to 2,500 lb.	10[1]
2,501 to 6,000 lb.	15
6,001 to 10,000 lb.	20
Over 10,000 lb.	25

[1]Containers may be located a lesser distance to buildings when approved.

DO NOT REMOVE

CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
FAX (650) 991-8070

CONSTRUCTION PERMIT RECORD

BUILDING DIVISION (650) 991-8061
ENGINEERING DIVISION (650) 991-8064
PLANNING DIVISION (650) 991-8033

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
777-777-777	R-1		88357

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
ALTERATION COMMERCIAL	LAKE MERCED COUNTRY CLUB	2300 JUNIPERO SERRA BLV

OCCGRP	TYPCON	SQUARE FT	VALUATION	DESCRIPTION OF WORK
M	M-1	Nlvng	40,000	TEMPORARY CLUB TRAILERS.
		Total	40,000	

Permit Issued By: GUZMAN, OMAR Date: 05/15/2003

Owner Name GENERAL PARCEL FOR BROADMOOR &

Address

Phone (650) 755-1017

Signature _____ Date: _____

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor PACIFIC MOBILE STRUCTURES, INC

License Number and Class

Business License Number 515000

Name PACIFIC MOBILE STRUCTURES, INC

Address P O BOX J
MODESTO CA 953520000

Phone (800) 441-8603

Signature _____ Date: 5/15/03

Approvals

BUILDING	Approved	LAVALLEE, MIKE	04/21/03
PLANNING	Approved	MOTHERSHEAD, TATUM	04/14/03
FIRE	Approved	ZALINSKIS, KLAUS	04/09/03
ENGINEERING	Approved	MONTEMAYOR, GEORGE	04/15/03

Plan Check Fees

BUILDING PLAN CHECK FEES	05/15/03	323.71
PLANNING PLAN CHECK FEES	05/15/03	99.60
FIRE PC-BASE RATE @.14	05/15/03	99.00
Total Plan Check Fees	**05/15/03**	**522.31**

Permit Fees

BL1-BUILDING PERMIT	Issued: 05/15/03		OG
BUILDING PERMIT		1	498.03
S.M.I.P. FEE		1	.50
MF @ 5% OF B.P./3.00 MIN		1	24.90
T24/FEE/20% OF BLD PERM.		1	99.61
GPM .5% 01-301-302-3722		1	200.00
EL1-ELECTRICAL	Issued: 05/15/03		OG
PERMIT @ $50.00		1	50.00
MICORFILM EL,ME,PL		1	3.00
PL1-PLUMBING	Issued: 05/15/03		OG
PERMIT @50.00		1	50.00
MICORFILM EL,ME,PL		1	3.00
SE1-SEWER CONNECTION	Issued: 05/15/03		OG
CHANGE OF USE (3921)		1	60.00

Building Permit Expiration:

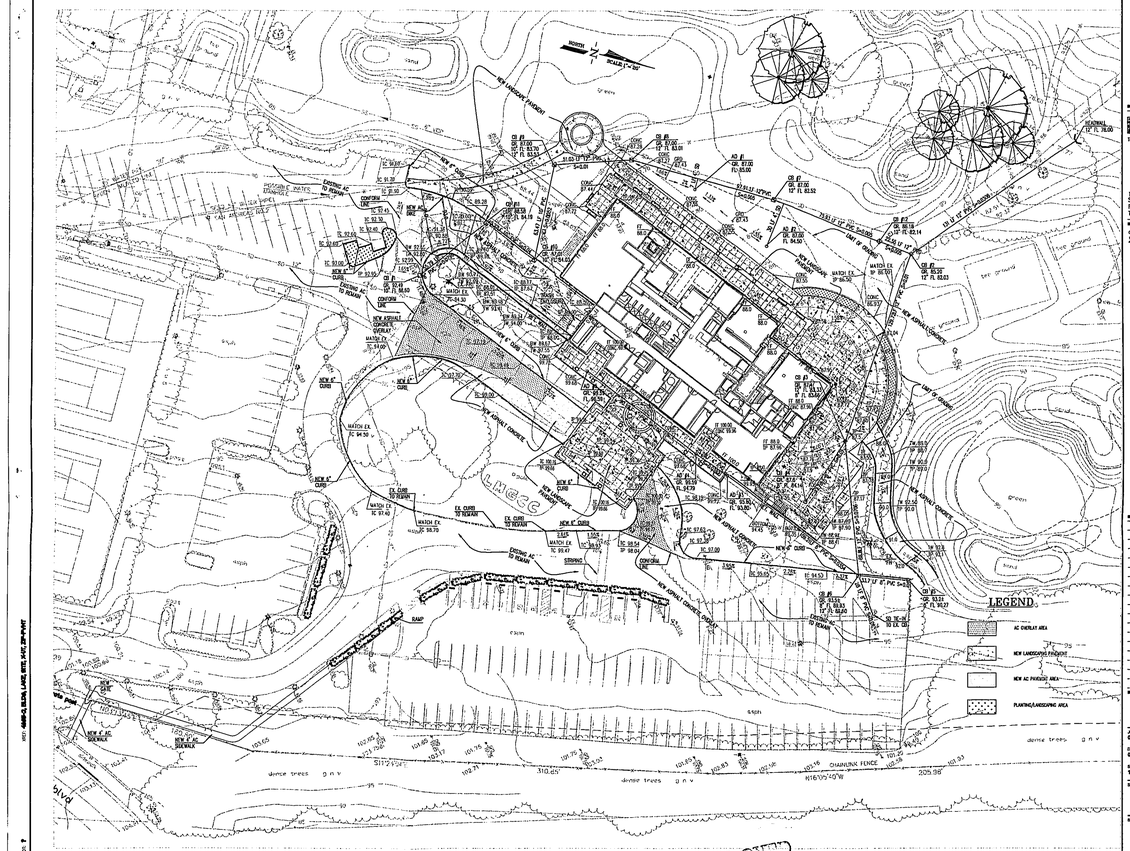
This permit will expire by limitation and become null and void if the work authorized by the permit is not commenced within 180 days, or if the work is suspended or abandoned for a period of 180 days. Progress must be demonstrated by obtaining the next scheduled inspection.

03-44269 JDW
05-16-2003/$989.04

PERMIT TOTALS

BUILDING PERMIT	Paid: 05/15/03	823.04
ELECTRICAL	Paid: 05/15/03	53.00
PLUMBING	Paid: 05/15/03	53.00
SEWER CONNECTION	Paid: 05/15/03	60.00
Total Permit Fees ======>	Paid: 05/15/03	989.04

88357 File Copy



LAKE MERCED GOLF CLUB

2300 JUNIPERO SERRA
DALY CITY, CA 94015

FORUMDESIGN
fine architecture office of Jay Hendra and Warren Schmale

1014 Howard Street
San Francisco, CA 94103
T 415 . 252 9200
F 415 . 252 7063

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Ink and Associates
Civil Engineering
Land Planning
Land Surveying
361 Taylor Boulevard, Suite 200
Pleasant Hill, CA 94523
Phone: (925) 363-1000
Fax: (925) 363-0195
Email: ink@inkassociates.com

JOB NUMBER: 00080-03 | DRAWN BY: WV
DATE: 07-10-03 | CHECKED BY: GL
SCALE: 1" = 30'

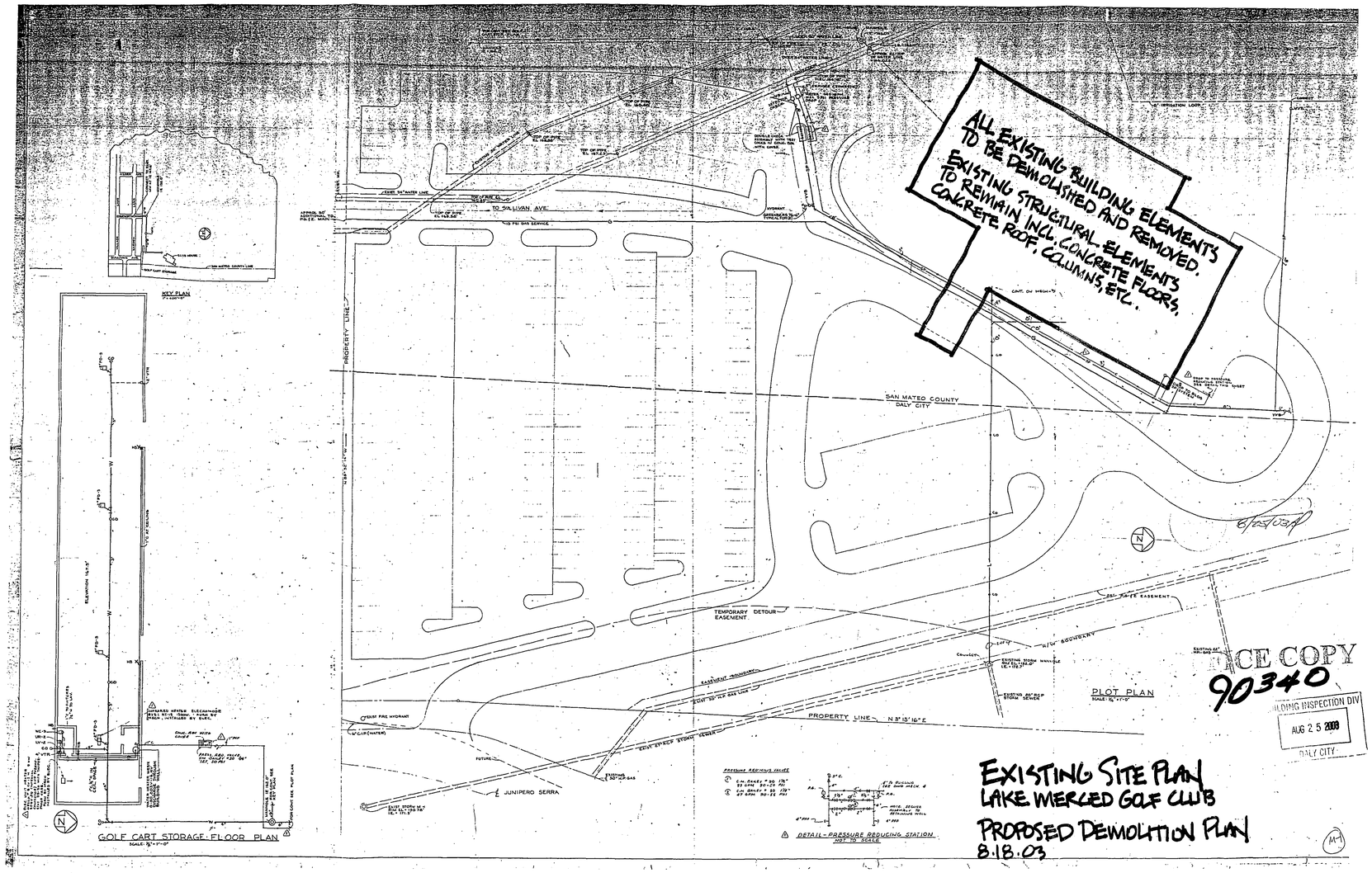
SHEET TITLE:
PRELIMINARY GRADING AND UTILITY PLAN

SHEET NUMBER:
C1.01

OFFICE COPY

BUILDING INSPECTION DIV
AUG 25 2003
DALY CITY

24X



PLACE COPY
90340
BUILDING INSPECTION DIV
AUG 25 2003
DALY CITY

24X

GEM Group

From: GEM Group
Sent: Thursday, October 1, 2020 2:57 PM
To: 'cityclerk@dalycity.org'
Subject: Public records request (GEM Group project 11653)

Good afternoon,

In order to perform an environmental site assessment, we request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
2300 Junipero Serra Blvd., Daly City, CA 94015

Departments which likely hold responsive records may include the fire department, the building department, and public works.

Thank you for your help with this project. Have a great weekend.

Regards,

Ben Keeney
Geologist Assistant
GEM Group, Inc.
Mobile (909) 527-0408
Fax (877) 857-2212
https://www.mygemgroup.com/
(Gem group project 11653 public records request sent 10/1/2020)

Public Information Request Form

City of Daly City

Submitted On:
October 8, 2020 1:13pm
America/New_York

Full Name	Mike Erving
Address Autocomplete	2300 Junipero Serra Boulevard, Daly City, CA, USA
Phone Number	6265135095
Email	GEM@MYGEMGROUP.COM
Information Requested (Please Be Specific)	Requesting all available records such as permits, inspections, violations, and etc. from all available departments, such as building, DPW, and fire, for the property located at 2300 Junipero Serra Boulevard, Daly City, CA. Requesting records from 1920 through current.

GEM Group

From: Kelly Schott <kschott@dalycity.org>
Sent: Wednesday, October 14, 2020 1:20 PM
To: GEM Group
Subject: California Public Records Act Request - City of Daly City
Attachments: 2300 J. S. Blvd 2009 inspection.pdf; 2300 J. S. Blvd 2010 inspection.pdf; 2300 J. S. Blvd 2011 inspection.pdf; 2300 J. S. Blvd 2012 inspection.pdf; 2300 J. S. Blvd 2013 inspection.pdf; 2300 J. S. Blvd 2015 inspection.pdf; 2300 J. S. Blvd 2016 inspection.pdf; 2300 J. S. Blvd 2017 inspection.pdf; 2300 J. S. Blvd 2018 inspection.pdf; 2300 J. S. Blvd Variance Application 9-22-2003.pdf; 2300 J.S., various historical permits.pdf; 2300 Junipero Serra Blvd. historical records, including Certificate of Occupancy for temporary clubhouse, issued in 2003.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Erving,
This email is in response to your recent California Public Records Act request, submitted to the City of Daly City. Specifically, you have requested the following:

> All available records such as permits, inspections, violations, and etc. from all available departments, such as building, DPW, and fire, for the property located at 2300 Junipero Serra Boulevard, Daly City, CA. Requesting records from 1920 through current.

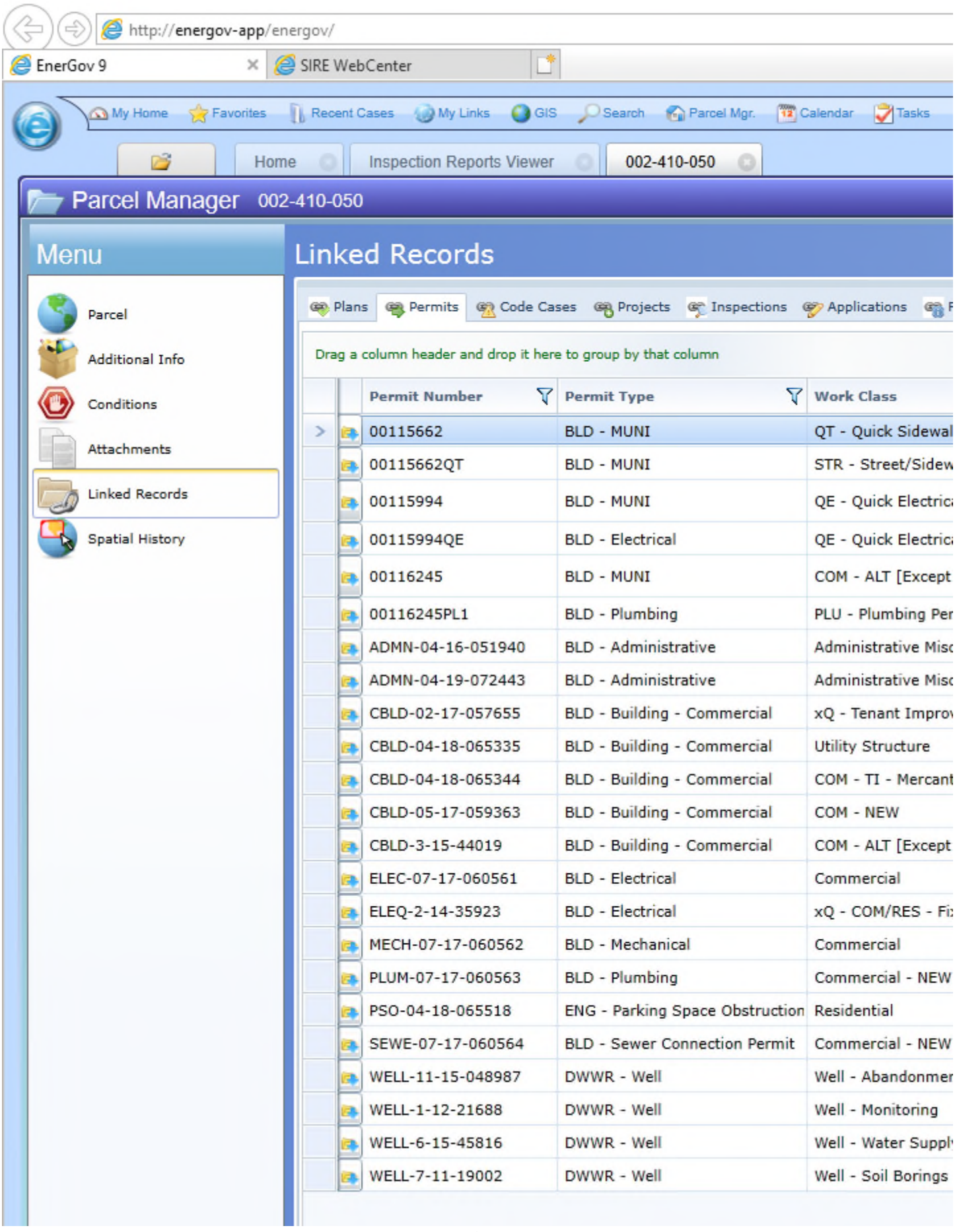
Attached please find all of the historical records from the Building Division, as well as a screen shot from the Building Division database (set forth below), and all available records from the Fire Department. Please note, the City's record management system does not retain records from 1920, and these records represent all of the available records pursuant to the City's records management system and retention guidelines.
The City has no responsive records from the Department of Public Works, or from the Code Enforcement Division.

Please let me know if you have any questions, and please confirm receipt of this email and attachments.

Thank you,

Kelly

Kelly Schott
Asst. City Atorney
City of Daly City
333 90th Street
Daly City, CA 95014
650-991-8122
kschott@dalycity.org


http://energov-app/energov/
EnerGov 9
SIRE WebCenter
My Home
Favorites
Recent Cases
My Links
GIS
Search
Parcel Mgr.
Calendar
Tasks
Home
Inspection Reports Viewer
002-410-050
Parcel Manager 002-410-050
Menu
Parcel
Additional Info
Conditions
Attachments
Linked Records
Spatial History
Linked Records
Plans
Permits
Code Cases
Projects
Inspections
Applications
Drag a column header and drop it here to group by that column
Permit Number
Permit Type
Work Class
00115662 BLD - MUNI QT - Quick Sidewal
00115662QT BLD - MUNI STR - Street/Sidew
00115994 BLD - MUNI QE - Quick Electric
00115994QE BLD - Electrical QE - Quick Electric
00116245 BLD - MUNI COM - ALT [Except
00116245PL1 BLD - Plumbing PLU - Plumbing Per
ADMN-04-16-051940 BLD - Administrative Administrative Misc
ADMN-04-19-072443 BLD - Administrative Administrative Misc
CBLD-02-17-057655 BLD - Building - Commercial xQ - Tenant Improv
CBLD-04-18-065335 BLD - Building - Commercial Utility Structure
CBLD-04-18-065344 BLD - Building - Commercial COM - TI - Mercant
CBLD-05-17-059363 BLD - Building - Commercial COM - NEW
CBLD-3-15-44019 BLD - Building - Commercial COM - ALT [Except
ELEC-07-17-060561 BLD - Electrical Commercial
ELEQ-2-14-35923 BLD - Electrical xQ - COM/RES - Fi
MECH-07-17-060562 BLD - Mechanical Commercial
PLUM-07-17-060563 BLD - Plumbing Commercial - NEW
PSO-04-18-065518 ENG - Parking Space Obstruction Residential
SEWE-07-17-060564 BLD - Sewer Connection Permit Commercial - NEW
WELL-11-15-048987 DWWR - Well Well - Abandonmer
WELL-1-12-21688 DWWR - Well Well - Monitoring
WELL-6-15-45816 DWWR - Well Well - Water Suppl
WELL-7-11-19002 DWWR - Well Well - Soil Borings

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

PERMIT 08- 0300

CERTIFIED UNIFIED PROGRAM AGENCY

THIS PERMIT IS ISSUED FOR THE FOLLOWING:

2150	PR0048490	ABOVE GROUND TANK/SPCC
2163	PR0003622	STORES HAZ MAT <3,499GAL,27,999LB,13,999CF
2220	PR0010961	GENERATES & RECYCLES WASTE OIL/SOLVENT

FACILITY:

LAKE MERCED GOLF & COUNTRY CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015

OWNER:

LAKE MERCED GOLF &COUNTRY CLUE
2300 JUNIPERO SERRA BLVD
DALY CITY CA 94015

FA0017124

DATE ISSUED: 3/1/2008

EXPIRATION DATE: 3/1/2013

Dean D. Peterson, P.E., REHS
DIRECTOR, ENVIRONMENTAL HEALTH

THIS PERMIT IS NONTRANSFERABLE AND MUST BE POSTED ON-SITE IN A CONSPICUOUS PLACE

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

PERMIT CONDITIONS

455 County Center, 4th Floor, Redwood City, CA 94063

Facility Identification Number: FA0017124

*In order to maintain the **Permit to Operate**, the permit holder must comply with the following provisions of related laws concerning management of hazardous materials. Any violation of the conditions may be cause for revocation of the **Permit to operate.***

a. **Hazardous Materials Business Plan Program:** California Health and Safety Code, Division 20, Chapter 6.95, Article 1 and Title 19 Calfornia Code of Regulations.
b. **California Accidental Release Prevention Program (Cal-ARP)**: California Health and Safety Code, Division 20, Chapter 6.95, Article 2 and Title 19, California Code of Regulations.
c. **Hazardous Waste Generator Program**: California Health and Safety Code, Division 20, Chapter 6.5, Articles 1-13, Section 25100 et seq., and Title 22, California Code of Regulations, Chapter 20
d. **Aboveground Petroleum ACT SPCC Plans**: California Health and Safety Code, Division 20, Chapter 6.67 and 40 CFR 112.
e. **Tiered Permit On-Site Hazardous Waste Treatment**: California Health and Safety Code, Division 20, Chapter 6.5 Article 9, and Title 22 California Code of Regulations, Chapter 20

The Permit to Operate is to be maintained on-site and is valid for a period of five (5) years.

Record Selection Criteria: Facility ID FA0017124
permit expiration date

Make changes/corrections in RED ink or pencil.
INFORMATION CHANGE (date) : _____
OWNERSHIP CHANGE (date) : _____

OWNER FILE INFORMATION

Owner ID: OW0017124
New Owner ID : _____
Permit & Owner Name: **LAKE MERCED GOLF &COUNTRY CLUB**
Owner DBA:
Owner Address: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
Home Phone: Not Specified
Work/Business Phone: Not Specified
Mailing Address: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
Care of: LAKE MERCED GOLF &COUNTRY CLUB

FACILITY FILE INFORMATION

Facility ID: FA0017124
Facility Name: LAKE MERCED GOLF & COUNTRY CLUB
Location: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
EPA ID:
Phone:
Mailing Address: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
Care of: LAKE MERCED GOLF &COUNTRY CLUB

ACCOUNTS RECEIVABLE FILE INFORMATION

Account ID: AR0017124
New Account ID: _____
Invoice c/o Name: LAKE MERCED GOLF &COUNTRY CLUB
Mail Invoices to: Owner / Facility / Account (Circle One)
Permit and Invoice Mail to: **2300 JUNIPERO SERRA BLVD**
DALY CITY CA 94015
Anniversary Date: 3/1/1995 Permit Expiration: 3/1/2013

Program/Element and Description	Record ID	Employee ID and Name	Status	UST(s) Linked
2163 - STORES HAZ MAT <3,499GAL,27,999LB,13,9	PR0003622	EE0003132 - ROBERT REED	01 Active	
Emergency Notification	LOU TONELLI			
650-755-2233	Ext.	Email:	843 439	
2220 - GENERATES & RECYCLES WASTE OIL/SOL	PR0010961	EE0003132 - ROBERT REED	01 Active	
Emergency Notification	LOU TONELLI			
650-755-2233	Ext.	Email:	843 439	
2300 - UNDERGROUND TANK - GENERAL	PR0025504	EE0003380 - DUANE O'DONNELL	02 Inactive	
Emergency Notification				
	Ext.	Email:	843 439	
6000 - CUPA OVERSIGHT/STATE SURCHARGE	PR0030288	EE0003132 - ROBERT REED	01 Active	
Emergency Notification	LOU TONELLI			
650-755-2233	Ext.	Email:	843 439	
6097 - 1997 RETROACTIVE STATE CUPA SURCHA	PR0035624	EE0003380 - DUANE O'DONNELL	02 Inactive	
Emergency Notification	LOU TONELLI			
650-755-2233	Ext.	Email:	843 439	

Make changes/corrections in RED ink or pencil.
INFORMATION CHANGE (date) : _____
OWNERSHIP CHANGE (date) : _____

OWNER FILE INFORMATION

Owner ID: OW0017124
New Owner ID : _____
Permit & Owner Name: **LAKE MERCED GOLF &COUNTRY CLUB**
Owner DBA:
Owner Address: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
Home Phone: Not Specified
Work/Business Phone: Not Specified

Mailing Address: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
Care of: LAKE MERCED GOLF &COUNTRY CLUB

FACILITY FILE INFORMATION

Facility ID: FA0017124
Facility Name: LAKE MERCED GOLF & COUNTRY CLUB
Location: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
EPA ID:
Phone:
Mailing Address: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
Care of: LAKE MERCED GOLF &COUNTRY CLUB

ACCOUNTS RECEIVABLE FILE INFORMATION

Account ID: AR0017124
New Account ID: _____
Invoice c/o Name: LAKE MERCED GOLF &COUNTRY CLUB
Mail Invoices to: Owner / Facility / Account (Circle One)
Permit and Invoice Mail to: **2300 JUNIPERO SERRA BLVD**
DALY CITY CA 94015
Anniversary Date: 3/1/1995 Permit Expiration: 3/1/2013

Program/Element and Description	Record ID	Employee ID and Name	Status	UST(s) Linked
2150 - ABOVE GROUND TANK/SPCC	PR0046186	EE0027285 - STEVEN W LOWE	02 Inactive	
Emergency Notification LOU TONELLI				
650-755-2233 Ext.		Email: 843 439		
2150 - ABOVE GROUND TANK/SPCC	PR0048490	EE0003132 - ROBERT REED	02 Inactive	
Emergency Notification LOU TONELLI				
650-755-2233 Ext.		Email: 843 439		
1801 - LESS THAN 500 TIRES	PR0048491	EE0003132 - ROBERT REED	01 Active	
Emergency Notification LOU TONELLI				
650-755-2233 Ext.		Email: 843 439		
6020 - STATE ELECTRONIC REPORTING SURCHAI	PR0060777	EE0003132 - ROBERT REED	01 Active	
Emergency Notification LOU TONELLI				
650-755-2233 Ext.		Email: 843 439		
2352 - TIER I: TANK STOR CAP =>1,320 & <5,000 G	PR0067586	EE0003132 - ROBERT REED	01 Active	
Emergency Notification LOU TONELLI				
650-755-2233 Ext.		Email: 843 439		

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

PERMIT 13- 0631

CERTIFIED UNIFIED PROGRAM AGENCY

THIS PERMIT IS ISSUED FOR THE FOLLOWING:

2163	PR0003622	STORES HAZ MAT <3,499GAL,27,999LB,13,999CF
2220	PR0010961	GENERATES & RECYCLES WASTE OIL/SOLVENT
2352	PR0067586	TIER I: TANK STOR CAP =>1,320 & <5,000 GAL

FACILITY:

LAKE MERCED GOLF & COUNTRY CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015

OWNER:

LAKE MERCED GOLF &COUNTRY CLUI
2300 JUNIPERO SERRA BLVD
DALY CITY CA 94015

FA0017124

DATE ISSUED: 4/1/2013

EXPIRATION DATE: 4/1/2018

Dean D. Peterson. P.E.. REHS

DIRECTOR, ENVIRONMENTAL HEALTH

THIS PERMIT IS NONTRANSFERABLE AND MUST BE POSTED ON-SITE IN A CONSPICUOUS PLACE

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

PERMIT CONDITIONS

2000 Alameda de las Pulgas, Ste. 100, San Mateo, CA 94403

Facility Identification Number: FA0017124

*In order to maintain the **Permit to Operate**, the permit holder must comply with the following provisions of related laws concerning management of hazardous materials. Any violation of the conditions may be cause for revocation of the **Permit to operate.***

a. **Hazardous Materials Business Plan Program:** California Health and Safety Code, Division 20, Chapter 6.95, Article 1 and Title 19 Calfornia Code of Regulations.
b. **California Accidental Release Prevention Program (Cal-ARP)**: California Health and Safety Code, Division 20, Chapter 6.95, Article 2 and Title 19, California Code of Regulations.
c. **Hazardous Waste Generator Program**: California Health and Safety Code, Division 20, Chapter 6.5, Articles 1-13, Section 25100 et seq., and Title 22, California Code of Regulations, Chapter 20
d. **Aboveground Petroleum ACT SPCC Plans**: California Health and Safety Code, Division 20, Chapter 6.67 and 40 CFR 112.
e. **Tiered Permit On-Site Hazardous Waste Treatment**: California Health and Safety Code, Division 20, Chapter 6.5 Article 9, and Title 22 California Code of Regulations, Chapter 20

The Permit to Operate is to be maintained on-site and is valid for a period of five (5) years.

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

PERMIT 18-0398

CERTIFIED UNIFIED PROGRAM AGENCY

THIS PERMIT IS ISSUED FOR THE FOLLOWING:

2163	PR0003622	STORES HAZ MAT <3,499GAL,27,999LB,13,999CF
2220	PR0010961	GENERATES & RECYCLES WASTE OIL/SOLVENT
2352	PR0067586	TIER I: TANK STOR CAP =>1,320 & <5,000 GAL

FACILITY:

LAKE MERCED GOLF & COUNTRY CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015

OWNER:

LAKE MERCED GOLF &COUNTRY CLUI
2300 JUNIPERO SERRA BLVD
DALY CITY CA 94015

FA0017124

CERS ID 10065664

DATE ISSUED: 4/1/2018

EXPIRATION DATE: 4/1/2023

Heather Forshey, MS, REHS
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES

THIS PERMIT IS NONTRANSFERABLE AND MUST BE POSTED ON-SITE IN A CONSPICUOUS PLACE

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

PERMIT CONDITIONS

2000 Alameda de las Pulgas, Ste. 100, San Mateo, CA 94403

Facility Identification Number: FA0017124

*In order to maintain the **Permit to Operate**, the permit holder must comply with the following provisions of related laws concerning management of hazardous materials. Any violation of the conditions may be cause for revocation of the **Permit to operate.***

a. **Hazardous Materials Business Plan Program:** California Health and Safety Code, Division 20, Chapter 6.95, Article 1 and Title 19 Calfornia Code of Regulations.
b. **California Accidental Release Prevention Program (Cal-ARP)**: California Health and Safety Code, Division 20, Chapter 6.95, Article 2 and Title 19, California Code of Regulations.
c. **Hazardous Waste Generator Program**: California Health and Safety Code, Division 20, Chapter 6.5, Articles 1-13, Section 25100 et seq., and Title 22, California Code of Regulations, Chapter 20
d. **Aboveground Petroleum ACT SPCC Plans**: California Health and Safety Code, Division 20, Chapter 6.67 and 40 CFR 112.
e. **Tiered Permit On-Site Hazardous Waste Treatment**: California Health and Safety Code, Division 20, Chapter 6.5 Article 9, and Title 22 California Code of Regulations, Chapter 20

The Permit to Operate is to be maintained on-site and is valid for a period of five (5) years.

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

PERMIT 08- 0300

CERTIFIED UNIFIED PROGRAM AGENCY

THIS PERMIT IS ISSUED FOR THE FOLLOWING:

2150	PR0048490	ABOVE GROUND TANK/SPCC
2163	PR0003622	STORES HAZ MAT <3,499GAL,27,999LB,13,999CF
2220	PR0010961	GENERATES & RECYCLES WASTE OIL/SOLVENT

FACILITY:

LAKE MERCED GOLF & COUNTRY CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015

OWNER:

LAKE MERCED GOLF &COUNTRY CLUI
2300 JUNIPERO SERRA BLVD
DALY CITY CA 94015

FA0017124

DATE ISSUED: 3/1/2008

EXPIRATION DATE: 3/1/2013

Dean D. Peterson. P.E.. REHS
DIRECTOR, ENVIRONMENTAL HEALTH

THIS PERMIT IS NONTRANSFERABLE AND MUST BE POSTED ON-SITE IN A CONSPICUOUS PLACE

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

PERMIT CONDITIONS

455 County Center, 4th Floor, Redwood City, CA 94063

Facility Identification Number: FA0017124

*In order to maintain the **Permit to Operate**, the permit holder must comply with the following provisions of related laws concerning management of hazardous materials. Any violation of the conditions may be cause for revocation of the **Permit to operate.***

a. **Hazardous Materials Business Plan Program:** California Health and Safety Code, Division 20, Chapter 6.95, Article 1 and Title 19 Calfornia Code of Regulations.
b. **California Accidental Release Prevention Program (Cal-ARP)**: California Health and Safety Code, Division 20, Chapter 6.95, Article 2 and Title 19, California Code of Regulations.
c. **Hazardous Waste Generator Program**: California Health and Safety Code, Division 20, Chapter 6.5, Articles 1-13, Section 25100 et seq., and Title 22, California Code of Regulations, Chapter 20
d. **Aboveground Petroleum ACT SPCC Plans**: California Health and Safety Code, Division 20, Chapter 6.67 and 40 CFR 112.
e. **Tiered Permit On-Site Hazardous Waste Treatment**: California Health and Safety Code, Division 20, Chapter 6.5 Article 9, and Title 22 California Code of Regulations, Chapter 20

The Permit to Operate is to be maintained on-site and is valid for a period of five (5) years.

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

CERTIFIED UNIFIED PROGRAM AGENCY

PERMIT 04-0036

THIS PERMIT IS ISSUED FOR THE FOLLOWING:

2160	PR0003622	STORES MV FUELS OR WASTE ONLY
2220	PR0010961	GENERATES & RECYCLES WASTE OIL/SOLVENT

FACILITY:
LAKE MERCED GOLF & COUNTRY CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015

OWNER:
LAKE MERCED GOLF &COUNTRY CLU
2300 JUNIPERO SERRA BLVD
DALY CITY CA 94015

FA0017124

DATE ISSUED: 1/1/2004

EXPIRATION DATE: 1/1/2009

Dean D. Peterson. P.E.. REHS
DIRECTOR, ENVIRONMENTAL HEALTH

THIS PERMIT IS NONTRANSFERABLE AND MUST BE POSTED ON-SITE IN A CONSPICUOUS PLACE

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

PERMIT CONDITIONS

455 County Center, 4th Floor, Redwood City, CA 94063

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The Permit to Operate is to be maintained on-site and is valid for a period of five (5) years.

Department of Health Services
PUBLIC HEALTH DIVISION — Environmental Health

BOARD OF SUPERVISORS
ANNA G. ESHOO
TOM NOLAN
WILLIAM J. SCHUMACHER
K. JACQUELINE SPEIER
JOHN M. WARD

COUNTY OF SAN MATEO

MARGARET TAYLOR
DIRECTOR OF HEALTH SERVICES

590 HAMILTON STREET • REDWOOD CITY • CALIFORNIA 94063 363-4305

October 1, 1986

LAKE MERCED GOLF & COUNTRY CLUB
2300 Junipero Serra Blvd.
Daly City, CA 94015

10/86

An inspection of your facility for Hazardous Waste Generator License has shown that you generate hazardous waste.

Please complete the attached application and remit the fee now due $ 80.00 . Failure to respond within 60 days of the date of this letter will result in an assessment of a 25% penalty fee.

If you have any questions regarding this matter, please call Sue Wagner at (415) 363-4305.

We appreciate your cooperation and prompt attention in returning the enclosed application form with your fees.

Sincerely,

Mark A. Kostielney
Director of Environmental Health

MAK:sw

New Accounts / Change of Information Form

☐ NEW ☐ EXISTING ☑ CHANGE OF INFORMATON

INSPECTOR'S NAME: REED **DATE:** 06-17-2011

Facility Address or Record ID: FA0017124

Comments: 2300 JUNIPERO SERRA **Known Date of Closure :** _____

PROGRAM ELEMENTS (*Indicate program elements below*)

☑ **ADD: 1.** 2352 **2.** _____ **3.** _____ **4.** _____

☑ **DELETE: 1.** 2150 **2.** _____ **3.** _____ **4.** _____

☐ **INACTIVE** (Temporary Status such as a remodel) ☐ **ACTIVATE**

☐ **NEW DATA SHEET** ☐ **EPA ID #** _____

☑ **ISSUE PERMIT** ☐ **Other:**

Owner's Information

NAME: N/A

ADDRESS: _____

CITY - STATE _____ ZIP **CODE** _____

MAIL TO ADDRESS: _____

CITY _____ **STATE** _____ **ZIP CODE** _____
(if different from Owner's Address)

Facility Information

NAME: _____

ADDRESS: _____

CITY _____ **STATE** _____ **ZIP CODE** _____

PHONE NUMBER _____ FACILITY FAX NUMBER _____

EMAIL ADDRESS (optional) _____

Emergency Contact Information: **Name:** _____

Title: _____ **Phone #:** _____

TANKS (ONLY)

☐ DELETE ENTIRE TANK PROGRAM **(*ALL TANKS*)** ☐ **RCRA LQG (2202-2203)**

☐ DELETE SPECIFIC TANK (**PARTIAL**)Tank ID #

1) 2) 3) 4) 5)

FISCAL:
OWNER ID # _____ **FACILITY ID#** _____ **RECORD ID#** _____

FORWARD TO: ☐ **CHERI** ☑ **INSPECTOR** ☐ **E-FILE**

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Materials Business Plan Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
2000 Alameda de Las Pulgas, Suite 100, San Mateo, CA 94403
Phone: (650) 372-6200 | Fax: (650) 627-8244
http://www.smhealth.org/environ

Business Name: Lake Merced Golf Club		Date: 9-17-2010	
Site Address: 2300 Junipero Serra Blvd.		Phone #: 650-746-3620	
City: Daly City		Zip Code: 94015	
Mailing Address:	City:	State:	Zip Code:
Facility Contact Name:		Title:	

Description	Section	In Compliance	Comments
Business Activities	CCR 2729.2	● Yes ○ No ○ N/A	
Business Owner/Operator Ident. Facility/Owner information, Emergency contacts, Certification	CCR 2729.2	● Yes ○ No ○ N/A	
Chemical Inventory Chemical disclosure, Complete information	HSC 25509	● Yes ○ No ○ N/A	
Emergency Preparedness Spill prevention, Emergency response plan, Adequate response equipment	HSC 25504	● Yes ○ No ○ N/A	
Employee Training Chemical safety, Emergency response, Annual documentation	HSC 25504	● Yes ○ No ○ N/A	
Site Map Chemical location, Evacuation route, Assembly area, Complete information	CCR 2729.2	● Yes ○ No ○ N/A	
HMBP Review/Certification Completed minimum every three years	HSC 25505	○ Yes ○ No ● N/A	
HMBP Annual Certification	HSC 25505	○ Yes ○ No ● N/A	
Spill Notification and Reporting	HSC 25507	○ Yes ○ No ● N/A	
Aboveground Petroleum Storage SPCC plan required, SPCC plan on-site	HSC 25270.5	○ Yes ○ No ● N/A	
CalARP Program Registration submitted	HSC 25533	○ Yes ○ No ● N/A	

HMBP Report Narrative: ● **HMBP Review** ○ **Summary of Violations** ○ **Notice to Comply** ○ **Continued**

Please make any necessary corrections to the violations noted on this inspection report and submit proof of corrective action within **30 DAYS** from the inspection date. **TWO COPIES** of the new or revised HMBP must be submitted upon request.

Consent to Inspect Facility:	Signature:	Inspected by: REED
Printed Name:	Facility Contact Signature:	Date: 9-17-2010

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH

UNIDOCS
FACILITY INFORMATION
BUSINESS ACTIVITIES

SEP 17 2010
RECEIVED

I. FACILITY IDENTIFICATION

FACILITY ID # *(Agency Use Only)* 1.	EPA ID # (Hazardous Waste Only) 2. CAL000181152

BUSINESS NAME *(Same as Facility Name or DBA - Doing Business As)* 3.
Lake Merced Golf Club

BUSINESS SITE ADDRESS 2300 Junipero Serra Blvd. 103.

BUSINESS SITE CITY Daly City 104. | CA | ZIP CODE 94015 105.

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...	If Yes, please complete these pages of the UPCF...	
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	☒ YES ☐ NO 4.	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release Prevention Program (CalARP)?	☐ YES ☒ NO 4a.	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	☐ YES ☒ NO 5.	UST OPERATING PERMIT APPLICATION – FACILITY INFORMATION UST OPERATING PERMIT APPLICATION – TANK INFORMATION
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers?	☐ YES ☒ NO 8.	No form required to CUPAs
E. HAZARDOUS WASTE Generate hazardous waste?	☒ YES ☐ NO 9.	EPA ID NUMBER – provide at top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC §25143.2)?	☐ YES ☒ NO 10.	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste onsite?	☐ YES ☒ NO 11.	ONSITE HAZARDOUS WASTE TREATMENT NOTIFICATION – FACILITY PAGE ONSITE HAZARDOUS WASTE TREATMENT NOTIFICATION – UNIT PAGE (one page per unit)
Perform treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	☐ YES ☒ NO 12.	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	☐ YES ☒ NO 13.	REMOTE WASTE CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned onsite?	☐ YES ☒ NO 14.	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more then 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste?	☐ YES ☒ NO 14a.	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Serve as a Household Hazardous Waste (HHW) Collection site?	☐ YES ☒ NO 14b.	See CUPA for required forms.

F. LOCAL REQUIREMENTS (You may also be required to provide additional information by your CUPA or local agency.) 15.

SAN MATEO COUNTY ENVIRONMENTAL HEALTH
SEP 17 2010
RECEIVED

UNIDOCS
FACILITY INFORMATION

BUSINESS OWNER/OPERATOR IDENTIFICATION

I. IDENTIFICATION

FACILITY ID # (Agency Use Only) 1.	BEGINNING DATE 100. 9/9/2010	ENDING DATE 101. 9/8/2011	
BUSINESS NAME (Same as Facility Name or DBA – Doing Business As) 3. Lake Merced Golf Club		BUSINESS PHONE 102. (650) 746-3620	
BUSINESS SITE ADDRESS 103. 2300 Junipero Serra Blvd.		BUSINESS FAX 102a. (650) 755-5158	
BUSINESS SITE CITY 104. Daly City	CA	ZIP CODE 105. 94015	COUNTY 108. San Mateo
DUN & BRADSTREET 106. n/a	PRIMARY SIC 107. 0	PRIMARY NAICS 107a. n/a	
BUSINESS MAILING ADDRESS 108a. 2300 Junipero Serra Blvd.			
BUSINESS MAILING CITY 108b. Daly City	STATE 108c. CA	ZIP CODE 108d. 94015	
BUSINESS OPERATOR NAME 109. Lou Tonelli		BUSINESS OPERATOR PHONE 110. ( )	

II. BUSINESS OWNER

OWNER NAME 111. Lake Merced Golf Club		OWNER PHONE 112. (650) 755-2233 Ext. 301
OWNER MAILING ADDRESS 113. 2300 Junipero Serra Blvd.		
OWNER MAILING CITY 114. Daly City	STATE 115. CA	ZIP CODE 116. 94015

III. ENVIRONMENTAL CONTACT

CONTACT NAME 117. Robert Bordi		CONTACT PHONE 118. (650) 339-9170
CONTACT MAILING ADDRESS 119. 2300 Junipero Serra Blvd.		CONTACT EMAIL 119a. ltonelli@lmgc.org
CONTACT MAILING CITY 120. Daly City	STATE 121. CA	ZIP CODE 122. 94015

IV. EMERGENCY CONTACTS

-PRIMARY-	-SECONDARY-
NAME 123. Lou Tonelli	NAME 128. Zach Ohsann
TITLE 124. Golf Course Superintendent	TITLE 129. Second Assistant Superintendent
BUSINESS PHONE 125. (650) 746-3620	BUSINESS PHONE 130. (650) 746-3610
24-HOUR PHONE 126. (415) 999-0759	24-HOUR PHONE 131. (650) 537-8731
PAGER # 127. ( )	PAGER # 132. ( )

ADDITIONAL LOCALLY COLLECTED INFORMATION: 133.

Billing Address: _____

Property Owner: _____ Phone No.: ( ) _____

Certification: Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE 134.	NAME OF DOCUMENT PREPARER 135.
	9/10/2010	Zach Ohsann
NAME OF SIGNER (print) 136. Lou Tonelli	TITLE OF SIGNER 137. Golf Course Superintendent	

SAN MATEO COUNTY ENVIRONMENTAL HEALTH
SEP 17 2010
RECEIVED

UNIDOCS
HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(One page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200. Page 3 of 18

I. FACILITY INFORMATION

BUSINESS NAME *(Same as Facility Name or DBA – Doing Business As)* 3.
Lake Merced Golf Club

CHEMICAL LOCATION 201.
Outside shed

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202.
☐ YES ☒ NO

FACILITY ID # *(Agency Use Only)* 1. 00 – 000 – 000000

MAP # *(Optional)* 203.

GRID # *(Optional)* 204.

II. CHEMICAL INFORMATION

CHEMICAL NAME 205.

TRADE SECRET 206.
If subject to EPCRA, refer to instructions ☐ Yes ☒ No

COMMON NAME 207.
NEW MOTOR OIL

EHS* 208.
☐ Yes ☒ No
*If EHS is "Yes," all amounts below must be in lbs.

CAS# 209.

FIRE CODE HAZARD CLASSES *(Complete if required by CUPA)* 210.
COMBUSTIBLE LIQUID

HAZARDOUS MATERIAL TYPE *(Check one item only)* 211. ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE

RADIOACTIVE 212. ☐ Yes ☒ No

CURIES 213.

PHYSICAL STATE *(Check one item only)* 214. ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

LARGEST CONTAINER 215.
55 gal

FED HAZARD CATEGORIES *(Check all that apply)* 216. ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217.	MAXIMUM DAILY AMOUNT 218.	ANNUAL WASTE AMOUNT 219.	STATE WASTE CODE 220.
27	55		

UNITS* *(Check one item only)* 221. ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE 222.
365

STORAGE CONTAINER 223.
☐ a. ABOVEGROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☒ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

	% WT	HAZARDOUS COMPONENT *(For mixture or waste only)*	EHS	CAS #
1.	226.	227. HIGHLY REFINED BASE OILS	228. ☐ Yes ☐ No	229.
2.	230.	231. PETROLEUM BASE OIL	232. ☐ Yes ☐ No	233.
3.	234.	235.	236. ☐ Yes ☐ No	237.
4.	238.	239.	240. ☐ Yes ☐ No	241.
5.	242.	243.	244. ☐ Yes ☐ No	245.

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246.
DOT Hazard Class:

If EPCRA, Please Sign Here. _____

If this facility is subject to Federal Emergency Planning and Community Right to Know Act (EPCRA) reporting requirements, a signature is required at the bottom of the form if the page lists an Extremely Hazardous Substance (EHS) handled at or above its Federal Threshold Planning Quantity (TPQ) or 500 pounds, whichever is less.

UNIDOCS
HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(One page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200. Page 4 of 18

I. FACILITY INFORMATION

BUSINESS NAME *(Same as Facility Name or DBA – Doing Business As)* 3.
Lake Merced Golf Club

CHEMICAL LOCATION 201.
Outside shed

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202.
☐ YES ☒ NO

FACILITY ID # *(Agency Use Only)* 1. 00 – 000 -- 000000

MAP # *(Optional)* 203.

GRID # *(Optional)* 204.

II. CHEMICAL INFORMATION

CHEMICAL NAME 205.

TRADE SECRET 206.
If subject to EPCRA, refer to instructions ☐ Yes ☒ No

COMMON NAME 207.
NEW MOTOR OIL

EHS* 208.
☐ Yes ☒ No

CAS# 209.

*If EHS is "Yes," all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES *(Complete if required by CUPA)* 210.
COMBUSTIBLE LIQUID

HAZARDOUS MATERIAL TYPE *(Check one item only)* 211. ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE

RADIOACTIVE 212. ☐ Yes ☒ No

CURIES 213.

PHYSICAL STATE *(Check one item only)* 214. ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

LARGEST CONTAINER 215.
55 gal

FED HAZARD CATEGORIES *(Check all that apply)* 216. ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217.	MAXIMUM DAILY AMOUNT 218.	ANNUAL WASTE AMOUNT 219.	STATE WASTE CODE 220.
27	55		

UNITS* *(Check one item only)* 221. ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE 222.
365

STORAGE CONTAINER 223.
☐ a. ABOVEGROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☒ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

% WT	HAZARDOUS COMPONENT *(For mixture or waste only)*	EHS	CAS #
1. 226.	HIGHLY REFINED BASE OILS 227.	☐ Yes ☐ No 228.	229.
2. 230.	PETROLEUM BASE OIL 231.	☐ Yes ☐ No 232.	233.
3. 234.	235.	☐ Yes ☐ No 236.	237.
4. 238.	239.	☐ Yes ☐ No 240.	241.
5. 242.	243.	☐ Yes ☐ No 244.	245.

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246.
DOT Hazard Class:

If EPCRA, Please Sign Here. _____

If this facility is subject to Federal Emergency Planning and Community Right to Know Act (EPCRA) reporting requirements, a signature is required at the bottom of the form if the page lists an Extremely Hazardous Substance (EHS) handled at or above its Federal Threshold Planning Quantity (TPQ) or 500 pounds, whichever is less.

UNIDOCS
HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(One page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200. Page 5 of 18

I. FACILITY INFORMATION

BUSINESS NAME *(Same as Facility Name or DBA – Doing Business As)* 3.
Lake Merced Golf Club

CHEMICAL LOCATION 201.
Outside shed

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202. ☐ YES ☒ NO

FACILITY ID # *(Agency Use Only)* 0 0 – 0 0 0 – 0 0 0 0 0 0 1. MAP # *(Optional)* 203. GRID # *(Optional)* 204.

II. CHEMICAL INFORMATION

CHEMICAL NAME 205.

TRADE SECRET 206. If subject to EPCRA, refer to instructions ☐ Yes ☒ No

COMMON NAME 207.
USED MOTOR OIL FOR RECYCLE

EHS* 208. ☐ Yes ☒ No

CAS# 209.

*If EHS is "Yes," all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES *(Complete if required by CUPA)* 210.
COMBUSTIBLE LIQUID

HAZARDOUS MATERIAL TYPE *(Check one item only)* 211. ☐ a. PURE ☒ b. MIXTURE ☒ c. WASTE

RADIOACTIVE 212. ☐ Yes ☒ No

CURIES 213.

PHYSICAL STATE *(Check one item only)* 214. ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

LARGEST CONTAINER 215.
110

FED HAZARD CATEGORIES *(Check all that apply)* 216. ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217.	MAXIMUM DAILY AMOUNT 218.	ANNUAL WASTE AMOUNT 219.	STATE WASTE CODE 220.
55	110	110	

UNITS* *(Check one item only)* 221. ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE 222.
365

STORAGE CONTAINER 223.
☒ a. ABOVEGROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

% WT	HAZARDOUS COMPONENT *(For mixture or waste only)*	EHS	CAS #
1. 226.	HIGHLY REFINED BASE OILS 227.	☐ Yes ☒ No 228.	229.
2. 230.	PETROLEUM BASE OIL 231.	☐ Yes ☒ No 232.	233.
3. 234.	235.	☐ Yes ☐ No 236.	237.
4. 238.	239.	☐ Yes ☐ No 240.	241.
5. 242.	243.	☐ Yes ☐ No 244.	245.

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246.
DOT Hazard Class:

If EPCRA, Please Sign Here. _____

If this facility is subject to Federal Emergency Planning and Community Right to Know Act (EPCRA) reporting requirements, a signature is required at the bottom of the form if the page lists an Extremely Hazardous Substance (EHS) handled at or above its Federal Threshold Planning Quantity (TPQ) or 500 pounds, whichever is less.

UNIDOCS
HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(One page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200. Page 6 of 18

I. FACILITY INFORMATION

BUSINESS NAME *(Same as Facility Name or DBA – Doing Business As)* 3.
Lake Merced Golf Club

CHEMICAL LOCATION 201.
Outside shed

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202. ☐ YES ☒ NO

FACILITY ID # *(Agency Use Only)* 0 0 – 0 0 0 – 0 0 0 0 0 0 1.

MAP # *(Optional)* 203.

GRID # *(Optional)* 204.

II. CHEMICAL INFORMATION

CHEMICAL NAME 205.

TRADE SECRET 206.
If subject to EPCRA, refer to instructions ☐ Yes ☒ No

COMMON NAME 207.
USED MOTOR OIL FOR RECYCLE

EHS* 208. ☐ Yes ☒ No

CAS# 209.

*If EHS is "Yes," all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES *(Complete if required by CUPA)* 210.
COMBUSTIBLE LIQUID

HAZARDOUS MATERIAL TYPE *(Check one item only)* 211. ☐ a. PURE ☒ b. MIXTURE ☒ c. WASTE

RADIOACTIVE 212. ☐ Yes ☒ No

CURIES 213.

PHYSICAL STATE *(Check one item only)* 214. ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

LARGEST CONTAINER 215.
110

FED HAZARD CATEGORIES *(Check all that apply)* 216. ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217.	MAXIMUM DAILY AMOUNT 218.	ANNUAL WASTE AMOUNT 219.	STATE WASTE CODE 220.
55	110	110	

UNITS* *(Check one item only)* 221. ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE 222.
365

STORAGE CONTAINER 223.
☒ a. ABOVEGROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

% WT	HAZARDOUS COMPONENT *(For mixture or waste only)*	EHS	CAS #
1. 226.	HIGHLY REFINED BASE OILS 227.	☐ Yes ☒ No 228.	229.
2. 230.	PETROLEUM BASE OIL 231.	☐ Yes ☒ No 232.	233.
3. 234.	235.	☐ Yes ☐ No 236.	237.
4. 238.	239.	☐ Yes ☐ No 240.	241.
5. 242.	243.	☐ Yes ☐ No 244.	245.

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246.
DOT Hazard Class:

If EPCRA, Please Sign Here. _____

If this facility is subject to Federal Emergency Planning and Community Right to Know Act (EPCRA) reporting requirements, a signature is required at the bottom of the form if the page lists an Extremely Hazardous Substance (EHS) handled at or above its Federal Threshold Planning Quantity (TPQ) or 500 pounds, whichever is less.

UNIDOCS
HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(One page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200. Page 7 of 18

I. FACILITY INFORMATION

BUSINESS NAME *(Same as Facility Name or DBA – Doing Business As)* 3.
Lake Merced Golf Club

CHEMICAL LOCATION 201.
Outside

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202.
☐ YES ☒ NO

FACILITY ID # *(Agency Use Only)* 1.

MAP # *(Optional)* 203.

GRID # *(Optional)* 204.

II. CHEMICAL INFORMATION

CHEMICAL NAME 205.

TRADE SECRET 206.
If subject to EPCRA, refer to instructions ☐ Yes ☒ No

COMMON NAME 207.
UNLEADED GASOLINE

EHS* 208.
☐ Yes ☒ No

CAS# 209.

*If EHS is "Yes," all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES *(Complete if required by CUPA)* 210.
I B FLAMMABLE LIQUID

HAZARDOUS MATERIAL TYPE *(Check one item only)* 211. ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE

RADIOACTIVE 212. ☐ Yes ☒ No

CURIES 213.

PHYSICAL STATE *(Check one item only)* 214. ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

LARGEST CONTAINER 215.
500

FED HAZARD CATEGORIES *(Check all that apply)* 216. ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217.	MAXIMUM DAILY AMOUNT 218.	ANNUAL WASTE AMOUNT 219.	STATE WASTE CODE 220.
280	500		

UNITS* *(Check one item only)* 221. ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE 222.
365

STORAGE CONTAINER 223.
☒ a. ABOVEGROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

% WT	HAZARDOUS COMPONENT *(For mixture or waste only)*	EHS	CAS #
1. 226.	GASOLINE 227.	☐ Yes ☒ No 228.	8006-61-9 229.
2. 230.	XYLENE, MIXED ISOMERS 231.	☐ Yes ☒ No 232.	1330-20-7 233.
3. 234.	ETHANOL 235.	☐ Yes ☒ No 236.	64-17-5 237.
4. 238.	TOLUENE 239.	☐ Yes ☒ No 240.	108-88-3 241.
5. 242.	1,2,4 - TRIMETHYLBENZENE 243.	☐ Yes ☒ No 244.	95-63-6 245.

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246.
DOT Hazard Class:

If EPCRA, Please Sign Here. _____

If this facility is subject to Federal Emergency Planning and Community Right to Know Act (EPCRA) reporting requirements, a signature is required at the bottom of the form if the page lists an Extremely Hazardous Substance (EHS) handled at or above its Federal Threshold Planning Quantity (TPQ) or 500 pounds, whichever is less.

UNIDOCS
HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(One page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200. Page 8 of 18

I. FACILITY INFORMATION

BUSINESS NAME *(Same as Facility Name or DBA - Doing Business As)* 3.
Lake Merced Golf Club

CHEMICAL LOCATION 201.
Outside

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202.
☐ YES ☒ NO

FACILITY ID # *(Agency Use Only)* 1.

MAP # *(Optional)* 203.

GRID # *(Optional)* 204.

II. CHEMICAL INFORMATION

CHEMICAL NAME 205.

TRADE SECRET 206.
If subject to EPCRA, refer to instructions ☐ Yes ☒ No

COMMON NAME 207.
UNLEADED GASOLINE

EHS* 208.
☐ Yes ☒ No

CAS# 209

*If EHS is "Yes," all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES *(Complete if required by CUPA)* 210.
I B FLAMMABLE LIQUID

HAZARDOUS MATERIAL TYPE *(Check one item only)* 211. ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE

RADIOACTIVE 212. ☐ Yes ☒ No

CURIES 213.

PHYSICAL STATE *(Check one item only)* 214. ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

LARGEST CONTAINER 215.
500

FED HAZARD CATEGORIES *(Check all that apply)* 216. ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217.	MAXIMUM DAILY AMOUNT 218.	ANNUAL WASTE AMOUNT 219.	STATE WASTE CODE 220.
280	500		

UNITS* *(Check one item only)* 221. ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE 222.
365

STORAGE CONTAINER 223.
☒ a. ABOVEGROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

% WT	HAZARDOUS COMPONENT *(For mixture or waste only)*	EHS	CAS #
1. 226.	GASOLINE 227.	☐ Yes ☒ No 228.	8006-61-9 229.
2. 230.	XYLENE, MIXED ISOMERS 231.	☐ Yes ☒ No 232.	1330-20-7 233.
3. 234.	ETHANOL 235.	☐ Yes ☒ No 236.	64-17-5 237.
4. 238.	TOLUENE 239.	☐ Yes ☒ No 240.	108-88-3 241.
5. 242.	1,2,4 - TRIMETHYLBENZENE 243.	☐ Yes ☒ No 244.	95-63-6 245.

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246.
DOT Hazard Class:

If EPCRA, Please Sign Here. _____

If this facility is subject to Federal Emergency Planning and Community Right to Know Act (EPCRA) reporting requirements, a signature is required at the bottom of the form if the page lists an Extremely Hazardous Substance (EHS) handled at or above its Federal Threshold Planning Quantity (TPQ) or 500 pounds, whichever is less.

UNIDOCS
HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(One page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200. Page 9 of 18

I. FACILITY INFORMATION

BUSINESS NAME *(Same as Facility Name or DBA – Doing Business As)* 3.
Lake Merced Golf Club

CHEMICAL LOCATION 201.
Outside

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202.
☐ YES ☒ NO

FACILITY ID # *(Agency Use Only)* 0 0 – 0 0 0 – 0 0 0 0 0 0 1.

MAP # *(Optional)* 203.

GRID # *(Optional)* 204.

II. CHEMICAL INFORMATION

CHEMICAL NAME 205.
Middle Distillates

TRADE SECRET 206.
If subject to EPCRA, refer to instructions ☐ Yes ☒ No

COMMON NAME 207.
Diesel Fuel No. 2

EHS* 208.
☐ Yes ☒ No

CAS# 209.
68476346

*If EHS is "Yes," all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES *(Complete if required by CUPA)* 210.
Combustible Liquid Class 2

HAZARDOUS MATERIAL TYPE *(Check one item only)* 211. ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE

RADIOACTIVE 212. ☐ Yes ☒ No

CURIES 213.

PHYSICAL STATE *(Check one item only)* 214. ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

LARGEST CONTAINER 215.
1000

FED HAZARD CATEGORIES *(Check all that apply)* 216. ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217.	MAXIMUM DAILY AMOUNT 218.	ANNUAL WASTE AMOUNT 219.	STATE WASTE CODE 220.
500	1000	0	

UNITS* *(Check one item only)* 221. ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE 222.
365

STORAGE CONTAINER 223.
☒ a. ABOVEGROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

	% WT	HAZARDOUS COMPONENT *(For mixture or waste only)*	EHS	CAS #
1.	226. 100	227. Diesel Fuel No. 2	228. ☐ Yes ☒ No	229.
2.	230.	231.	232. ☐ Yes ☒ No	233.
3.	234.	235.	236. ☐ Yes ☐ No	237.
4.	238.	239.	240. ☐ Yes ☐ No	241.
5.	242.	243.	244. ☐ Yes ☐ No	245.

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246.
DOT Hazard Class:

If EPCRA, Please Sign Here. _____

If this facility is subject to Federal Emergency Planning and Community Right to Know Act (EPCRA) reporting requirements, a signature is required at the bottom of the form if the page lists an Extremely Hazardous Substance (EHS) handled at or above its Federal Threshold Planning Quantity (TPQ) or 500 pounds, whichever is less.

UNIDOCS
HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(One page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200. Page 10 of 18

I. FACILITY INFORMATION

3. BUSINESS NAME *(Same as Facility Name or DBA – Doing Business As)*: Lake Merced Golf Club

201. CHEMICAL LOCATION: Outside

202. CHEMICAL LOCATION CONFIDENTIAL EPCRA: ☐ YES ☒ NO

FACILITY ID # *(Agency Use Only)*: 0 0 – 0 0 0 – 0 0 0 0 0 0 1

203. MAP # *(Optional)*:

204. GRID # *(Optional)*:

II. CHEMICAL INFORMATION

205. CHEMICAL NAME: Middle Distillates

206. TRADE SECRET (If subject to EPCRA, refer to instructions): ☐ Yes ☒ No

207. COMMON NAME: Diesel Fuel No. 2

208. EHS*: ☐ Yes ☒ No

209. CAS#: 68476346

*If EHS is "Yes," all amounts below must be in lbs.

210. FIRE CODE HAZARD CLASSES *(Complete if required by CUPA)*: Combustible Liquid Class 2

211. HAZARDOUS MATERIAL TYPE *(Check one item only)*: ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE

212. RADIOACTIVE: ☐ Yes ☒ No

213. CURIES:

214. PHYSICAL STATE *(Check one item only)*: ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

215. LARGEST CONTAINER: 1000

216. FED HAZARD CATEGORIES *(Check all that apply)*: ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

217. AVERAGE DAILY AMOUNT	218. MAXIMUM DAILY AMOUNT	219. ANNUAL WASTE AMOUNT	STATE WASTE CODE 220.
500	1000	0	

221. UNITS* *(Check one item only)*: ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

222. DAYS ON SITE: 365

223. STORAGE CONTAINER:
☐ a. ABOVEGROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

224. STORAGE PRESSURE: ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

225. STORAGE TEMPERATURE: ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

	% WT	HAZARDOUS COMPONENT *(For mixture or waste only)*	EHS	CAS #
1.	226. 100	227. Diesel Fuel No. 2	228. ☐ Yes ☒ No	229.
2.	230.	231.	232. ☐ Yes ☒ No	233.
3.	234.	235.	236. ☐ Yes ☐ No	237.
4.	238.	239.	240. ☐ Yes ☐ No	241.
5.	242.	243.	244. ☐ Yes ☐ No	245.

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

246. ADDITIONAL LOCALLY COLLECTED INFORMATION
DOT Hazard Class:

If EPCRA, Please Sign Here. _____

If this facility is subject to Federal Emergency Planning and Community Right to Know Act (EPCRA) reporting requirements, a signature is required at the bottom of the form if the page lists an Extremely Hazardous Substance (EHS) handled at or above its Federal Threshold Planning Quantity (TPQ) or 500 pounds, whichever is less.

UNIDOCS
HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(One page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200 | Page 11 of 18

I. FACILITY INFORMATION

BUSINESS NAME *(Same as Facility Name or DBA – Doing Business As)* 3.
Lake Merced Golf Club

CHEMICAL LOCATION 201.
Outside shed

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202.
☐ YES ☒ NO

FACILITY ID # *(Agency Use Only)* | MAP # *(Optional)* 203. | GRID # *(Optional)* 204.

II. CHEMICAL INFORMATION

CHEMICAL NAME 205.

TRADE SECRET 206.
If subject to EPCRA, refer to instructions ☐ Yes ☒ No

COMMON NAME 207.
USED OIL, GASOILINE & TRANSMISSION FILTERS

EHS* 208.
☐ Yes ☒ No
*If EHS is "Yes," all amounts below must be in lbs.

CAS# 209.

FIRE CODE HAZARD CLASSES *(Complete if required by CUPA)* 210

HAZARDOUS MATERIAL TYPE *(Check one item only)* 211. ☐ a. PURE ☐ b. MIXTURE ☒ c. WASTE

RADIOACTIVE 212. ☐ Yes ☒ No

CURIES 213.

PHYSICAL STATE *(Check one item only)* 214. ☒ a. SOLID ☐ b. LIQUID ☐ c. GAS

LARGEST CONTAINER 215.
55

FED HAZARD CATEGORIES *(Check all that apply)* 216. ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217.	MAXIMUM DAILY AMOUNT 218.	ANNUAL WASTE AMOUNT 219.	STATE WASTE CODE 220.
27	55	55	

UNITS* *(Check one item only)* 221. ☐ a. GALLONS ☐ b. CUBIC FEET ☒ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE 222.
365

STORAGE CONTAINER 223.
☐ a. ABOVEGROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☒ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM
☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG
☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN
☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

	% WT	HAZARDOUS COMPONENT *(For mixture or waste only)*	EHS	CAS #
1.	226.	227.	228. ☐ Yes ☐ No	229.
2.	230.	231.	232. ☐ Yes ☐ No	233.
3.	234.	235.	236. ☐ Yes ☐ No	237.
4.	238.	239.	240. ☐ Yes ☐ No	241.
5.	242.	243.	244. ☐ Yes ☐ No	245.

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246.
DOT Hazard Class:

If EPCRA, Please Sign Here. _____

If this facility is subject to Federal Emergency Planning and Community Right to Know Act (EPCRA) reporting requirements, a signature is required at the bottom of the form if the page lists an Extremely Hazardous Substance (EHS) handled at or above its Federal Threshold Planning Quantity (TPQ) or 500 pounds, whichever is less.

UNIDOCS
HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(One page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200. Page 12 of 18

I. FACILITY INFORMATION

BUSINESS NAME *(Same as Facility Name or DBA – Doing Business As)* 3.
Lake Merced Golf Club

CHEMICAL LOCATION 201.
Outside shed

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202.
☐ YES ☒ NO

FACILITY ID # *(Agency Use Only)* 1.

MAP # *(Optional)* 203.

GRID # *(Optional)* 204.

II. CHEMICAL INFORMATION

CHEMICAL NAME 205.

TRADE SECRET 206.
If subject to EPCRA, refer to instructions ☐ Yes ☒ No

COMMON NAME 207.
USED OIL, GASOILINE & TRANSMISSION FILTERS

EHS* 208.
☐ Yes ☒ No

CAS# 209.

*If EHS is "Yes," all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES *(Complete if required by CUPA)* 210.

HAZARDOUS MATERIAL TYPE *(Check one item only)* 211. ☐ a. PURE ☐ b. MIXTURE ☒ c. WASTE

RADIOACTIVE 212. ☐ Yes ☒ No

CURIES 213.

PHYSICAL STATE *(Check one item only)* 214. ☒ a. SOLID ☐ b. LIQUID ☐ c. GAS

LARGEST CONTAINER 215.
55

FED HAZARD CATEGORIES *(Check all that apply)* 216. ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217.	MAXIMUM DAILY AMOUNT 218.	ANNUAL WASTE AMOUNT 219.	STATE WASTE CODE 220.
27	55	55	

UNITS* *(Check one item only)* 221. ☐ a. GALLONS ☐ b. CUBIC FEET ☒ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE 222.
365

STORAGE CONTAINER 223.
☐ a. ABOVEGROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☒ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225. ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

% WT	HAZARDOUS COMPONENT *(For mixture or waste only)*	EHS	CAS #
1. 226.	227.	228. ☐ Yes ☐ No	229.
2. 230.	231.	232. ☐ Yes ☐ No	233.
3. 234.	235.	236. ☐ Yes ☐ No	237.
4. 238.	239.	240. ☐ Yes ☐ No	241.
5. 242.	243.	244. ☐ Yes ☐ No	245.

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246.
DOT Hazard Class:

If EPCRA, Please Sign Here. _____

If this facility is subject to Federal Emergency Planning and Community Right to Know Act (EPCRA) reporting requirements, a signature is required at the bottom of the form if the page lists an Extremely Hazardous Substance (EHS) handled at or above its Federal Threshold Planning Quantity (TPQ) or 500 pounds, whichever is less.

Emergency Response/Contingency Plan

(Hazardous Materials Business Plan Module)

Authority Cited: HSC§ 25504(b); 19 CCR §2731; 22 CCR §66262.34(a)(4)

All facilities that handle hazardous materials in HMBP quantities must have a written emergency response plan. In addition, facilities that generate 1,000 kilograms or more of hazardous waste (or more than 1 kilogram of acutely hazardous waste or 100 kilograms of debris resulting from the spill of an acutely hazardous waste) per month, or accumulate more than 6,000 kilograms of hazardous waste on-site at any one time, must prepare a hazardous waste contingency plan. Because the requirements are similar, they have been combined in a single document, provided below, for your convenience. This plan is a required module of the Hazardous Materials Business Plan (HMBP). **If you already have a plan that meets these requirements, you should not complete the blank plan, below, but you must include a copy of your existing plan as part of your HMBP.**

This site-specific Emergency Response/Contingency Plan is the facility's plan for dealing with emergencies and shall be implemented immediately whenever there is a fire, explosion, or release of hazardous materials that could threaten human health and/or the environment. **At least one copy of the plan shall be maintained at the facility for use in the event of an emergency and for inspection by the local agency.** A copy of the plan and any revisions must be provided to any contractor, hospital, or agency with whom special (i.e., contractual) emergency services arrangements have been made *(see section 3, below)*.

1. Evacuation Plan:

a. The following alarm signal(s) will be used to begin evacuation of the facility *(check all that apply)*:

☐ Bells; ☐ Horns/Sirens; ☐ Verbal *(i.e., shouting)*; ☒ Other *(specify* Direct connect mobile phones.

b. ☒ Evacuation map is prominently displayed throughout the facility.

Note: A properly completed HMBP Site Plan satisfies contingency plan map requirements. This drawing (or any other drawing that shows primary and alternate evacuation routes, emergency exits, and primary and alternate staging areas) must be prominently posted throughout the facility in locations where it will be visible to employees and visitors.

2. a. Emergency Contacts*:

Fire/Police/Ambulance	Phone No.: **911**
State Office of Emergency Services	Phone No.: **(800) 852-7550**

b. Post-Incident Contacts*:

Certified Unified Program Agency (CUPA)	Phone No.: **(650) 372-6200**
Local Hazardous Materials Program	Phone No.: **(650) 991-8138**
California EPA Department of Toxic Substances Control	Phone No.: **(510) 540-3003**
Cal-OSHA Division of Occupational Safety and Health	Phone No.: **(650) 573-3812**
Air Quality Management District	Phone No.: **(415) 771-6000**
Regional Water Quality Control Board	Phone No.: **(510) 622-2300**

*** Phone numbers for agencies in Unidocs Member Agency geographic jurisdictions are available at www.unidocs.org.**

c. Emergency Resources:

Poison Control Center*	Phone No.: **(800) 876-4766**
Nearest Hospital: Name: **Seton Medical Center**	Phone No.: **(650) 992-4000**
Address: **1900 Sullivan Ave.**	City: **Daly City**

3. Arrangements With Emergency Responders:

If you have made special (i.e., contractual) arrangements with any police department, fire department, hospital, contractor, or State or local emergency response team to coordinate emergency services, describe those arrangements below:

4. Emergency Procedures:

Emergency Coordinator Responsibilities:

a. Whenever there is an imminent or actual emergency situation such as a explosion, fire, or release, the emergency coordinator *(or his/her designee when the emergency coordinator is on call)* shall:
   i. Identify the character, exact source, amount, and areal extent of any released hazardous materials.
   ii. Assess possible hazards to human health or the environment that may result from the explosion, fire, or release. This assessment must consider both direct and indirect effects *(e.g., the effects of any toxic, irritating, or asphyxiating gases that are generated, the effects of any hazardous surface water run-off from water or chemical agents used to control fire, etc.)*.
   iii. Activate internal facility alarms or communications systems, where applicable, to notify all facility personnel.
   iv. Notify appropriate local authorities *(i.e., call 911)*.
   v. Notify the State Office of Emergency Services at 1-800-852-7550.
   vi. Monitor for leaks, pressure build-up, gas generation, or ruptures in valves, pipes, or other equipment shut down in response to the incident.
   vii. Take all reasonable measures necessary to ensure that fires, explosions, and releases do not occur, recur, or spread to other hazardous materials at the facility.

b. Before facility operations are resumed in areas of the facility affected by the incident, the emergency coordinator shall:
   i. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from a explosion, fire, or release at the facility.
   ii. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.
   iii. Ensure that all emergency equipment is cleaned, fit for its intended use, and available for use.
   iv. Notify the California Environmental Protection Agency's Department of Toxic Substances Control, the local CUPA, and the local fire department's hazardous materials program that the facility is in compliance with requirements b-i and b-ii, above.

Responsibilities of Other Personnel:

On a separate page, list any emergency response functions not covered in the "Emergency Coordinator Responsibilities" section, above. Next to each function, list the job title or name of each person responsible for performing the function. Number the page(s) appropriately.

5. Post-Incident Reporting/Recording:

The time, date, and details of any hazardous materials incident that requires implementation of this plan shall be noted in the facility's operating record.

Within 15 days of any hazardous materials emergency incident or threatened hazardous materials emergency incident that triggers implementation of this plan, a written Emergency Incident Report, including, but not limited to a description of the incident and the facility's response to the incident, must be submitted to the California Environmental Protection Agency's Department of Toxic Substances Control, the local CUPA, and the local fire department's hazardous materials program. The report shall include:

a. Name, address, and telephone number of the facility's owner/operator;
b. Name, address, and telephone number of the facility;
c. Date, time, and type of incident *(e.g., fire, explosion, etc.)*;
d. Name and quantity of material(s) involved;
e. The extent of injuries, if any;
f. An assessment of actual or potential hazards to human health or the environment, where this is applicable;
g. Estimated quantity and disposition of recovered material that resulted from the incident;
h. Cause(es) of the incident;
i. Actions taken in response to the incident;
j. Administrative or engineering controls designed to prevent such incidents in the future.

6. Earthquake Vulnerability: [19 CCR §2731(e)]

As an attachment to this plan, you must identify any areas of the facility and mechanical or other systems that require immediate inspection or isolation because of their vulnerability to earthquake-related ground motion.

7. Hazard Mitigation/Prevention/Abatement [19 CCR §2731(e)]

As an attachment to this plan, you must include procedures that provide for mitigation, prevention, or abatement of hazards to persons, property, or the environment. These procedures must be scaled appropriately for the size and nature of the business, the nature of the damage potential of the hazardous materials handled, and the proximity of the business to residential areas and other populations.

8. Emergency Equipment:

22 CCR §66265.52(e) [as referenced by 22 CCR §66262.34(a)(4)] requires that emergency equipment at the facility be listed. Completion of the following Emergency Equipment Inventory Table meets this requirement.

EMERGENCY EQUIPMENT INVENTORY TABLE

1. Equipment Category	2. Equipment Type	3. Locations *	4. Description**
Personal Protective Equipment, Safety Equipment, and First Aid Equipment	☒ Cartridge Respirators	In the office	
	☐ Chemical Monitoring Equipment *(describe)*		
	☒ Chemical Protective Aprons/Coats	In the office	
	☒ Chemical Protective Boots	In the office	
	☒ Chemical Protective Gloves	In the office	
	☒ Chemical Protective Suits *(describe)*	In the office	Disposable
	☒ Face Shields	In the office	
	☒ First Aid Kits/Stations *(describe)*	Breakroom	Wall mounted
	☒ Hard Hats	In the office	
	☒ Plumbed Eye Wash Stations	Outside	Near the mechanic shop
	☐ Portable Eye Wash Kits *(i.e., bottle type)*		
	☒ Respirator Cartridges *(describe)*	In the office	
	☒ Safety Glasses/Splash Goggles	In the office	
	☒ Safety Showers	Outside	Near the mechanic shop
	☐ Self-Contained Breathing Apparatuses (SCBA)		
	☐ Other *(describe)*		
Fire Extinguishing Systems	☒ Automatic Fire Sprinkler Systems	Entire Facility	
	☒ Fire Alarm Boxes/Stations	In the office	
	☐ Fire Extinguisher Systems *(describe)*		
	☒ Fire Extinguishers *(describe)*	Office/Mechanic shop	Wall mounted
	☐ Other *(describe)*		
Spill Control Equipment and Decontamination Equipment	☒ Absorbents *(describe)*	Mechanic shop	Kitty Litter
	☐ Berms/Dikes *(describe)*		
	☐ Decontamination Equipment *(describe)*		
	☐ Emergency Tanks *(describe)*		
	☐ Exhaust Hoods		
	☐ Gas Cylinder Leak Repair Kits *(describe)*		
	☐ Neutralizers *(describe)*		
	☒ Overpack Drums	Mechanic shop	Oil only - 275 pound capacity
	☐ Sumps *(describe)*		
	☒ Other *(describe)*	Throughout the building	Broom and shovel
Communications and Alarm Systems	☐ Chemical Alarms *(describe)*		
	☐ Intercoms/ PA Systems		
	☐ Portable Radios		
	☐ Telephones		
	☐ Tank Leak Detection Systems		
	☒ Other *(describe)*		Shouting
Additional Equipment *(Use Additional Pages if Needed.)*	☐		
	☐		
	☐		
	☐		
	☐		
	☐		

Employee Training Plan

(Hazardous Materials Business Plan Module)

Authority Cited: HSC, Section 25504(c); 22 CCR §66262.34(a)(4)

All facilities that handle hazardous materials in HMBP quantities must have a written employee training plan. This plan is a required module of the Hazardous Materials Business Plan (HMBP). A blank plan has been provided below for you to complete and submit if you do not already have such a plan. **If you already have a brief written description of your training program that addresses all subjects covered below, you are not required to complete the blank plan, below, but you must include a copy of your existing document as part of your HMBP.**

Check all boxes that apply. *[Note: Items marked with an asterisk (*) are required.]*:

1. **Personnel** are trained in the following procedures:

☒	Internal alarm/notification *
☒	Evacuation/re-entry procedures & assembly point locations*
☐	Emergency incident reporting
☐	External emergency response organization notification
☐	Location(s) and contents of Emergency Response/Contingency Plan
☐	Facility evacuation drills, that are conducted at least *(specify)*: *(e.g., "Quarterly", etc.)*

2. **Chemical Handlers** are additionally trained in the following:

☒	Safe methods for handling and storage of hazardous materials *
☒	Location(s) and proper use of fire and spill control equipment
☒	Spill procedures/emergency procedures
☒	Proper use of personal protective equipment *
☒	Specific hazard(s) of each chemical to which they may be exposed, including routes of exposure *(i.e., inhalation, ingestion, absorption)* *
☐	**Hazardous Waste Handlers/Managers** are trained in all aspects of hazardous waste management specific to their job duties *(e.g., container accumulation time requirements, labeling requirements, storage area inspection requirements, manifesting requirements, etc.)* *

3. **Emergency Response Team Members** are capable of and engaged in the following:

Complete this section only if you have an in-house emergency response team

☐	Personnel rescue procedures
☐	Shutdown of operations
☐	Liaison with responding agencies
☐	Use, maintenance, and replacement of emergency response equipment
☐	Refresher training, which is provided at least annually *
☐	Emergency response drills, which are conducted at least *(specify)*: *(e.g., "Quarterly", etc.)*

All facilities that handle hazardous materials must maintain records associated with their management. A summary of your record keeping procedures is a required module of the Unidocs Hazardous Materials Business Plan (HMBP). A blank summary has been provided below for you to complete and submit if you do not already have such a document. **If you already have a brief written description of your hazardous materials record keeping systems that addresses all subjects covered below, you are not required to complete this page, but you must include a copy of your existing document as part of your HMBP.**

Check all boxes that apply. The following records are maintained at the facility. *[Note: Items marked with an asterisk (*) are required.]*:

☒	Current employees' training records *(to be retained until closure of the facility)* *
☒	Former employees' training records *(to be retained at least three years after termination of employment)* *
☒	Training Program(s) *(i.e., written description of introductory and continuing training)* *
☒	Current copy of this Emergency Response/Contingency Plan *
☒	Record of recordable/reportable hazardous material/waste releases *
☒	Record of hazardous material/waste storage area inspections *
☒	Record of hazardous waste tank daily inspections *
☐	Description and documentation of facility emergency response drills

Note: The above list of records does not necessarily identify every type of record required to be maintained by the facility.

Note: The following section applies where local agencies require facility owners/operators to perform and document routine facility self-inspections:

A copy of the Inspection Check Sheet(s) or Log(s) used in conjunction with required routine self-inspections of your facility must be submitted with your HMBP. *[Exception: Unidocs provides a Hazardous Materials/Waste Storage Area Inspection Form that you may use if you do not already have your own form. If you use the Unidocs form (available at* **www.unidocs.org***), you do not need to attach a copy.]*

Check the appropriate box:

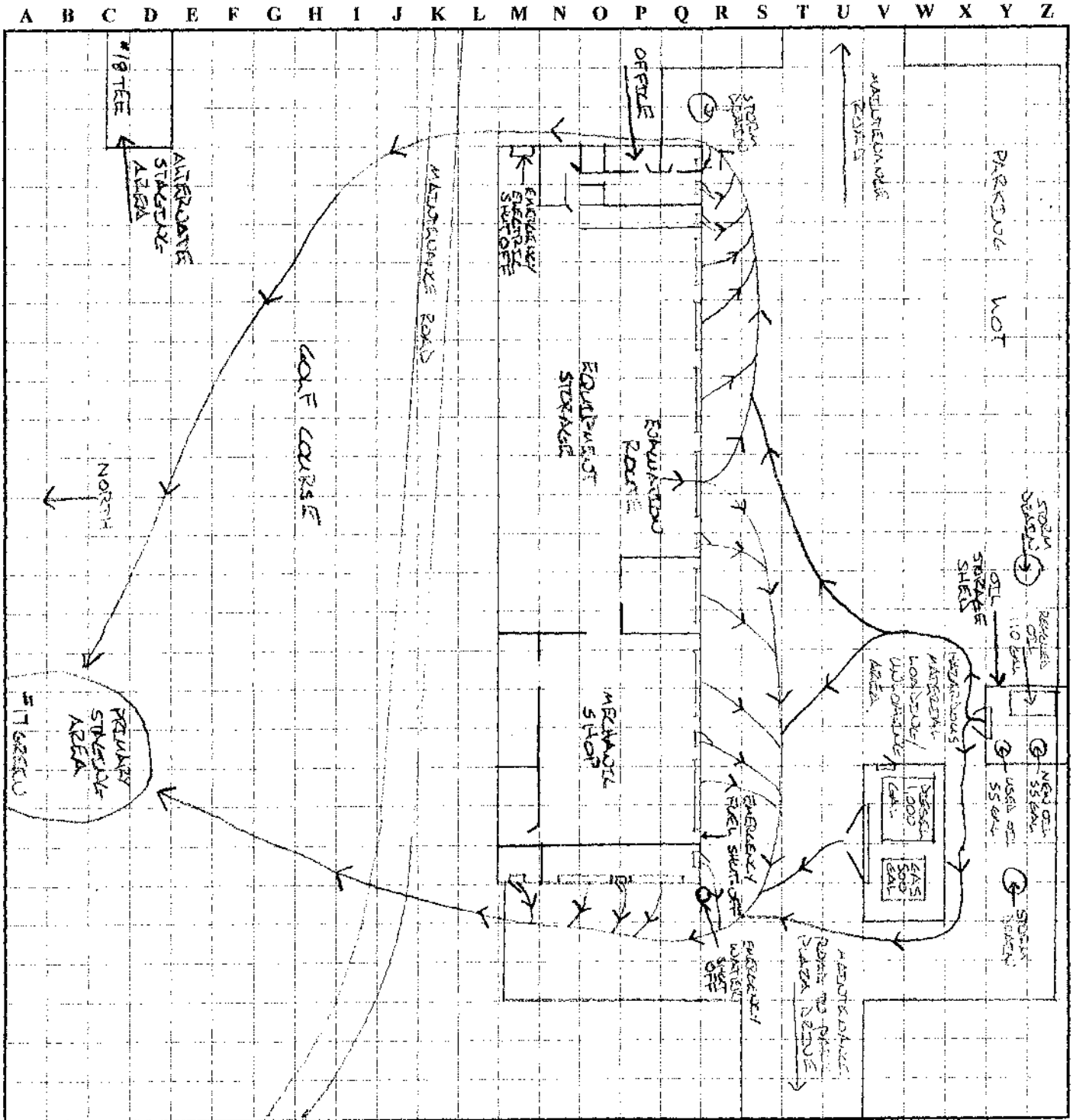
☐	We will use the Unidocs "Hazardous Materials/Waste Storage Area Inspection Form" to document inspections.
☐	We will use our own documents to record inspections. ***(A blank copy of each document used must be attached to this HMBP.)***

Facility Site Plan/Storage Map

(Hazardous Materials Business Plan Module)

Site Address: LAKE MERCED GOLF CLUB, 2300 JUNIPERO SERRA BLVD, DALY CITY, CA 94015

Date Map Drawn: 09/09/2010 Map Scale: 1 INCH = 10 FEET



Instructions are printed on the following page.

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH

SEP 17 2010

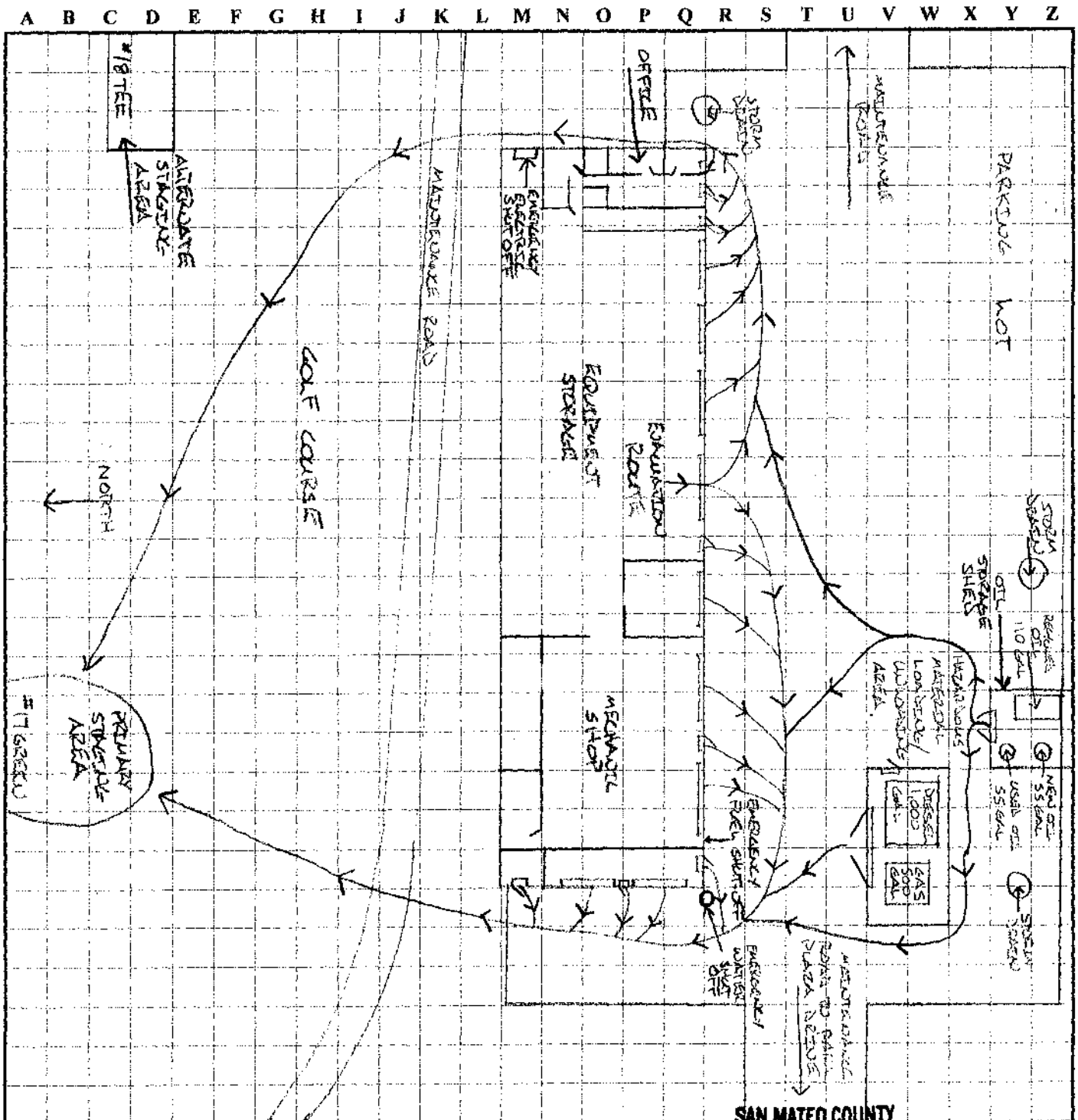
RECEIVED

Facility Site Plan/Storage Map

(Hazardous Materials Business Plan Module)

Site Address: LAKE MERCED GOLF CLUB, 2300 JUNIPERO SERRA BLVD, DALY CITY, CA 94015

Date Map Drawn: 09/09/2010 Map Scale: 1 INCH = 10 FEET



Instructions are printed on the following page.

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH

SEP 17 2010

RECEIVED

PR0003622

FA0017124

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Materials Business Plan Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
2000 Alameda de Las Pulgas, Suite 100, San Mateo, CA 94403
Phone: (650) 372-6200 | Fax: (650) 627-8244
http://www.smchealth.org/environ

Business Name: Lake Merced Golf & Country Club		Date: Aug 3, 2012	
Site Address: 2300 Junipero Serra Blvd		Phone #:	
City: Daly City		Zip Code: 94015	
Mailing Address:	City:	State:	Zip Code:
Facility Contact Name:		Title:	

Description	Section	In Compliance	Comments
Business Activities	CCR 2729.2	● Yes ○ No ○ N/A	
Business Owner/Operator Ident. Facility/Owner information; Emergency contacts; Certification	CCR 2729.2	● Yes ○ No ○ N/A	updated today
Chemical Inventory Chemical disclosure; Complete information	HSC 25509	● Yes ○ No ○ N/A	
Emergency Preparedness Spill prevention; Emergency response plan; Adequate response equipment	HSC 25504	● Yes ○ No ○ N/A	updated today
Employee Training Chemical safety; Emergency response; Annual documentation	HSC 25504	○ Yes ● No ○ N/A	submit within 30 days
Site Map Chemical location; Evacuation route; Assembly area; Complete information	CCR 2729.2	● Yes ○ No ○ N/A	
HMBP Review/Certification Completed minimum every three years	HSC 25505	○ Yes ○ No ● N/A	
HMBP Annual Certification	HSC 25505	○ Yes ○ No ● N/A	updates above
Spill Notification and Reporting	HSC 25507	○ Yes ○ No ● N/A	
CalARP Program Regulated substance; Registration submitted	HSC 25533	○ Yes ○ No ● N/A	

HMBP Report Narrative: ○ HMBP Review ● Summary of Violations ○ Notice to Comply ○ Continued

Submit employee training within 30 days.

Within **30 days** from the inspection date, make corrections to the violations noted on this inspection report and submit proof of corrective action. **Please note that by signing this inspection report below, you are acknowledging receipt of this inspection report and that you have reviewed any pictures and documents obtained during this inspection and designated any confidential business information accordingly.**

Consent to Inspect Facility:		Inspected by: REED
Printed Name: ZACH ORTSMAN	Facility Contact Signature:	Date: 08-03-2012

UNIDOCS

FACILITY INFORMATION

BUSINESS OWNER/OPERATOR IDENTIFICATION

I. IDENTIFICATION

FACILITY ID # *(Agency Use Only)*	1.	BEGINNING DATE 100.	ENDING DATE 101.
BUSINESS NAME *(Same as Facility Name or DBA – Doing Business As)* 3. Lake Merced Golf Club			BUSINESS PHONE 102. (650) 746-3610
BUSINESS SITE ADDRESS 103. 2300 Junipero Serra Blvd.			BUSINESS FAX 102a. (650) 755-4569
BUSINESS SITE CITY 104. Daly City	CA	ZIP CODE 105. 94015	COUNTY 108. San Mateo
DUN & BRADSTREET 106.		PRIMARY SIC 107.	PRIMARY NAICS 107a.
BUSINESS MAILING ADDRESS 108a. 2300 Junipero Serra Blvd.			
BUSINESS MAILING CITY 108b. Daly City		STATE 108c. CA	ZIP CODE 108d. 94015
BUSINESS OPERATOR NAME 109. Zach Ohsann			BUSINESS OPERATOR PHONE 110. (650) 746-3610

II. BUSINESS OWNER

OWNER NAME 111.		OWNER PHONE 112. ( )
OWNER MAILING ADDRESS 113.		
OWNER MAILING CITY 114.	STATE 115.	ZIP CODE 116.

III. ENVIRONMENTAL CONTACT

CONTACT NAME 117. Zach Ohsann		CONTACT PHONE 118. (650) 746-3610
CONTACT MAILING ADDRESS 119. 2300 Junipero Serra Blvd.		CONTACT EMAIL 119a. zach.ohsann@lmgc.org
CONTACT MAILING CITY 120. Daly City	STATE 121. CA	ZIP CODE 122. 94015

IV. EMERGENCY CONTACTS

-PRIMARY-	-SECONDARY-
NAME 123. Zach Ohsann	NAME 128. Robert Bordi
TITLE 124. Golf Course Superintendent	TITLE 129. Assistant Superintendent
BUSINESS PHONE 125. (650) 746-3610	BUSINESS PHONE 130. (650) 755-2233
24-HOUR PHONE 126. (650) 315-3173	24-HOUR PHONE 131. (650) 333-9170
PAGER # 127. ( )	PAGER # 132. ( )

ADDITIONAL LOCALLY COLLECTED INFORMATION: 133.

Billing Address: _____

Property Owner: _____ Phone No.: ( ) _____

Certification: Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE 134.	NAME OF DOCUMENT PREPARER 135.
NAME OF SIGNER (print) 136.	TITLE OF SIGNER 137.	

Emergency Response/Contingency Plan

(Hazardous Materials Business Plan Module)

Authority Cited: HSC§ 25504(b); 19 CCR §2731; 22 CCR §66262.34(a)(4)

All facilities that handle hazardous materials in HMBP quantities must have a written emergency response plan. In addition, facilities that generate 1,000 kilograms or more of hazardous waste (or more than 1 kilogram of acutely hazardous waste or 100 kilograms of debris resulting from the spill of an acutely hazardous waste) per month, or accumulate more than 6,000 kilograms of hazardous waste on-site at any one time, must prepare a hazardous waste contingency plan. Because the requirements are similar, they have been combined in a single document, provided below, for your convenience. This plan is a required module of the Hazardous Materials Business Plan (HMBP). **If you already have a plan that meets these requirements, you should not complete the blank plan, below, but you must include a copy of your existing plan as part of your HMBP.**

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1. Evacuation Plan:

a. The following alarm signal(s) will be used to begin evacuation of the facility *(check all that apply)*:

☐ Bells; ☐ Horns/Sirens; ☒ Verbal *(i.e., shouting)*; ☒ Other *(specify* Portable Radios.

b. ☒ Evacuation map is prominently displayed throughout the facility.

Note: A properly completed HMBP Site Plan satisfies contingency plan map requirements. This drawing (or any other drawing that shows primary and alternate evacuation routes, emergency exits, and primary and alternate staging areas) must be prominently posted throughout the facility in locations where it will be visible to employees and visitors.

2. a. Emergency Contacts*:

Fire/Police/Ambulance Phone No.: **911**

State Office of Emergency Services Phone No.: **(800) 852-7550**

b. Post-Incident Contacts*:

Certified Unified Program Agency (CUPA) Phone No.: ( )

Local Hazardous Materials Program Phone No.: ( )

California EPA Department of Toxic Substances Control Phone No.: ( )

Cal-OSHA Division of Occupational Safety and Health Phone No.: ( )

Air Quality Management District Phone No.: ( )

Regional Water Quality Control Board Phone No.: ( )

*** Phone numbers for agencies in Unidocs Member Agency geographic jurisdictions are available at www.unidocs.org.**

c. Emergency Resources:

Poison Control Center* Phone No.: **(800) 876-4766**

Nearest Hospital: Name: **Seton Medical Center** Phone No.: **(650) 992-4000**

Address: **1900 Sullivan Ave.** City: **Daly City**

3. Arrangements With Emergency Responders:

If you have made special (i.e., contractual) arrangements with any police department, fire department, hospital, contractor, or State or local emergency response team to coordinate emergency services, describe those arrangements below:

8. Emergency Equipment:

22 CCR §66265.52(e) [as referenced by 22 CCR §66262.34(a)(4)] requires that emergency equipment at the facility be listed. Completion of the following Emergency Equipment Inventory Table meets this requirement.

EMERGENCY EQUIPMENT INVENTORY TABLE

1. Equipment Category	2. Equipment Type	3. Locations *	4. Description**
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	☐ Chemical Monitoring Equipment *(describe)*		
	☒ Chemical Protective Aprons/Coats	In the office	
	☒ Chemical Protective Boots	In the office	
	☒ Chemical Protective Gloves	In the office	
	☒ Chemical Protective Suits *(describe)*	In the office	Disposable
	☒ Face Shields	In the office	
	☒ First Aid Kits/Stations *(describe)*	Breakroom	Wall mounted
	☒ Hard Hats	In the office	
	☒ Plumbed Eye Wash Stations	Outside	Near the Mechanics shop
	☐ Portable Eye Wash Kits *(i.e., bottle type)*		
	☒ Respirator Cartridges *(describe)*	In the office	
	☒ Safety Glasses/Splash Goggles	In the office	
	☒ Safety Showers	Outside	Near the Mechanics shop
	☐ Self-Contained Breathing Apparatuses (SCBA)		
	☐ Other *(describe)*		
Fire Extinguishing Systems	☒ Automatic Fire Sprinkler Systems	Entire facility	
	☒ Fire Alarm Boxes/Stations	In the office	
	☐ Fire Extinguisher Systems *(describe)*		
	☒ Fire Extinguishers *(describe)*	Office/Mechanics shop	Wall mounted
	☐ Other *(describe)*		
Spill Control Equipment and Decontamination Equipment	☒ Absorbents *(describe)*	Mechanic shop	Kitty litter
	☐ Berms/Dikes *(describe)*		
	☒ Decontamination Equipment *(describe)*	Mechanic shop	
	☐ Emergency Tanks *(describe)*		
	☐ Exhaust Hoods		
	☐ Gas Cylinder Leak Repair Kits *(describe)*		
	☐ Neutralizers *(describe)*		
	☒ Overpack Drums	Mechanic shop	Oil only - 275 pound capacity
	☐ Sumps *(describe)*		
	☒ Other *(describe)*	Throughout the building	Broom and shovel
Communications and Alarm Systems	☐ Chemical Alarms *(describe)*		
	☐ Intercoms/ PA Systems		
	☒ Portable Radios	On person	
	☐ Telephones		
	☐ Tank Leak Detection Systems		
	☒ Other *(describe)*		Shouting
Additional Equipment *(Use Additional Pages if Needed.)*	☐		
	☐		
	☐		
	☐		
	☐		

DATE: 08-22-2012

BUSINESS NAME & ADDRESS

ANNUAL HAZARDOUS MATERIALS TRAINING

TRAINING TOPICS

1. CHEMICALS ON SITE, THEIR PROPERTIES AND PROTECTIVE EQUIPMENT NEEDED TO WORK WITH THE CHEMICALS
2. WHAT TO DO IN CASE OF AN EMERGENCY SUCH AS FIRE / EARTHQUAKE AND THE LOCATION OF THE EVACUATION ASSEMBLY AREA
3. WHAT TO DO IN THE EVENT OF A CHEMICAL SPILL (small vs. large)
4. REVIEW OF EMERGENCY EQUIPMENT (EYEWASH, FIRE EXTINGUISHERS, SPILL KIT,FIRSTAID KIT) AND HOW TO USE THE EQUIPMENT

ATTENDANCE:

PRINT NAME	SIGN NAME
ZACH OLSON	
John Ventura	
JAIME AQUINO	
KHALED KADER	

PRINT NAME	SIGN NAME
Jose Cacle	
TERRY FERREL	
Donald Edward Cozad	
Pedro Sandoval	
HECTOR CHAVEZ	
Isidro Roberto	
Jorge Orozco	
Ronald Timmerman	
Francisco V Pinto.	
Jaime chavez II	
ROBERT RIBOROSO	

FA0017124
PR0003622

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Materials Business Plan Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
2000 Alameda de Las Pulgas, Suite 100, San Mateo, CA 94403
Phone: (650) 372-6200 | Fax: (650) 627-8244
www.smchealth.org/environ/toxic

Business Name: Lake Merced Golf & Country Club		Date: 12/23/14	
Site Address: 2300 Junipero Serra Blvd		Phone #: (650) 746-3610	
City: Daly City		Zip Code: 94015	
Mailing Address:	City:	State:	Zip Code:
Facility Contact Name: Zach Ohsann		Title: Superintendent	

Description	Section	In Compliance	Comments
Business Activities	CCR 2729.2	✓ Yes O No O N/A	
Business Owner/Operator Ident. Facility/Owner information; Emergency contacts; Certification	CCR 2729.2	✓ Yes O No O N/A	
Chemical Inventory Chemical disclosure; Complete information	HSC 25509	O Yes ✓ No O N/A	
Emergency Preparedness Spill prevention; Emergency response plan; Adequate response equipment	HSC 25504	✓ Yes O No O N/A	
Employee Training Chemical safety; Emergency response; Annual documentation	HSC 25504	✓ Yes O No O N/A	
Site Map Chemical location; Evacuation route; Assembly area; Complete information	CCR 2729.2	✓ Yes O No O N/A	
HMBP Review/Certification Completed minimum every three years	HSC 25505	✓ Yes O No O N/A	
HMBP Annual Certification	HSC 25505	O Yes O No ✓ N/A	
Spill Notification and Reporting	HSC 25507	O Yes O No ✓ N/A	
CalARP Program Regulated substance; Registration submitted	HSC 25533	O Yes O No ✓ N/A	

HMBP Report Narrative: **O Summary of Violations** **O Notice to Comply** **O Continued**

Correct chemical inventory and Resubmit.

Within **30 days** from the inspection date, make corrections to the violations noted on this inspection report and submit proof of corrective action. **Please note that by signing this inspection report below, you are acknowledging receipt of this inspection report and that you have reviewed any pictures and documents obtained during this inspection and designated any confidential business information accordingly.**

Consent to Inspect Facility:		Inspected by: Mejia
Printed Name: Zach Ohsann	Facility Contact Signature: Zach	Date: 12-23-14

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Materials Business Plan Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
2000 Alameda de Las Pulgas, Suite 100, San Mateo, CA 94403
Phone: (650) 372-6200 | Fax: (650) 627-8244
http://www.smhealth.org/environ

Business Name: Lake Merced Golf & County Club			Date: 8-19-2010
Site Address: 2300 Junipero Serra Blvd			Phone #:
City: Daly City			Zip Code: 94015
Mailing Address:	City:	State:	Zip Code:
Facility Contact Name:		Title:	

Description	Section	In Compliance	Comments
Business Activities	CCR 2729.2	O Yes O No O N/A	
Business Owner/Operator Ident. Facility/Owner information, Emergency contacts, Certification	CCR 2729.2	O Yes O No O N/A	
Chemical Inventory Chemical disclosure, Complete information	HSC 25509	O Yes O No O N/A	
Emergency Preparedness Spill prevention, Emergency response plan, Adequate response equipment	HSC 25504	O Yes O No O N/A	
Employee Training Chemical safety, Emergency response, Annual documentation	HSC 25504	O Yes O No O N/A	
Site Map Chemical location, Evacuation route, Assembly area, Complete information	CCR 2729.2	O Yes O No O N/A	
HMBP Review/Certification Completed minimum every three years	HSC 25505	O Yes O No O N/A	
HMBP Annual Certification	HSC 25505	O Yes O No O N/A	
Spill Notification and Reporting	HSC 25507	O Yes O No O N/A	
Aboveground Petroleum Storage SPCC plan required, SPCC plan on-site	HSC 25270.5	O Yes O No O N/A	
CalARP Program Registration submitted	HSC 25533	O Yes O No O N/A	

HMBP Report Narrative: O HMBP Review O Summary of Violations O Notice to Comply O Continued

Update Hazardous Materials Business Plan. Send two signed copies to the county.

Please make any necessary corrections to the violations noted on this inspection report and submit proof of corrective action within **30 DAYS** from the inspection date. **TWO COPIES** of the new or revised HMBP must be submitted upon request.

Consent to Inspect Facility: X Robert Bordi	X Signature: Robert Bordi	Inspected by: REED
Printed Name: X Robert Bordi	Facility Contact Signature: X Robert Bordi	Date: 8-19-2010

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Inspection Report/Field Observations

San Mateo County Environmental Health Division
2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax: (650) 627-8244
www.smhealth.org/environ

Site Name: Lake Merced Golf Course
Site Address: Daly City

Page 1 of 1
Date: Nov 4, 2009
Program: HazMat SPCC

Re-inspection Today:

SPCC Plan Available -
Certified by Registered Professional Engineer Eddy Tabet, PE #43041

All Hazardous Waste violations have been corrected.

Inspector: REED

Received By: Robert Bordi

Robert Bordi

Part 1: Plan Administration

1.1 Management Approval and Designated Person (40 CFR 112.7)

Lake Merced Golf Club (LMGC) is committed to preventing discharges of oil to navigable waters and the environment, and to maintaining the highest standards for spill prevention control and countermeasures through the implementation and regular review and amendment to the Plan. This SPCC Plan has the full approval of LMGC management and has committed the necessary resources to implement the measures described in this Plan.

The Facility Manager is the Designated Person Accountable for Oil Spill Prevention at the facility and has the authority to commit the necessary resources to implement this Plan.

Authorized Facility Manager **Lou Tonelli**

Signature: _____
Title: **Superintendent**
Date: October 14, 2009

1.2 Professional Engineer Certification (40 CFR 112.3(d))

The undersigned Registered Professional Engineer (PE) is familiar with the requirements of Part 112 of Title 40 of the Code of Federal Regulations (40 CFR part 112) and has visited and examined the facility, or has supervised examination of the facility by appropriately qualified personnel. The undersigned Registered Professional Engineer attests that this Spill Prevention, Control, and Countermeasure Plan has been prepared in accordance with good engineering practice, including consideration of applicable industry standards and the requirements of 40 CFR part 112; that procedures for required inspections and testing have been established; and that this Plan is adequate for the facility. [40 CFR 112.3(d)]

This certification in no way relieves the owner or operator of the facility of the duty to prepare and fully implement this SPCC Plan in accordance with the requirements of 40 CFR part 112. This Plan is valid only to the extent that the facility owner or operator maintains, tests, and inspects equipment, containment, and other devices as prescribed in this Plan.

Signature _____
California Professional Engineer Registration Number # 43041
Name: **Eddy Tabet, PE**
Company: **Technology Engineering and Construction Inc.**
Date: October 14, 2009

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Materials Business Plan Inspection Report

San Mateo County Environmental Health Division
Certified Unified Program Agency (CUPA)
2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
Phone: (650) 372-6200 | Fax: (650) 627-8244
http://www.smhealth.org/environ

Business Name: LAKE MERCED GOLF		Date: 3/16/09	
Site Address: 2300 JUNIPERO SERRA		Phone #:	
City:		Zip Code:	
Mailing Address:	City:	State:	Zip Code:
Facility Contact Name: BOB BORDI		Title:	

Description	Section	In Compliance	Comments
Business Activities	HSC 25505	O Yes O No O N/A	
Business Owner/Operator Ident. Facility/Owner information, Emergency contacts, Certification	HSC 25504	O Yes O No O N/A	
Chemical Inventory Chemical disclosure, Complete information	HSC 25509	O Yes O No O N/A	
Emergency Preparedness Spill prevention, Emergency response plan, Adequate response equipment	HSC 25504	O Yes O No O N/A	
Employee Training Chemical safety, Emergency response, Annual documentation	HSC 25504	O Yes O No O N/A	
Site Map Chemical location, Evacuation route, Assembly area, Complete information	HSC 25505	O Yes O No O N/A	
HMBP Review/Certification Completed minimum every three years	HSC 25505	O Yes O No O N/A	
HMBP Annual Certification	HSC 25505	O Yes O No O N/A	
Spill Notification and Reporting	HSC 25507	O Yes O No O N/A	
Aboveground Petroleum Storage SPCC plan required, SPCC plan on-site	HSC 25270.5	O Yes O No O N/A	
CalARP Program Registration submitted	HSC 25533	O Yes O No O N/A	

HMBP Report Narrative: **O HMBP Review** **O Summary of Violations** **O Notice to Comply** **O Continued**

Please make any necessary corrections to the violations noted on this inspection report and submit proof of corrective action within **30 DAYS** from the inspection date. **TWO COPIES** of the new or revised HMBP must be submitted upon request.

O Follow-up Required	Next Inspection Date:	Inspected by: BROWN, M
Facility Contact Signature: Robert Bordi	Printed Name: Robert Bordi	Date: 3-16-09

SMC 2100 (Rev. 03/08) **Page ( ) of ( )**

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Materials Business Plan Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
455 County Center, EHS126, Redwood City, CA 94063
Phone: (650) 363-4305 | Fax: (650) 363-7882
http://www.smhealth.org/environ

Business Name: LAKE MERCED GOLF		Date: 1/29/08	
Site Address: 2300 JUNIPERO SERRA		Phone #:	
City:		Zip Code:	
Mailing Address:	City:	State:	Zip Code:
Facility Contact Name: BOB BORDI		Title:	

Description	Section	In Compliance	Comments
Business Activities	HSC 25505	● Yes ○ No ○ N/A	
Business Owner/Operator Ident. Facility/Owner information, Emergency contacts, Certification	HSC 25504	● Yes ○ No ○ N/A	
Chemical Inventory Chemical disclosure, Complete information	HSC 25509	● Yes ○ No ○ N/A	
Emergency Preparedness Spill prevention, Emergency response plan, Adequate response equipment	HSC 25504	● Yes ○ No ○ N/A	
Employee Training Chemical safety, Emergency response, Annual documentation	HSC 25504	● Yes ○ No ○ N/A	
Site Map Chemical location, Evacuation route, Assembly area, Complete information	HSC 25505	● Yes ○ No ○ N/A	
HMBP Review/Certification Completed minimum every three years	HSC 25505	● Yes ○ No ○ N/A	
HMBP Annual Certification	HSC 25505	● Yes ○ No ○ N/A	
Spill Notification and Reporting	HSC 25507	○ Yes ○ No ○ N/A	
Aboveground Petroleum Storage SPCC plan required, SPCC plan on-site	HSC 25270.5	○ Yes ⊗ No ○ N/A	
CalARP Program Registration submitted	HSC 25533	○ Yes ○ No ○ N/A	

HMBP Report Narrative: ○ HMBP Review ○ Summary of Violations ○ Notice to Comply ○ Continued

Please make any necessary corrections to the violations noted on this inspection report and submit proof of corrective action within **30 DAYS** from the inspection date. **TWO COPIES** of the new or revised HMBP must be submitted upon request.

○ Follow-up Required	Next Inspection Date:	Inspected by: BROWN
Facility Contact Signature: Robert Bordi	Printed Name: Robert Bordi	Date: 1-29-08

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Materials Business Plan Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
455 County Center, EHS126, Redwood City, CA 94063
Phone: (650) 363-4305 | Fax: (650) 363-7882
http://www.smhealth.org/environ

Business Name: LAKE MERCED GOLF		Date: 11/30/06	
Site Address: 2300 JUNIPERO SERRA		Phone #:	
City:		Zip Code:	
Mailing Address:	City:	State:	Zip Code:
Facility Contact Name: BOB BORDI		Title:	

Description	Section	In Compliance	Comments
Business Activities	HSC 25505	O Yes O No O N/A	
Business Owner/Operator Ident. Facility/Owner information, Emergency contacts, Certification	HSC 25504	O Yes O No O N/A	
Chemical Inventory Chemical disclosure, Complete information	HSC 25509	O Yes O No O N/A	
Emergency Preparedness Spill prevention, Emergency response plan, Adequate response equipment	HSC 25504	O Yes O No O N/A	
Employee Training Chemical safety, Emergency response, Annual documentation	HSC 25504	O Yes O No O N/A	
Site Map Chemical location, Evacuation route, Assembly area, Complete information	HSC 25505	O Yes O No O N/A	
HMBP Review/Certification Completed minimum every three years	HSC 25505	O Yes O No O N/A	
HMBP Annual Certification	HSC 25505	O Yes O No O N/A	
Spill Notification and Reporting	HSC 25507	O Yes O No ✓O N/A	
Aboveground Petroleum Storage SPCC plan required, SPCC plan on-site	HSC 25270.5	O Yes ✓O No O N/A	
CalARP Program Registration submitted	HSC 25533	O Yes O No ✓O N/A	

HMBP Report Narrative: **O HMBP Review** **O Summary of Violations** **O Notice to Comply** **O Continued**

HMBP COMPLETED TODAY

Please make any necessary corrections to the violations noted on this inspection report and submit proof of corrective action within **30 DAYS** from the inspection date. **TWO COPIES** of the new or revised HMBP must be submitted upon request.

O Follow-up Required	Next Inspection Date:	Inspected by: BROWN
Facility Contact Signature: Robert Bordi	Printed Name: Robert Bordi	Date:

SMC 2100 (Rev. 03/06)

Page ( ) of ( )

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH DIVISION
CERTIFIED UNIFIED PROGRAM AGENCY (CUPA)
455 COUNTY CENTER, 4TH FLOOR, REDWOOD CITY, CA 94063
(650) 363-4305

HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION/REVIEW REPORT

Date: 12/6/05 **Inspector:** BALDWIN
Business Name: LAKE MERCED GOLF **Phone #:**
Business Address: 2300 OLYMPIC SERRA **City/Zip:**
Contact Person: BOB BORA **Title:**

Hazardous Materials Business Plan Inspection Elements	In Compliance YES	NO	N/A
Business Owner/Operator Identification (HSC §25504) (Facility info., owner info., emergency contacts, certification)	☐	☐	☐
Chemical Inventory (HSC §25509) (Chemical disclosure adequate, complete information)	☐	☐	☐
Emergency Preparedness (HSC §25504) (Spill prevention, emergency response plan, adequate equipment)	☐	☐	☐
Employee Training (HSC §25504) (Chemical safety, emergency response, documentation)	☐	☐	☐
Site Map (CCR Title 19 §2729) (Chemical location, evacuation route, assembly area, complete info.)	☐	☐	☐
HMBP On-Site/HMBP Review/Annual Cert. (HSC §25505)	☐	☐	☐
Aboveground Petroleum Storage Tank/SPCC Plan (HSC §25270) (SPCC plan available, daily visual inspection conducted)	☐	☐	☐
CalARP/RMP Program (CCR Title 19) (Registration submitted, RMP complete, RMP implemented)	☐	☐	☐

Please make any necessary corrections to the violations noted on this inspection report and submit proof of corrective action within **30 days** from the inspection date. **Two copies** of the new or revised HMBP must be submitted upon request.

Notice to Comply/Comments:

Signature **Printed Name** **Title**

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH DIVISION
CERTIFIED UNIFIED PROGRAM AGENCY (CUPA)
455 COUNTY CENTER, 4TH FLOOR, REDWOOD CITY, CA 94063
(650) 363-4305

HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION/REVIEW REPORT

Date: 12/16/04 **Inspector:** BROWN
Business Name: LAKE MERCED GOLF **Phone #:**
Business Address: 2300 JUNIPERA SERRA **City/Zip:**
Contact Person: BOB BORDI **Title:**

Hazardous Materials Business Plan Inspection Elements	In Compliance YES	NO	N/A
Business Owner/Operator Identification (HSC §25504) (Facility info., owner info., emergency contacts, certification)	☐	☐	☐
Chemical Inventory (HSC §25509) (Chemical disclosure adequate, complete information)	☐	☐	☐
Emergency Preparedness (HSC §25504) (Spill prevention, emergency response plan, adequate equipment)	☐	☐	☐
Employee Training (HSC §25504) (Chemical safety, emergency response, documentation)	☐	☐	☐
Site Map (CCR Title 19 §2729) (Chemical location, evacuation route, assembly area, complete info.)	☐	☐	☐
HMBP On-Site/HMBP Review/Annual Cert. (HSC §25505)	☐	☐	☐
Aboveground Petroleum Storage Tank/SPCC Plan (HSC §25270) (SPCC plan available, daily visual inspection conducted)	☐	☐	☐
CalARP/RMP Program (CCR Title 19) (Registration submitted, RMP complete, RMP implemented)	☐	☐	☐

UPDATE

Please make any necessary corrections to the violations noted on this inspection report and submit proof of corrective action within **30 days** from the inspection date. **Two copies** of the new or revised HMBP must be submitted upon request.

Notice to Comply/Comments:

Signature **Printed Name** **Title**

L:\OPEN\CHERI FOLDER\FORMS
12/05/01

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH DIVISION
CERTIFIED UNIFIED PROGRAM AGENCY (CUPA)
455 COUNTY CENTER, 4TH FLOOR, REDWOOD CITY, CA 94063
(650) 363-4305

HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION/REVIEW REPORT

Date: 11.14.03 **Inspector:** Montalvo / Cacicedo
Business Name: Lake Merced Golf & C.C. **Phone #:** 755-2233
Business Address: 2300 Junipero Serra **City/Zip:** D. City 94015
Contact Person: MEI **Title:** Lead Mtc.

Hazardous Materials Business Plan Inspection Elements	In Compliance YES	NO	N/A
Business Owner/Operator Identification (HSC §25504) (Facility info., owner info., emergency contacts, certification)	☐	☐	☐
Chemical Inventory (HSC §25509) (Chemical disclosure adequate, complete information)	☐	☐	☐
Emergency Preparedness (HSC §25504) (Spill prevention, emergency response plan, adequate equipment)	☐	☐	☐
Employee Training (HSC §25504) (Chemical safety, emergency response, documentation)	☐	☐	☐
Site Map (CCR Title 19 §2729) (Chemical location, evacuation route, assembly area, complete info.)	☐	☐	☐
HMBP On-Site/HMBP Review/Annual Cert. (HSC §25505)	☐	☐	☐
Aboveground Petroleum Storage Tank/SPCC Plan (HSC §25270) (SPCC plan available, daily visual inspection conducted)	☐	☐	☐
CalARP/RMP Program (CCR Title 19) (Registration submitted, RMP complete, RMP implemented)	☐	☐	☐

Please make any necessary corrections to the violations noted on this inspection report and submit proof of corrective action within **30 days** from the inspection date. **Two copies** of the new or revised HMBP must be submitted upon request.

Notice to Comply/Comments:

P/S. paid by 12.13.03

Robert Bardi ASS Superintendent
Signature **Printed Name** **Title**

L:\HAZMAT\Rebecca\forms\HMBPinspectrvwrpt.doc

File #_____ SAN MATEO COUNTY Long Form____
Fee _____ ENVIRONMENTAL HEALTH DIVISION
590 Hamilton Street, 4th Floor, Redwood City, CA 94063
(415) 363-4305

HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION/ REVIEW FORM

DATE: 6/28/96 INSPECTOR: Robert Reliza
FACILITY NAME: Palo Mercado Golf + CC PHONE NO: 573-2425
FACILITY ADDRESS: 210 Junipero Serra Blvd CITY: Daly City
CONTACT PERSON: Lou Tonelli TITLE: Owner

COMPLIANCE YES	COMPLIANCE NO	BUSINESS PLAN REQUIREMENTS	COMMENTS
		BUSINESS INFORMATION (HSC §25504)	
		_ Facility identification	
		_ Contact information	
		_ Business information	
		_ Emergency contact information	
		_ Certification	
		CHEMICAL INVENTORY (HSC §25509)	
		_ Previously undisclosed chemicals	
		_ 100% increase in quantity	
		_ Incomplete information	
		_ Extremely Hazardous Materials Ident.	
		EMERGENCY PREPAREDNESS (HSC §25504)	
		_ Procedures to prevent release	
		_ Procedures to control release	
		_ Agency notification	
		_ Employee notification/evacuation	
		EMPLOYEE TRAINING (HSC §25504)	
		_ Hazmat safety/emergency response	
		_ Adequate for materials handled	
		_ Documentation on site	
		SITE MAPS (HSC §25504)	
		_ Location of chemicals stored	
		_ Evacuation routes/assembly areas	
		_ Adequate info to describe facility	
		HMBP ON-SITE (HSC §25505)	

Items checked represent a violation for which civil penalties ranging from $2,000 to $5,000 per violation per day may be assessed (HSC §25514). Please make corrections to the HMBP and submit TWO copies to the Environmental Health Division within 30 days of the inspection date or receipt of the review notice. Comments:_____

SIGNATURE	PRINT NAME	TITLE	DATE
Lou Tonelli	Lou Tonelli	Supt	6/28/96

printed on recycled paper

File #_____ SAN MATEO COUNTY Long Form____
Fee _____ ENVIRONMENTAL HEALTH DIVISION
590 Hamilton Street, 4th Floor, Redwood City, CA 94063
(415) 363-4305

HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION/ REVIEW FORM

DATE: 6/2/95 INSPECTOR: Robert Heliiaa
FACILITY NAME: Lake Merced Golf + CC PHONE NO: 755-7238
FACILITY ADDRESS 4300 Junipero Serra Blvd CITY: Daly City
CONTACT PERSON: Lou Tonelli TITLE: Supt

COMPLIANCE YES	COMPLIANCE NO	BUSINESS PLAN REQUIREMENTS	COMMENTS
✓		**BUSINESS INFORMATION (HSC §25504)**	
		_ Facility identification	
		_ Contact information	
		_ Business information	
		_ Emergency contact information	
		_ Certification	
✓		**CHEMICAL INVENTORY (HSC §25509)**	
		_ Previously undisclosed chemicals	
		_ 100% increase in quantity	
		_ Incomplete information	
		_ Extremely Hazardous Materials Ident.	
✓		**EMERGENCY PREPAREDNESS (HSC §25504)**	
		_ Procedures to prevent release	
		_ Procedures to control release	
		_ Agency notification	
		_ Employee notification/evacuation	
✓		**EMPLOYEE TRAINING (HSC §25504)**	
		_ Hazmat safety/emergency response	
✓		_ Adequate for materials handled	
		_ Documentation on site	
		SITE MAPS (HSC §25504)	
		_ Location of chemicals stored	
		_ Evacuation routes/assembly areas	
✓		_ Adequate info to describe facility	
✓		**HMBP ON-SITE (HSC §25505)**	

Items checked represent a violation for which civil penalties ranging from $2,000 to $5,000 per violation per day may be assessed (HSC §25514). Please make corrections to the HMBP and submit TWO copies to the Environmental Health Division within 30 days of the inspection date or receipt of the review notice. Comments:_____

Lou Tonelli Lou Tonelli Supt 6/2/95
SIGNATURE PRINT NAME TITLE DATE

printed on recycled paper

File #_____ Long Form____
Fee _____

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH DIVISION
590 Hamilton Street, 4th Floor, Redwood City, CA 94063
(415) 363-4305

HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION/ REVIEW FORM

DATE: 8/17/93 INSPECTOR: Robert Keliiaa
FACILITY NAME: Lake Merced Golf + CC PHONE NO:
FACILITY ADDRESS 2300 Junipero Serra Blvd CITY: Daly City
CONTACT PERSON: Lou Tonelli TITLE: Supt.

COMPLIANCE YES	COMPLIANCE NO	BUSINESS PLAN REQUIREMENTS	COMMENTS
		BUSINESS INFORMATION (HSC §25504)	
		_ Facility identification	
		_ Contact information	
		_ Business information	
		_ Emergency contact information	
		_ Certification	
		CHEMICAL INVENTORY (HSC §25509)	
		_ Previously undisclosed chemicals	
		_ 100% increase in quantity	
		_ Incomplete information	
		_ Extremely Hazardous Materials Ident.	
		EMERGENCY PREPAREDNESS (HSC §25504)	
		_ Procedures to prevent release	
		_ Procedures to control release	
		_ Agency notification	
		_ Employee notification/evacuation	
		EMPLOYEE TRAINING (HSC §25504)	
		_ Hazmat safety/emergency response	
		_ Adequate for materials handled	
		_ Documentation on site	
		SITE MAPS (HSC §25504)	
		_ Location of chemicals stored	
		_ Evacuation routes/assembly areas	
		_ Adequate info to describe facility	
		HMBP ON-SITE (HSC §25505)	

Items checked represent a violation for which civil penalties ranging from $2,000 to $5,000 per violation per day may be assessed (HSC §25514). Please make corrections to the HMBP and submit TWO copies to the Environmental Health Division within 30 days of the inspection date or receipt of the review notice. Comments:

Submitted to Dept. 9/93

SIGNATURE	PRINT NAME	TITLE	DATE
Lou Tonelli	Lou Tonelli	Supt	8/17/93

printed on recycled paper

File #_____
Fee _____

Sent to Fire____

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH DIVISION
590 Hamilton Avenue, Redwood City, CA 94063
(415) 363-4305

HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION/ REVIEW FORM

DATE: 8/11/92 INSPECTOR: Robert Melissa
FACILITY NAME: Lake Merced Golf and cc.
ADDRESS: 2300 Junipero Serra Blvd.
CITY: Daly City
CONTACT PERSON: Lou Tonelli TITLE: Supt.

COMPLIANCE		BUSINESS PLAN REQUIREMENTS	COMMENTS
__	__	**BUSINESS INFORMATION (25505 & 25510)**	
		_ Business information	
		_ Location information	
		_ Property owner information	
		_ Emergency contact information	
		_ Plan available for inspection	
__	__	**INVENTORY INFORMATION (25509)**	
		_ Previously undisclosed chemicals	
		_ 100% increase in quantity	
		_ Incomplete information (comply w/SARA)	
		_ Acutely Hazardous Materials Reg. Form	
__	__	**EMERGENCY PLAN (25504)**	
		_ Long Form required	
		_ Materials stored to prevent discharge	
		_ Adequate emergency equipment	
		_ Notification system	
		_ Evacuation Plan	
		_ Container labeling	
__	__	**EMPLOYEE TRAINING PROGRAM (25504)**	
		_ Adequate for materials/wastes handled	
		_ Documentation on site	
__	__	**SITE MAPS**	
		_ Location of materials stored	
		_ Location of emergency equipment	
		_ Adjacent land uses accurate	

Items checked represent a violation for which civil penalties in addition to fines ranging from $2,000 to $25,000 per violation per day may be assessed. Please make required corrections and/or provide proof of correction by providing TWO copies to the Environmental Health Division by: Submit Completed Business Plan within 30 days, by 9/11/92. Keep one copy on-site for your records.

RECEIVED BY:

Lou Tonelli Supt 8/11/92

NAME TITLE DATE

File # 220004
Fee 0201

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH DIVISION
590 Hamilton Avenue, Redwood City, CA 94063
(415) 363-4305

Sent to Fire ___

HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION/ REVIEW FORM

DATE: 7-23-91 INSPECTOR: Montufar
FACILITY NAME: Jack Mills Golf + C.C.
ADDRESS: 2300 Junipero Serra Blvd.
CITY: Daly city
CONTACT PERSON: Mel TITLE: Mechanic

COMPLIANCE		BUSINESS PLAN REQUIREMENTS	COMMENTS
__	__	**BUSINESS INFORMATION (25505 & 25510)**	
		_ Business information	
		_ Location information	
		_ Property owner information	
		_ Emergency contact information	
		_ Plan available for inspection	
__	__	**INVENTORY INFORMATION (25509)**	
		_ Previously undisclosed chemicals	
		_ 100% increase in quantity	
		_ Incomplete information (comply w/SARA)	
		_ Acutely Hazardous Materials Reg. Form	
__	__	**EMERGENCY PLAN (25504)**	
		_ Long Form required	
		_ Materials stored to prevent discharge	
		_ Adequate emergency equipment	
		_ Notification system	
		_ Evacuation Plan	
		_ Container labeling	
__	__	**EMPLOYEE TRAINING PROGRAM (25504)**	
		_ Adequate for materials/wastes handled	
		_ Documentation on site	
__	__	**SITE MAPS**	
		_ Location of materials stored	
		_ Location of emergency equipment	
		_ Adjacent land uses accurate	

Items checked represent a violation for which civil penalties in addition to fines ranging from $2,000 to $25,000 per violation per day may be assessed. Please make required corrections and/or provide proof of correction by providing TWO copies to the Environmental Health Division by: 8-23-91

RECEIVED BY:

x _____ _____ 7-23-91
NAME TITLE DATE

Date of Check 10/7/86
Amount of Check $ 80.00
Check No. 9606
COMPUTER NO. 225043
For Office Use Only

Complete this form whether or not you believe your business/service is a user and/or generator of hazardous materials.

* All forms must be completed and returned to this office within thirty (30) days whether or not payment is required. If payment is required and is not received within thirty (30) days, a late fee may be assessed.

10/7/86
ENVIRONMENTAL HEALTH

SECTION A

1. Establishment Name (Please type or print legibly) LAKE MERCED GOLF & Country Club

2. Mailing Address: Street No. | Direction (N,S,E,W,etc.) | Street Name | Bldg/Plant No.
2300 | | JUNIPERO SERRA BLVD |

City: DALY CITY | Zip Code: 94015

3. Date You Started or Assumed Business: 01 (Mo) 20 (Day) (Yr)

4. Contact Person: LOU TONELLI

5. Establishment Phone: (415) 755-2233

6. Establishment Address (If different from mailing address)
Street Number | Direction (N,S,E,W,etc.) | Street Name

City | State | Zip Code | Bldg/Plant No

7. Owner Name

A8. Owner Phone ( ) - (Area Code)

9. Name of Previous Owner (if known)

A10. Total Number of Employees (at this location, including owner(s))

13. Does your business/service have permits with any of the following:

	yes	no
Fire District	☐	☒
Sewer District (for industrial waste)	☐	☒
California Regional Water Quality Cont. Bd	☐	☒
Bay Area Quality Management District	☐	☒
U.S. Environmental Protection Agency	☐	☒
EPA No.	☐	☒
Hazardous Waste Hauler Registration	☐	☒
Hazardous Waste Facility Disposal Permit	☐	☒
Other (please specify)	☐	☒

Office Use Only

Census Tract | NC Code

Annual Fee | Expiration Date Mo Day | Status | Fire | Water | Sewer

Office Use Only
☐ Update
☐ Add

Part 1

SECTION B

Review the list below and indicate in PART 2 which, if any, of the categories of by-products or wastes are generated in any process of your business/service. Indicate which by-products or wastes are applicable by checking the "YES" box and then stating the approximate amount(s) [in gallons, pounds, grams, etc.] generated per month. Check the "NO" box for all those by-products or wastes not applicable to your business/service.

EXAMPLES OF SOME TYPICAL BY-PRODUCTS AND WASTES

A. Solvents:
   1. halogenated - chloroform, methyl chloride, perchloroethylene (dry cleaning solvent)
   2. oxygenated - acetone, butanol, ethyl acetate
   3. hydrocarbon solvents - benzene, hexane, stoddard, etc.

B. Sludges - alum, paint, degreasing, caustic, paper, tetraethyl lead, lime, tank bottom waste and metal sludge

C. Waste Oil/Mixed Oil - waste motor oil, fuel tank cleaning residue, oil separation waste, lube oil processing waste.

D. Pesticides and Pesticide Rinse Water - Parathion, Malathion, Diazinon, and other pesticides: pesticide residue from container rinsing

E. PCB - mineral oil contaminated-electrical capacitors, ballasts, and electrical transformers

F. Monomer/Polymeric Resin Waste - plastic coating and laminating waste, resin coating, metal binding and coating resin rinse waters

G. Biological Waste - infectious hospital waste, laboratory and pharmaceutical research waste exceeding 100 kg/month

H. Organic Liquid/Solids - polymer extrusion waste, PVC coating residue, adhesive waste, organic stripper from semi-conductor processing waste

I. Contaminated Aqueous Solutions:

   1. with reactive anions - azide, bromate, chlorate, cyanide, fluoride, hypochlorate, nitrate, perchlorate, sulfide anions, plating rinse solutions, metal coatings and metal parts cleaning solutions.

   2. with heavy metal - including antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc.

   3. with organic residues - including degreasing and metal cleaning solutions, equipment cleaning, dry cleaning, anticorrosion and coolant solution wastes.

J. Acid Solutions - wastes battery acid, plating waste, printed circuit etching residue, silicon water recalmation and cleaning wastes, galvanizing wastes, other acidic solution wastes with pH $\leq$ 2.

K. Alkaline Solutions - wastes from metal plating, anodizing and etching, containing sodium or calcium hydroxide, and other solutions with Ph $\geq$12.5.

L. Asbestos - insulation products, old pipe laging.

M. Metal Sludges and Dusts - metal machining coolant sludges, metal pickling sludges, metal machining dusts.

N. Miscellaneous - photochemical processing waste, laboratory chemical wastes, drilling mud, soap and detergent production wastes.

Part 2

CATEGORIES OF BY-PRODUCTS/WASTES	YES	NO	Approximate Amounts/Month
A. Solvents	X		½ gal
B. Sludges		X	
C. Waste Oil/Mixed Oil	X		4½ gal
D. Pesticides		X	
E. Polychlorinated Biphenyls (PCBs)		X	
F. Monomer Waste/Polymeric Resin Waste		X	
G. Biological Wastes		X	
H. Organic Liquids/Solids		X	
I. Contaminated Aqueous Solution		X	
J. Acid Solutions		X	
K. Alkaline Solutions (caustics)		X	
L. Asbestos Wastes		X	
M. Metal Sludges and Dusts		X	
N. Other Hazardous Wastes		X	

SECTION C

1. Describe briefly the nature of your business (i.e., What products are manufactured? What services are provided?)

No manufactured products - Private Country Club with 18 hole golf course

	/ YES	/ NO /
2. Do you store any by-products/wastes listed in SECTION B, part 1 for longer than 90 days?	___	X
3. Do you dispose of any by-products/wastes listed in SECTION B, part 1 by discharging them into the sewer system, i.e. pouring down sinks, storm drains, floor drains, toilets, etc.?	___	X
If "yes", indicate which by-products/wastes, and the name of the sewer district with which you have a discharge permit.		
4. Do you dispose of any by-products/wastes listed in Section B, part 1 by a method other than disposal into the sewer system, i.e. trash cans, dumpster, on the ground, evaporation ponds, land fills, etc.?	___	X
If "YES" indicate which by-products/wastes.		
5. Do you recycle any by-products/wastes listed in Section B, part 1 or contract with another company to have said materials recycled?	X	___
If "YES", indicate which by-products/wastes, and the name of the recycling company, if applicable.		
6. Do you transport any by-products/wastes listed in Section B, part 1 under a California Uniform Hazardous Waste Manifest?	___	X

SECTION D

1. If you answered "NO" to all questions in Section C, your business/service does not appear to generate hazardous wastes or by-products.

   (You will be contacted by the Department of Health Services, Environmental Health Section to discuss the information submitted on this application).

   Check the box to the right, and proceed to 4. [ ] (NO)

2. If you answered "YES" to any question in Section C, your business/service does generate hazardous wastes or by-products. You are required by state law to submit payment to the San Mateo County Department of Health Services for a Hazardous Waste Generator License.

   Check the box to the right, and proceed to 3. [X] (YES)

3. FEE SCHEDULE

   Review the table below to determine which category most closely relates to your business or service. Then place a check in the appropriate box. The fee corresponding to the category you have checked is your Hazardous Waste Generator License Fee. Make your check payable to COUNTY OF SAN MATEO.

(X)	Approx. Total Amount of Hazardous Waste Generated per Mo.	Annual Fee
	Waste Oil/Mixed Oil Recycling ONLY	$ 75.00
	Less than 200 lbs. (25 gal.)	200.00
	201 lbs. (26 gal.) - 1,200 lbs. (140 gal.)	300.00
	Greater than 1,201 lbs. (141 gal.)	500.00

4. I DECLARE UNDER PENALTY OF PERJURY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE STATEMENTS MADE HEREIN ARE CORRECT AND TRUE. I HEREBY CONSENT TO ALL NECESSARY INSPECTIONS MADE PURSUANT TO LAW AND INCIDENTAL TO THE ISSUANCE OF THIS LICENSE AND THE OPERATION OF THIS BUSINESS.

Lucian Tull — Signature
Course Supt. — Title
8/19/86 — Date

Review all pages of this application for completeness. Send the completed forms along with payment, if applicable, in the return envelope provided.

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

SAN MATEO COUNTY ENVIRONMENTAL HEALTH
2000 ALAMEDA DE LAS PULGAS, SUITE 100
SAN MATEO, CA 94403

HAZARDOUS MATERIALS BUSINESS PLAN (HMBP) ANNUAL CERTIFICATION FORM

Instructions: Review the HMBP annually and complete this form to certify that no changes to the following items have occurred at your business.

1. Business name and/or address;
2. Business ownership;
3. Storage or handling of any undisclosed reportable hazardous material;
4. A 100 percent or more increase in the quantity of a previously disclosed material;
5. Any significant operational change requiring modifications to the HMBP.

Business Name: LAKE MERCED GOLF

Business Address: 2300 JUNIPERO SERRA

Certification:

1. The information contained in the hazardous materials inventory most recently submitted to the CUPA is complete, accurate, and up to date.

2. There has been no change in the quantity of hazardous materials reported in the most recently submitted inventory.

3. No hazardous materials subject to inventory requirements are being handled that are not listed on the most recently submitted inventory.

4. This certification is not used to comply with EPCRA reporting requirements.

☐ **Check if this certification is also for the HMBP triennial review/certification.**

Robert Bordi — 3-16-09

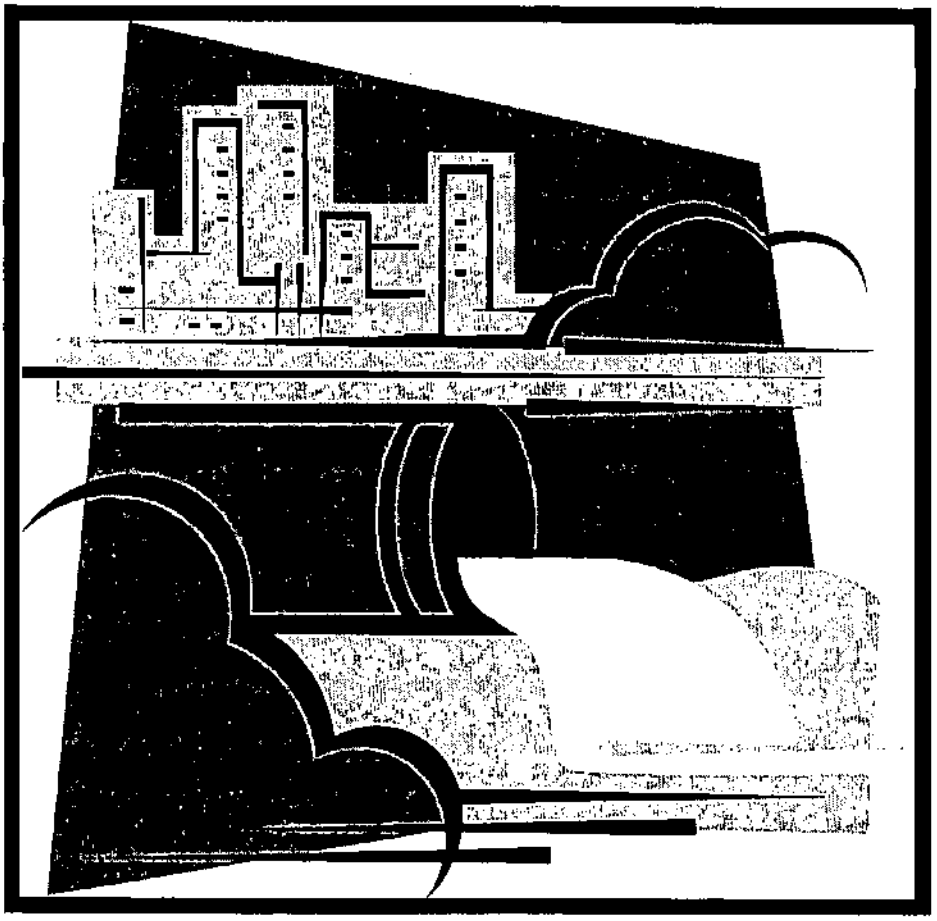
SIGNATURE (Owner or Official Representative) **DATE**

Robert Bordi

PRINTED NAME **TITLE** **PHONE NO.**

Rev. 12/2008

HAZARDOUS MATERIALS BUSINESS PLAN



ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

San Mateo County Environmental Health Services Division
455 County Center, 4th Floor
Redwood City, CA 94063
Telephone: (650) 363-4305

PAT CHOJNACKI

SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
455 COUNTY CENTER, 4th FLOOR
REDWOOD CITY, CA 94063

BUSINESS ACTIVITIES

SAN MATEO COUNTY ENVIRONMENTAL HEALTH
NOV 30 2006
RECEIVED

I. FACILITY IDENTIFICATION

FACILITY ID # 1 | EPA ID # (Hazardous Waste Only) 2

BUSINESS NAME (Same as FACILITY NAME or DBA-Doing Business As) 3

II. ACTIVITIES DECLARATION

NOTE: If you answer YES to any part of this form, submit the Business Owner/Operator Identification page (OES Form 2730).

Does your facility...		If Yes, please complete these pages of the UPCF.
A. HAZARDOUS MATERIALS Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs)? See instructions for additional reporting criteria.	Circle Yes or No YES NO 4	HAZARDOUS MATERIALS INVENTORY CHEMICAL DESCRIPTION (OES 2731)
B. UNDERGROUND STORAGE TANKS (USTs)		
1. Own or operate underground storage tanks?	YES NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one per tank) (Formerly Form B)
2. Intend to upgrade existing or install new USTs?	YES NO 6	UST FACILITY UST TANK (one per tank) UST INSTALLATION - CERTIFICATE OF COMPLIANCE (one per tank)(Formerly Form C)
3. Need to report closing a UST?	YES NO 7	UST TANK (closure portion—one per tank)
C. ABOVE GROUND PETROLEUM STORAGE TANKS (ASTs) Own or operate ASTs above the threshold below: —single or multiple tanks with a total capacity greater than 1,320 gallons?	YES NO 8	NO FORM REQUIRED BY CUPA
D. HAZARDOUS WASTE		
1. Generate hazardous waste?	YES NO 9	EPA ID NUMBER—provide at the top of this page
2. Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC Section 25143.2)?	YES NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
3. Treat hazardous waste on site?	YES NO 11	ONSITE HAZARDOUS WASTE TREATMENT - FACILITY (Formerly DTSC Form 1772) ONSITE HAZARDOUS WASTE TREATMENT - UNIT (one per unit) (Formerly DTSC Forms 1772 A,B,C,D, and L)
4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	YES NO 12	CERTIFICATION OF FINANCIAL ASSURANCE (Formerly DTSC Form 1232)
5. Consolidate hazardous waste generated at a remote site?	YES NO 13	REMOTE WASTE/CONSOLIDATION SITE ANNUAL NOTIFICATION (Formerly DTSC Form 1196)
6. Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned onsite?	YES NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION (Formerly DTSC Form 1249)

E. LOCAL REQUIREMENTS 15

Pursuant to the California Health and Safety Code Division 20, Chapter 6.95, Section 25506, this agency must obtain consent from the business owner/operator or designated business representative in order to release chemical location information to the public. This includes, but is not limited to, chemical locations provided in the chemical description section and site maps. Please circle "Yes" or "No" to indicate whether or not this information can be released to the public and sign/print your name on the line below.

Consent: Yes No Signature/Printed Name: _____/_____

SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
455 COUNTY CENTER, 4th FLOOR
REDWOOD CITY, CA 94063

BUSINESS OWNER/OPERATOR IDENTIFICATION

OES Form 2730 Page ___of___

I. IDENTIFICATION

FACILITY ID #	BEGINNING DATE 100	ENDING DATE 101	
BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 3		BUSINESS PHONE 102	
LAKE MERCED GOLF CLUB		(650) 755-2233	
BUSINESS SITE ADDRESS 103			
2300 JUNIPERO SERRA BLVD			
CITY 104 DALY CITY	CA	ZIP CODE 94015 105	
DUN & BRADSTREET 106		SIC CODE (4 digit #) 107	
COUNTY 108 SAN MATEO			
BUSINESS OPERATOR NAME 109		BUSINESS OPERATOR PHONE 110	

II. BUSINESS OWNER

OWNER NAME 111 PRIVATE GOLF CLUB		OWNER PHONE 112	
OWNER MAILING ADDRESS 113			
CITY 114	STATE 115	ZIP CODE 116	

III. ENVIRONMENTAL CONTACT

CONTACT NAME 117 ROBERT BORDI		CONTACT PHONE 118 (650) 755 2233	
CONTACT MAILING ADDRESS 119 2300 JUNIPERO SERRA BLVD			
CITY 120 DALY CITY	STATE 121 CA	ZIP CODE 122 94015	

IV. EMERGENCY CONTACTS

-PRIMARY-		-SECONDARY-	
NAME 123 LOU TONELLI		NAME 128 ROBERT BORDI	
TITLE 124 GOLF COURSE SUPERINTENDENT		TITLE 129 ASSISTANT GOLF COURSE SUPERINTENDENT	
BUSINESS PHONE 125 (650) 755-2233 x 6		BUSINESS PHONE 130 (650) 755-2233 x 6	
24-HOUR PHONE 126 (415) 999-0759		24-HOUR PHONE 131	
PAGER # 127 ✓ 1/08		PAGER # 132 all 650 333 9170	

ADDITIONAL LOCALLY COLLECTED INFORMATION: See Hazardous Materials Business Plan ✓ 1/08 133

Certification: Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE 134	NAME OF DOCUMENT PREPARER 135
NAME OF SIGNER *(print)* 136	TITLE OF SIGNER 137	

SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
CERTIFIED UNIFIED PROGRAM AGENCY
455 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

HAZARDOUS MATERIALS INVENTORY- CHEMICAL DESCRIPTION

OES Form 2731

__ADD __DELETE __REVISE 200 Page __ of __

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 3

CHEMICAL LOCATION 201
See MAP

CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

FACILITY ID # 1 | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205
GAS

TRADE SECRET __Yes __No 206
If Subject to EPCRA, refer to instructions

COMMON NAME 207

EHS* __Yes __No 208

CAS # 209

*If EHS is "Yes" all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only): __a. PURE __b. MIXTURE __c. WASTE 211

RADIOACTIVE __Yes __No 212

CURIES 213

PHYSICAL STATE (Check one item only): __a. SOLID __b. LIQUID __c. GAS 214

LARGEST CONTAINER 500 215

FED HAZARD CATEGORIES (Check all that apply): __a. FIRE __b. REACTIVE __c. PRESSURE RELEASE __d. ACUTE HEALTH __e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217

MAXIMUM STORAGE AMOUNT 500 218

ANNUAL WASTE AMOUNT 219

STATE WASTE CODE 220

UNITS* (Check one item only): X a. GALLONS __b. CUBIC FEET __c. POUNDS __d. TONS 221
* If EHS, amount must be in pounds.

DAYS ON SITE 222

STORAGE CONTAINER (Check all that apply): 223
__a. ABOVEGROUND TANK __e. PLASTIC/NONMETALLIC DRUM __i. FIBER DRUM __m. GLASS BOTTLE __q. RAIL CAR
__b. UNDERGROUND TANK __f. CAN __j. BAG __n. PLASTIC BOTTLE __r. OTHER _____
__c. TANK INSIDE BUILDING __g. CARBOY __k. BOX __o. TOTE BIN
__d. STEEL DRUM __h. SILO __l. CYLINDER __p. TANK WAGON

STORAGE PRESSURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT 224

STORAGE TEMPERATURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT __d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixtures or waste only)	EHS	CAS #
1 226	227	__Yes __No 228	229
2 230	231	__Yes __No 232	233
3 234	235	__Yes __No 236	237
4 238	239	__Yes __No 240	241
5 242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

Sign Here for EPCRA:

SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
CERTIFIED UNIFIED PROGRAM AGENCY
455 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

HAZARDOUS MATERIALS INVENTORY- CHEMICAL DESCRIPTION

OES Form 2731

__ADD __DELETE __REVISE 200 Page __ of __

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 1

CHEMICAL LOCATION 201 CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

See Map

FACILITY ID # | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205: Diesel | TRADE SECRET __Yes __No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME 207 | EHS* __Yes __No 208

CAS # 209 | *If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only): __ a. PURE __ b. MIXTURE __ c. WASTE 211 | RADIOACTIVE __Yes __No 212 | CURIES 213

PHYSICAL STATE (Check one item only): __ a. SOLID __ b. LIQUID __ c. GAS 214 | LARGEST CONTAINER 1,000 215

FED HAZARD CATEGORIES (Check all that apply): __ a. FIRE __ b. REACTIVE __ c. PRESSURE RELEASE __ d. ACUTE HEALTH __ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM STORAGE AMOUNT 1,000 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220

UNITS* (Check one item only): X a. GALLONS __ b. CUBIC FEET __ c. POUNDS __ d. TONS 221 | DAYS ON SITE 222
* If EHS, amount must be in pounds.

STORAGE CONTAINER (Check all that apply) 223:
- X a. ABOVEGROUND TANK
- __ b. UNDERGROUND TANK
- __ c. TANK INSIDE BUILDING
- __ d. STEEL DRUM
- __ e. PLASTIC/NONMETALLIC DRUM
- __ f. CAN
- __ g. CARBOY
- __ h. SILO
- __ i. FIBER DRUM
- __ j. BAG
- __ k. BOX
- __ l. CYLINDER
- __ m. GLASS BOTTLE
- __ n. PLASTIC BOTTLE
- __ o. TOTE BIN
- __ p. TANK WAGON
- __ q. RAIL CAR
- __ r. OTHER _____

STORAGE PRESSURE: __ a. AMBIENT __ b. ABOVE AMBIENT __ c. BELOW AMBIENT 224

STORAGE TEMPERATURE: __ a. AMBIENT __ b. ABOVE AMBIENT __ c. BELOW AMBIENT __ d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	__Yes __No 228	229
2 230	231	__Yes __No 232	233
3 234	235	__Yes __No 236	237
4 238	239	__Yes __No 240	241
5 242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

Sign Here for EPCRA:

SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
CERTIFIED UNIFIED PROGRAM AGENCY
455 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

HAZARDOUS MATERIALS INVENTORY- CHEMICAL DESCRIPTION

OES Form 2731

__ADD __DELETE __ REVISE 200 Page __ of __

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 3

CHEMICAL LOCATION 201 CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

FACILITY ID # 1 | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205: WASTE OIL | TRADE SECRET __Yes __No 206

If Subject to EPCRA, refer to instructions

COMMON NAME 207 | EHS* __Yes __No 208

CAS # 209 | *If EHS is "Yes" all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only)	__ a. PURE __ b. MIXTURE __ c. WASTE 211	RADIOACTIVE __Yes __No 212	CURIES 213
PHYSICAL STATE (Check one item only)	__ a. SOLID __ b. LIQUID __ c. GAS 214	LARGEST CONTAINER 200	215
FED HAZARD CATEGORIES (Check all that apply)	__ a. FIRE __ b REACTIVE __ c PRESSURE RELEASE __ d ACUTE HEALTH __ e. CHRONIC HEALTH 216		
AVERAGE DAILY AMOUNT 217	MAXIMUM STORAGE AMOUNT 200 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
UNITS* (Check one item only)	__ a. GALLONS __ b. CUBIC FEET __ c. POUNDS __ d. TONS 221 * If EHS, amount must be in pounds.		DAYS ON SITE 222

STORAGE CONTAINER (Check all that apply) 223

X a. ABOVEGROUND TANK	__e. PLASTIC/NONMETALLIC DRUM	__i. FIBER DRUM	__m. GLASS BOTTLE	__q. RAIL CAR
__b. UNDERGROUND TANK	__f. CAN	__j BAG	__n. PLASTIC BOTTLE	__r. OTHER
__c. TANK INSIDE BUILDING	__g. CARBOY	__k BOX	__o. TOTE BIN	
__d. STEEL DRUM	__h. SILO	__l CYLINDER	__p. TANK WAGON	

STORAGE PRESSURE	__ a. AMBIENT	__ b. ABOVE AMBIENT	__ c. BELOW AMBIENT	224
STORAGE TEMPERATURE	__ a. AMBIENT	__ b. ABOVE AMBIENT	__ c. BELOW AMBIENT	__ d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	__Yes __No 228	229
2 230	231	__Yes __No 232	233
3 234	235	__Yes __No 236	237
4 238	239	__Yes __No 240	241
5 242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

Sign Here for EPCRA:

SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
CERTIFIED UNIFIED PROGRAM AGENCY
455 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

HAZARDOUS MATERIALS INVENTORY- CHEMICAL DESCRIPTION

OES Form 2731

__ADD __DELETE __REVISE 200 Page __ of __

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 3

CHEMICAL LOCATION See MAP 201

CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

FACILITY ID # 1 | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET __Yes __No 206 | If Subject to EPCRA, refer to instructions

COMMON NAME POTASSIUM SULFATE 207 | EHS* __Yes __No 208

CAS # 209 | *If EHS is "Yes" all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only): __a. PURE __b. MIXTURE __c. WASTE 211 | RADIOACTIVE __Yes __No 212 | CURIES 213

PHYSICAL STATE (Check one item only): __a. SOLID __b. LIQUID __c. GAS 214 | LARGEST CONTAINER 25 215

FED HAZARD CATEGORIES (Check all that apply): __a. FIRE __b. REACTIVE __c. PRESSURE RELEASE __d. ACUTE HEALTH __e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217 | MAXIMUM STORAGE AMOUNT 350 218 | ANNUAL WASTE AMOUNT 219 | STATE WASTE CODE 220

UNITS* (Check one item only): __a. GALLONS __b. CUBIC FEET X c. POUNDS __d. TONS 221 | DAYS ON SITE 222

*If EHS, amount must be in pounds.

STORAGE CONTAINER (Check all that apply): __a. ABOVEGROUND TANK __b. UNDERGROUND TANK __c. TANK INSIDE BUILDING __d. STEEL DRUM __e. PLASTIC/NONMETALLIC DRUM __f. CAN __g. CARBOY __h. SILO __i. FIBER DRUM __j. BAG __k. BOX __l. CYLINDER __m. GLASS BOTTLE __n. PLASTIC BOTTLE __o. TOTE BIN __p. TANK WAGON __q. RAIL CAR __r. OTHER _____ 223

STORAGE PRESSURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT 224

STORAGE TEMPERATURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT __d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	__Yes __No 228	229
2 50 230	soluble potash (K_2O) 231	__Yes __No 232	233
3 17 234	sulfur 235	__Yes __No 236	237
4 238	239	__Yes __No 240	241
5 242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

Sign Here for EPCRA:

SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION

CERTIFIED UNIFIED PROGRAM AGENCY
455 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

HAZARDOUS MATERIALS INVENTORY- CHEMICAL DESCRIPTION

OES Form 2731

__ADD __DELETE __REVISE 200 Page __ of __

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 1

CHEMICAL LOCATION 201

CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

FACILITY ID # 1 | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET __Yes __No 206

If Subject to EPCRA, refer to instructions

COMMON NAME Fungicide 207 | EHS* __Yes __No 208

CAS # 209 | *If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only) __a. PURE __b. MIXTURE __c. WASTE 211 | RADIOACTIVE __Yes __No 212 | CURIES 213

PHYSICAL STATE (Check one item only) __a. SOLID __b. LIQUID __c. GAS 214 | LARGEST CONTAINER 215

FED HAZARD CATEGORIES (Check all that apply) __a. FIRE __b. REACTIVE __c. PRESSURE RELEASE __d. ACUTE HEALTH __e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217 | MAXIMUM STORAGE AMOUNT 20 218 | ANNUAL WASTE AMOUNT 219 | STATE WASTE CODE 220

UNITS* (Check one item only) __a. GALLONS __b. CUBIC FEET X c. POUNDS __d. TONS 221 | DAYS ON SITE 222

* If EHS, amount must be in pounds.

STORAGE CONTAINER (Check all that apply) 223

__a. ABOVEGROUND TANK	__e. PLASTIC/NONMETALLIC DRUM	__i. FIBER DRUM	__m. GLASS BOTTLE	__q. RAIL CAR
__b. UNDERGROUND TANK	__f. CAN	__j. BAG	__n. PLASTIC BOTTLE	__r. OTHER
__c. TANK INSIDE BUILDING	__g. CARBOY	__k. BOX	__o. TOTE BIN	
__d. STEEL DRUM	__h. SILO	__l. CYLINDER	__p. TANK WAGON	

STORAGE PRESSURE __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT 224

STORAGE TEMPERATURE __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT __d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	__Yes __No 228	229
2 230	231	__Yes __No 232	233
3 234	235	__Yes __No 236	237
4 238	239	__Yes __No 240	241
5 242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

Sign Here for EPCRA:

SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
CERTIFIED UNIFIED PROGRAM AGENCY
455 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

HAZARDOUS MATERIALS INVENTORY- CHEMICAL DESCRIPTION

OES Form 2731

__ADD __DELETE __REVISE 200 Page __ of __

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 1

CHEMICAL LOCATION See MAP 201 CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

FACILITY ID # 1 | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET __Yes __No 206 | If Subject to EPCRA, refer to instructions

COMMON NAME Fungicide 207 | EHS* __Yes __No 208 | *If EHS is "Yes" all amounts below must be in lbs.

CAS # 209

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only): __a. PURE __b. MIXTURE __c. WASTE 211 | RADIOACTIVE __Yes __No 212 | CURIES 213

PHYSICAL STATE (Check one item only): __a. SOLID __b. LIQUID __c. GAS 214 | LARGEST CONTAINER 215

FED HAZARD CATEGORIES (Check all that apply): __a. FIRE __b. REACTIVE __c. PRESSURE RELEASE __d. ACUTE HEALTH __e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217 | MAXIMUM STORAGE AMOUNT 20 218 | ANNUAL WASTE AMOUNT 219 | STATE WASTE CODE 220

UNITS* (Check one item only): X a. GALLONS __b. CUBIC FEET __c. POUNDS __d. TONS 221 | * If EHS, amount must be in pounds. | DAYS ON SITE 222

STORAGE CONTAINER (Check all that apply) 223:
__a. ABOVEGROUND TANK __e. PLASTIC/NONMETALLIC DRUM __i. FIBER DRUM __m. GLASS BOTTLE __q. RAIL CAR
__b. UNDERGROUND TANK __f. CAN __j. BAG __n. PLASTIC BOTTLE __r. OTHER
__c. TANK INSIDE BUILDING __g. CARBOY __k. BOX __o. TOTE BIN
__d. STEEL DRUM __h. SILO __l. CYLINDER __p. TANK WAGON

STORAGE PRESSURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT 224

STORAGE TEMPERATURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT __d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	__Yes __No 228	229
50% 230	trifloxystrobin 231	__Yes __No 232	233
3 234	Silica 235	__Yes __No 236	237
4 238	239	__Yes __No 240	241
5 242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

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SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
CERTIFIED UNIFIED PROGRAM AGENCY
455 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION

OES Form 2731

__ADD __DELETE __REVISE 200 Page __ of __

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 3

CHEMICAL LOCATION 201 CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

FACILITY ID # | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET __Yes __No 206

If Subject to EPCRA, refer to instructions

COMMON NAME Silicone 207 | EHS* __Yes __No 208

CAS # 209 | *If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only): __a. PURE __b. MIXTURE __c. WASTE 211 | RADIOACTIVE __Yes __No 212 | CURIES 213

PHYSICAL STATE (Check one item only): __a. SOLID __b. LIQUID __c. GAS 214 | LARGEST CONTAINER 55 215

FED HAZARD CATEGORIES (Check all that apply): __a. FIRE __b. REACTIVE __c. PRESSURE RELEASE __d. ACUTE HEALTH __e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM STORAGE AMOUNT 55 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220

UNITS* (Check one item only): X a. GALLONS __b. CUBIC FEET __c. POUNDS __d. TONS 221 | * If EHS, amount must be in pounds. | DAYS ON SITE 222

STORAGE CONTAINER (Check all that apply) 223:
__a. ABOVEGROUND TANK __b. UNDERGROUND TANK __c. TANK INSIDE BUILDING __d. STEEL DRUM
X e. PLASTIC/NONMETALLIC DRUM __f. CAN __g. CARBOY __h. SILO
__i. FIBER DRUM __j. BAG __k. BOX __l. CYLINDER
__m. GLASS BOTTLE __n. PLASTIC BOTTLE __o. TOTE BIN __p. TANK WAGON
__q. RAIL CAR __r. OTHER _____

STORAGE PRESSURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT 224

STORAGE TEMPERATURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT __d. CRYOGENIC 225

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	97.5 226	Silicon (SiO_2) 227	__Yes __No 228	229
2	3 230	Soluble potash (K_2O) 231	__Yes __No 232	233
3	234	235	__Yes __No 236	237
4	238	239	__Yes __No 240	241
5	242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

Sign Here for EPCRA:

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455 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

HAZARDOUS MATERIALS INVENTORY- CHEMICAL DESCRIPTION

OES Form 2731

__ADD __DELETE __REVISE 200 Page __of __

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 1

CHEMICAL LOCATION 201 CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

FACILITY ID # | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME Aqueduct 205 | TRADE SECRET __Yes __No 206 | If Subject to EPCRA, refer to instructions

COMMON NAME - wetting agent 207 | EHS* __Yes __No 208

CAS # 209 | *If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only): __a. PURE __b. MIXTURE __c. WASTE 211 | RADIOACTIVE __Yes __No 212 | CURIES 213

PHYSICAL STATE (Check one item only): __a. SOLID __b. LIQUID __c. GAS 214 | LARGEST CONTAINER 55 215

FED HAZARD CATEGORIES (Check all that apply): __a. FIRE __b. REACTIVE __c. PRESSURE RELEASE __d. ACUTE HEALTH __e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217 | MAXIMUM STORAGE AMOUNT 165 218 | ANNUAL WASTE AMOUNT 219 | STATE WASTE CODE 220

UNITS* (Check one item only): X a. GALLONS __b. CUBIC FEET __c. POUNDS __d. TONS 221 | * If EHS, amount must be in pounds. | DAYS ON SITE 222

STORAGE CONTAINER (Check all that apply): __a. ABOVEGROUND TANK __b. UNDERGROUND TANK __c. TANK INSIDE BUILDING __d. STEEL DRUM __e. PLASTIC/NONMETALLIC DRUM __f. CAN __g. CARBOY __h. SILO __i. FIBER DRUM __j. BAG __k. BOX __l. CYLINDER __m. GLASS BOTTLE __n. PLASTIC BOTTLE __o. TOTE BIN __p. TANK WAGON __q. RAIL CAR __r. OTHER _____ 223

STORAGE PRESSURE: X a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT 224

STORAGE TEMPERATURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT __d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	NONIONIC POLYOLS 227	__Yes __No 228	229
2 230	231	__Yes __No 232	233
3 234	235	__Yes __No 236	237
4 238	239	__Yes __No 240	241
5 242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

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HAZARDOUS MATERIALS INVENTORY- CHEMICAL DESCRIPTION

OES Form 2731

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I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 3

CHEMICAL LOCATION 201

CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

FACILITY ID # 1 | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET __Yes __No 206

If Subject to EPCRA, refer to instructions

COMMON NAME UREA 207 | EHS* __Yes __No 208

CAS # 209 | *If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only): __a. PURE __b. MIXTURE __c. WASTE 211 | RADIOACTIVE __Yes __No 212 | CURIES 213

PHYSICAL STATE (Check one item only): __a. SOLID __b. LIQUID __c. GAS 214 | LARGEST CONTAINER 50 215

FED HAZARD CATEGORIES (Check all that apply): __a. FIRE __b. REACTIVE __c. PRESSURE RELEASE __d. ACUTE HEALTH __e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217 | MAXIMUM STORAGE AMOUNT 350 218 | ANNUAL WASTE AMOUNT 219 | STATE WASTE CODE 220

UNITS* (Check one item only): __a. GALLONS __b. CUBIC FEET __c. POUNDS __d. TONS 221 | DAYS ON SITE 222

* If EHS, amount must be in pounds.

STORAGE CONTAINER (Check all that apply): 223

__a. ABOVEGROUND TANK	__e. PLASTIC/NONMETALLIC DRUM	__i. FIBER DRUM	__m. GLASS BOTTLE	__q. RAIL CAR
__b. UNDERGROUND TANK	__f. CAN	__j. BAG	__n. PLASTIC BOTTLE	__r. OTHER
__c. TANK INSIDE BUILDING	__g. CARBOY	__k. BOX	__o. TOTE BIN	_____
__d. STEEL DRUM	__h. SILO	__l. CYLINDER	__p. TANK WAGON	

STORAGE PRESSURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT 224

STORAGE TEMPERATURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT __d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 46 226	Nitrogen 227	__Yes __No 228	229
2 230	231	__Yes __No 232	233
3 234	235	__Yes __No 236	237
4 238	239	__Yes __No 240	241
5 242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

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HAZARDOUS MATERIALS INVENTORY- CHEMICAL DESCRIPTION

OES Form 2731

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I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 1

CHEMICAL LOCATION 201

CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

FACILITY ID # 1 | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET __Yes __No 206

If Subject to EPCRA, refer to instructions

COMMON NAME liquid calcium 207 | EHS* __Yes __No 208

CAS # 209 | *If EHS is "Yes" all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only): __a. PURE __b. MIXTURE __c. WASTE 211 | RADIOACTIVE __Yes __No 212 | CURIES 213

PHYSICAL STATE (Check one item only): __a. SOLID __b. LIQUID __c. GAS 214 | LARGEST CONTAINER 2 1/2 215

FED HAZARD CATEGORIES (Check all that apply): __a. FIRE __b. REACTIVE __c. PRESSURE RELEASE __d. ACUTE HEALTH __e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM STORAGE AMOUNT 15 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220

UNITS* (Check one item only): A a. GALLONS __b. CUBIC FEET __c. POUNDS __d. TONS 221 | DAYS ON SITE 222

* If EHS, amount must be in pounds.

STORAGE CONTAINER (Check all that apply) 223:
__a. ABOVEGROUND TANK __e. PLASTIC/NONMETALLIC DRUM __i. FIBER DRUM __m. GLASS BOTTLE __q. RAIL CAR
__b. UNDERGROUND TANK __f. CAN __j. BAG __n. PLASTIC BOTTLE __r. OTHER _____
__c. TANK INSIDE BUILDING __g. CARBOY __k. BOX __o. TOTE BIN
__d. STEEL DRUM __h. SILO __l. CYLINDER __p. TANK WAGON

STORAGE PRESSURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT 224

STORAGE TEMPERATURE: __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT __d. CRYOGENIC 225

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	16 226	phosphoric acid 227	__Yes __No 228	229
2	4 230	calcium 231	__Yes __No 232	233
3	234	235	__Yes __No 236	237
4	238	239	__Yes __No 240	241
5	242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

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CERTIFIED UNIFIED PROGRAM AGENCY
455 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

HAZARDOUS MATERIALS INVENTORY- CHEMICAL DESCRIPTION

OES Form 2731

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I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 3

CHEMICAL LOCATION 201

CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

FACILITY ID # 1 | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET __Yes __No 206

If Subject to EPCRA, refer to instructions

COMMON NAME NEMACIDE 207 | EHS* __Yes __No 208

CAS # 209 | *If EHS is "Yes" all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only) __a. PURE __b. MIXTURE __c. WASTE 211 | RADIOACTIVE __Yes __No 212 | CURIES 213

PHYSICAL STATE (Check one item only) __a. SOLID __b. LIQUID __c. GAS 214 | LARGEST CONTAINER 50 215

FED HAZARD CATEGORIES (Check all that apply) __a. FIRE __b. REACTIVE __c. PRESSURE RELEASE __d. ACUTE HEALTH __e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217 | MAXIMUM STORAGE AMOUNT 150 218 | ANNUAL WASTE AMOUNT 219 | STATE WASTE CODE 220

UNITS* (Check one item only) __a. GALLONS __b. CUBIC FEET __c. POUNDS __d. TONS 221 | * If EHS, amount must be in pounds. | DAYS ON SITE 222

STORAGE CONTAINER (Check all that apply) 223

__a. ABOVEGROUND TANK	__e. PLASTIC/NONMETALLIC DRUM	__i. FIBER DRUM	__m. GLASS BOTTLE	__q. RAIL CAR
__b. UNDERGROUND TANK	__f. CAN	__j. BAG	__n. PLASTIC BOTTLE	__r. OTHER _____
__c. TANK INSIDE BUILDING	__g. CARBOY	__k. BOX	__o. TOTE BIN	
__d. STEEL DRUM	__h. SILO	__l. CYLINDER	__p. TANK WAGON	

STORAGE PRESSURE __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT 224

STORAGE TEMPERATURE __a. AMBIENT __b. ABOVE AMBIENT __c. BELOW AMBIENT __d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 10 226	Fenamiphos Technical 227	__Yes __No 228	229
2 230	SILICA 231	__Yes __No 232	233
3 234	235	__Yes __No 236	237
4 238	239	__Yes __No 240	241
5 242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

Sign Here for EPCRA:

SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
CERTIFIED UNIFIED PROGRAM AGENCY
455 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION

OES Form 2731

__ADD __DELETE __REVISE 200 Page __ of __

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) 3

CHEMICAL LOCATION 201 CHEMICAL LOCATION CONFIDENTIAL - EPCRA __Yes __No 202

See MAP

FACILITY ID # 1 | MAP # (optional) 203 | GRID # (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET __Yes __No 206 | If Subject to EPCRA, refer to instructions

COMMON NAME 90/6 SULFUR 207 | EHS* __Yes __No 208

CAS # 209 | *If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASS 210

HAZARDOUS MATERIAL TYPE (Check one item only)	__a. PURE __b. MIXTURE __c. WASTE 211	RADIOACTIVE __Yes __No 212	CURIES 213
PHYSICAL STATE (Check one item only)	__a. SOLID __b. LIQUID __c. GAS 214	LARGEST CONTAINER 50	215
FED HAZARD CATEGORIES (Check all that apply)	__a. FIRE __b. REACTIVE __c. PRESSURE RELEASE __d. ACUTE HEALTH __e. CHRONIC HEALTH 216		
AVERAGE DAILY AMOUNT 217	MAXIMUM STORAGE AMOUNT 2000 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
UNITS* (Check one item only)	__a. GALLONS __b. CUBIC FEET X c. POUNDS __d. TONS 221 * If EHS, amount must be in pounds.		DAYS ON SITE 222

STORAGE CONTAINER (Check all that apply) 223

__a. ABOVEGROUND TANK __e. PLASTIC/NONMETALLIC DRUM __i. FIBER DRUM __m. GLASS BOTTLE __q. RAIL CAR
__b. UNDERGROUND TANK __f. CAN __j. BAG __n. PLASTIC BOTTLE __r. OTHER _____
__c. TANK INSIDE BUILDING __g. CARBOY __k. BOX __o. TOTE BIN
__d. STEEL DRUM __h. SILO __l. CYLINDER __p. TANK WAGON

STORAGE PRESSURE	__a. AMBIENT	__b. ABOVE AMBIENT	__c. BELOW AMBIENT	224
STORAGE TEMPERATURE	__a. AMBIENT	__b. ABOVE AMBIENT	__c. BELOW AMBIENT	__d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	__Yes __No 228	229
2 15 230	Nitrogen 231	__Yes __No 232	233
3 15 234	potassium 235	__Yes __No 236	237
4 15 238	phosphorus 239	__Yes __No 240	241
5 242	243	__Yes __No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper indicating the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

Sign Here for EPCRA:

HAZARDOUS MATERIALS BUSINESS PLAN (HMBP)

SAN MATEO COUNTY DIVISION OF ENVIRONMENTAL HEALTH
590 HAMILTON STREET, 4TH FLOOR, REDWOOD CITY, CA 94063
TELEPHONE: (415) 363-4305

SAN MATEO COUNTY ENVIRONMENTAL HEALTH
MAY 26 1994
RECEIVED

NOTE: Sections A and B must be completed for each separate facility location(if more than one).
Sections A and C-G must be completed to comply with the Hazardous Waste Contingency Plan.

SECTION A. GENERAL BUSINESS INFORMATION

FACILITY IDENTIFICATION

1. Legal Business Name Lake Merced Golf & C.C. ~~Y~~ LG
2. Business/ Site Address 2300 Junipero Serra Blvd.
3. City Daly City, CA 94015 Phone Number 415 755-2233
4. Business Type (sole proprietor, corporation, etc.) Corporation
5. Property Owner Name Same
6. Property Owner Address Same

CONTACT INFORMATION

1. Contact Name Steven Lachman, President Phone 755-2233 Ext. None
2. Mailing Address Same As # 1
3. Business Owner Name ✓ ✓ Phone Same

BUSINESS INFORMATION

1. Business Description Private Country Club
2. # Employees ~~70-80~~ 10-12 3. Square Footage 4000
4. Dun & Bradstreet # 5. SIC Code
6. EPA Identification # CAC000564687. Sewer Permit
8. Fire Dept. Permit # 9. Air Permit
10. Are there any schools, hospitals or health care facilities located within 1000 feet of the business?
    NO X YES__ (Name of facility)
11. Location of the HMBP In Maintenance Bldg.

EMERGENCY COORDINATOR INFORMATION

1. Primary Name Lou Tonelli Day Phone 755-2238
   Title Superintendent Night Phone 871-4931
2. Alternate Name Bob Berdi Day Phone 755-2238
   Title Asst. Supt Night Phone 875-2707

Zach@lmgc.org
~~Htonelli@lmgc.org~~ MM

CERTIFICATION

I certify that I have examined and am familiar with the information submitted in the HMBP or Contingency Plan and that the information is true, accurate and complete to the best of my knowledge or ability.

SIGNATURE	PRINT NAME	TITLE	DATE
[signature]	Lou Tonelli	Supt	3-20-94

SECTION B. CHEMICAL INVENTORY

INSTRUCTIONS: Complete a separate form for each building or area where hazardous materials or wastes are located. If necessary, make extra copies of this form. Please copy both sides of the inventory form before submitting the HMBP.

BUSINESS NAME: _____ **BUILDING/AREA NAME:** _____

BUSINESS ADDRESS: _____ **ROOM NAME/NUMBER:** _____ **DATE:** _____

1 PRODUCT/WASTE DESCRIPTION	2 CHEMICAL ID	3 QUANTITY	4 HAZARD CLASS	5 STORAGE	6 HAZARDS	7 OTHER
1. Name a) Ingredient % b) Ingredient %	a) UN/NA# b) CAS#	a) Max. amt. b) Lg. Cont.	a) Code (See Back)	a) Container b) Pressure c) Temp. °F	a) Health b) Physical	a) Extremely Hazardous Material b) Annual Amount Handled
1. 10/50 Motor oil a) _____ % b) _____ %	UN/NA# _____ CAS# a) _____ b) _____	LBS/GAL/CU.FT. a) 55 gal b) _____	a) CL	a) D b) 2 c) 2	a) 6 b) 3	a) Yes / No b) 55 Gal
2. Waste Oil a) _____ % b) _____ %	UN/NA# _____ CAS# a) _____ b) _____	LBS/GAL/CU.FT. a) 55 Gal Drum b) _____	a) CL	a) A b) 2 c) _____	a) 6 b) 3	a) Yes / No b) _____
3. Safety Clean Solvent a) (Solution) % b) _____ %	UN/NA# _____ CAS# a) _____ b) _____	LBS/GAL/CU.FT. a) 5 Gal b) _____	a) CL	a) D b) 2 c) 2	a) 2 b) 3	a) Yes / No b) 5 Gals
4. Gasolyne a) Diesel % b) _____ %	UN/NA# 1203 CAS# a) _____ b) NA 1993	LBS/GAL/CU.FT. a) CL b) CL	a) _____	a) B22 b) B22 c) _____	a) 2.3 b) 2.3	a) Yes / (No) b) 1000 500
Oxygen Gas) Oxygen 100 % b) _____ %	UN/NA# _____ CAS# a) _____ b) _____	LBS/GAL/CU.FT. a) _____ b) _____	a) NFG Oxy	a) 1 b) 1 c) 2	a) 6 b) 3.4	a) Yes / (No) b) _____

5a) STORAGE CONTAINER CODES

A = Aboveground Tank
B = Below Ground Tank
C = Tank Inside Building
D = Steel Drum
E = Plastic or Non-Metal Drum
F = Can
G = Carboy
H = Silo
I = Fiberdrum
J = Bag
K = Box
L = Cylinder
M = Glass Bottle or Jug
N = Plastic
O = Tote Bin
P = Tank Wagon
Q = Rail Car
R = Other

5b) PRESSURE CODES

1 = Above Ambient
2 = Ambient
3 = Below Ambient

5c) TEMPERATURE CODES

1 = Above Ambient
2 = Ambient
3 = Below Ambient

6a) HEALTH AND PHYSICAL HAZARDS

1 = Immediate (Acute) Health Hazard
2 = Delayed (Chronic) Health Hazard

6b)

3 = Fire Hazard
4 = Pressure Hazard
5 = Reactive Hazard

or 6 = Not Applicable

Page _____ of _____

BUSINESS NAME _____

BUSINESS ADDRESS _____

SECTION C. PREVENTION PLAN

1. Describe how chemical products/wastes are managed, stored and monitored to prevent a spill or release from occurring.
We have double walled, convault tanks above ground to store fuel.

2. List all emergency equipment (e.g., spill control, fire extinguishers) on-site that can be used for chemical spill, fire, explosion or other hazardous materials emergency.
Eight fire extinguishers and a spill Control Station

3. Describe arrangements or activities you have with local fire, health and medical agencies to familiarize them with your facility's operation.
They perform Annual on site inspections.

SECTION D. EMERGENCY RESPONSE PLAN

NOTE: In the event of a reportable release or threatened chemical release (see Instruction Packet Section D.2) each facility is required by state law to provide immediate verbal notification to:

a) The local Fire Department (911)
b) The San Mateo County Environmental Health Division (415) 363-4305
c) The State Office of Emergency Services (OES)
(800) 852-7550 or (916) 427-4341

4. Describe any devices or control measures (e.g. security system, Knox Box) that would assist or impede emergency response personnel upon their arrival at your facility during an emergency.
Nothing

5. Describe procedures to ensure notification and evacuation of employees in the event of an emergency. Evacuation routes and assembly areas must be indicated on the site map(s). (see Section G).
By voice notification

6. Describe procedures that will be implemented in the event of a chemical release, fire or explosion.
Dial 911 and evacuate to the 14th fairway

SECTION E. NEW EMPLOYEE TRAINING AND ANNUAL REFRESHER PROGRAM

NOTE: **EMPLOYEE HAZARDOUS MATERIALS TRAINING MUST BE CONDUCTED INITIALLY FOR NEW HIRES WITH REFRESHER TRAINING AT LEAST YEARLY THEREAFTER.**

7. Describe the training employees receive in:
   a) Safe handling of hazardous materials and wastes used at your business
   b) Emergency response procedures including notification and evacuation
   c) Use of emergency response equipment
   d) Coordination with local emergency responders

See attached sheet

8. How is the initial/refresher training documented and where is the documentation maintained?

In the Safety logs and files kept in the Employees lunch room

SECTION F. CLOSURE PLAN

NOTE: **SAN MATEO COUNTY ENVIRONMENTAL HEALTH MUST BE NOTIFIED PRIOR TO IMPLEMENTATION OF CLOSURE ACTIVITIES.**

9. Describe the procedures established in accordance with current hazardous waste regulations that would be implemented in the event that the facility closes.
   This should address hazardous materials removal and hazardous waste disposal. Include information regarding site decontamination, as well as agencies to be notified regarding closure.

We would use the emergency Spill Station, First aid Cabinet Contents, Dry materials, and wear appropriate clothing, Gloves, masks etc.

SECTION G. FACILITY SITE MAP

Prepare a site map using the attached blank form and the legend provided on the back portion of the form. Include all applicable information as specified in Section G of the Instruction Packet. Make sure that you copy both sides of the map form when you submit the HMBP.

SECTION G: FACILITY SITE MAP

STRUCTIONS: Show the location of each building, fence, gate, parking area, storm and sewer drain, adjacent street, adjacent property and hazardous materials storage area. Include
e map scale and north orientation. Also, indicate evacuation routes and the employee assembly area used during an emergency evacuation.

See Attached Map

OTE: Refer to the back of this form for standard symbols. Please copy both sides when submitting the HMBP.

EMPLOYEE TRAINING DOCUMENTATION FORM

BUSINESS NAME: Lake Merced Golf and Country Club

BUSINESS ADDRESS: 2300 Junipero Serra Daly City

NAME OF TRAINER: John Venturini DATE: Feb 10, 1994

DESCRIPTION OF TRAINING: Verbal and hands on training and video tapes. and M.S.D.S. Oil + Gas spillage and handling. Fire extinguisher usage. Gas + Electical emg. shut off.

	EMPLOYEE NAME	SIGNATURE	JOB TITLE	DATE OF LAST HAZMAT TRAINING
1.	Don Barros	Don Barros	Gardener	Feb 10, 1994
2.	Bernie Dingcong	Bernie Dingcong	Gardener	Feb 10, 1994
3.	Lou Tonelli	Lou Tonelli	Gardener	Feb 10, 1994
4.	John Venturini	John Venturini	Gardener	Feb 10, 1994
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11.	Pedro Sandoval	Pedro Sandoval	Gardener	Feb 10, 1994
12.				
13.				
14.				
15.				

HAZARDOUS MATERIALS BUSINESS PLAN (HMBP)

SAN MATEO COUNTY DIVISION OF ENVIRONMENTAL HEALTH
590 HAMILTON STREET, 4TH FLOOR, REDWOOD CITY, CA 94063
TELEPHONE: (415) 363-4305

SAN MATEO COUNTY ENVIRONMENTAL HEALTH
MAY 26 1994
RECEIVED

NOTE: Sections A and B must be completed for each separate facility location(HMBP only). Sections A and C-G must be completed to comply with the Hazardous Waste Contingency Plan.

SECTION A. GENERAL BUSINESS INFORMATION

FACILITY IDENTIFICATION

1. Legal Business Name Lake Merced Golf & C.C.
2. Business/ Site Address 2300 Junipero Serra Blvd.
3. City Daly City, CA 94015 Phone Number 415 755-2233
4. Business Type (sole proprietor, corporation, etc.) Corporation
5. Property Owner Name Same
6. Property Owner Address Same

CONTACT INFORMATION

1. Contact Name Steven Lachman, President Phone 755-2233 Ext. None
2. Mailing Address Same As #1
3. Business Owner Name ✓ ✓ Phone Same

BUSINESS INFORMATION

1. Business Description Private Country Club
2. # Employees ~~70-80~~ 10-12 3. Square Footage 4000
4. Dun & Bradstreet # 5. SIC Code
6. EPA Identification # CAC000564607. Sewer Permit
8. Fire Dept. Permit # 9. Air Permit
10. Are there any schools, hospitals or health care facilities located within 1000 feet of the business?
    NO X YES ___ (Name of facility)
11. Location of the HMBP In Maintenance Bldg.

EMERGENCY COORDINATOR INFORMATION

1. Primary Name Lou Tonelli Day Phone 755-2238
   Title Superintendent Night Phone 871-4931
2. Alternate Name Bob Bordi Day Phone 755-2238
   Title Asst. Supt Night Phone 875-2707

CERTIFICATION

I certify that I have examined and am familiar with the information submitted in the HMBP or Contingency Plan and that the information is true, accurate and complete to the best of my knowledge or ability.

SIGNATURE	PRINT NAME	TITLE	DATE
Lou Tonelli	Lou Tonelli	Supt	3-20-94

SECTION B. CHEMICAL INVENTORY

INSTRUCTIONS: Complete a separate form for each building or area where hazardous materials or wastes are located. If necessary, make extra copies of this form. Please copy both sides of the inventory form before submitting the HMBP.

BUSINESS NAME: _____ **BUILDING/AREA NAME:** _____

BUSINESS ADDRESS: _____ **ROOM NAME/NUMBER:** _____ **DATE:** _____

1 PRODUCT/WASTE DESCRIPTION	2 CHEMICAL ID	3 QUANTITY	4 HAZARD CLASS	5 STORAGE	6 HAZARDS	7 OTHER
1. Name a) Ingredient % b) Ingredient %	a) UN/NA# b) CAS#	a) Max. amt. b) Lg. Cont.	a) Code (See Back)	a) Container b) Pressure c) Temp. °F	a) Health b) Physical	a) Extremely Hazardous Material b) Annual Amount Handled
1. 10/50 Motorcail a) _____ % b) _____ %	UN/NA# _____ CAS# a) _____ b) _____	LBS/GAL/CU.FT. a) 55 gal b) _____	a) CL	a) D b) 2 c) 2	a) 6 b) 3	a) Yes / No b) 55 Gal
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BUSINESS ADDRESS: 2300 Junipero Serra Daly City

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12.				
13.				
14.				
15.				

SAN MATEO COUNTY
DEPARTMENT OF HEALTH SERVICES
OFFICE OF ENVIRONMENTAL HEALTH

HAZARDOUS MATERIAL BUSINESS PLAN

Acct 220004

Please Print or Type

A. BUSINESS NAME
Lake Merced Golf & C.C.

B. BUSINESS PHONE
(415) 755-2233

C. OWNER

D. SIC CODE

E. ADDRESS OF BUSINESS OR FACILITY
2300 Junipero Serra Blvd.
Daly City, CA 94015

F. MAIL ADDRESS
Same

G. PRIMARY BUSINESS ACTIVITY Private Country Club

H. EMERGENCY CONTACT PERSON

	Name & Title	24-Hour Phone Numbers Business	Non-Business
Primary	Lou Tonelli, Supt.	755-2233	871-4931
Alternate	Jack Walsh, Security	755-2233	755-6471

DD01
S227043
Billing 12-04-87
$50

J. SITE LAYOUT AND FACILITY DIAGRAMS

Attach an annotated map of the facility sufficient to allow fire, safety, health, and other appropriate personnel to adequately respond to an emergency at your facility and indicate if it is available on site to first responders. See instructions.

K. NUMBER OF EMPLOYEES 9-10

L. SIZE OF FACILITY IN SQ. FT. 2,000

M. EMERGENCY RESPONSE PLANS AND PROCEDURES

Emergency Response and Evacuation Plan for your business:
Golf Course, Completely Open, No danger

(See instructions. Use additional sheets as required.)

N. EMPLOYEE TRAINING PROGRAM

Initial and annual refresher training plan for your business:
Traming done monthly in accordance With Recognized Safety procedures Cal Osea

(See instructions. Use additional sheets as required.)

I certify that the information contained in this business plan is accurate, that the plan meets the requirements of Chapter 6.95 (Section 25500 et seq.) of the Health and Safety Code, that amendments and revisions to it will be submitted in accordance with that Chapter, and that I am authorized to make this certification on behalf of the above-named business.

Signature Lew Trell Title Supt. Date: 11/25/97

If this is not an initial submission, date of last change: _____

(I)

SAN MATEO COUNTY DEPARTMENT OF HEALTH SERVICES
HAZARDOUS MATERIALS INVENTORY*

Lake Merced Golf & C.C.
(Business Name)
2300 Junipero Serra Blvd. Daly City, CA 94015
(Business Address)

(Business Address include Bldg No. etc.

(1) Maximum Amount Hazardous Materials Handled/ Stored any 1 time	(2) Common Name/Trade Name Including Hazardous Wastes	(3) DOT I.D. Number (If Applicable)	(4) Chemical Name or Waste Category and Composition	(4) CAS Number (If Applicable)	(5) Estimated Amount Hazardous Waste Handled Annually
1000	Half Reg. Gas Half Unleaded Gas		Regular/Unleaded		6,000 Gals.

(See instructions. Use additional sheets as required.)

* Trade Secret information should be submitted on separate yellow sheets and labeled as trade secret.

PR0610961 FA0017124

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Waste Generator Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax Number (650) 627-8244
www.smchealth.org/environ

Inspected By: REED P/E: 22 LQG Ø On-site Recycler Ø TP Ø Date: Aug 3, 2012

Facility Name: Lake Merced Golf Club EPA ID #: CAL000181152

Facility Address: 2300 Junipero Serra Blvd City: Daly City Zip: 94015

Contact Person: Zachary Onsann Work Phone #: 650-755-2233

Consent given by: X X

Mailing Address: _____ City: _____ State: _____ Zip: _____

Business Owner Name: _____ Owner Phone#: _____

Business Description: _____ Reinspection Date: _____

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	HSC 25143.10	Recyclable Materials Report submitted biennially to CUPA	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on site	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
6	HSC 25244.19	Waste Minimization Plan and Summary Progress Report on site	(N/A) (Yes) (No)
		MANIFESTS / CONSOLIDATED MANIFESTS	
7	22-66262.23 HSC 25160.2	Manifests or consolidated manifests are available for inspection	(N/A) (Yes) (No)
8	22-66262.23(a)(1)	Applicable sections completed	(N/A) (Yes) (No)
9	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
10	22-66262.12(c)	Hazardous waste hauled by a registered transporter Evergreen	(N/A) (Yes) (No)
11	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
12	22-66262.42(a)	Signed "Designated Facility" manifest copies received	(N/A) (Yes) (No)
13	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
14	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)
15	22-66261.107	Extremely Hazardous Waste is managed according to 66261.111and 66261.113	(N/A) (Yes) (No)

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
16	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
17	22-66265.31	Facility operated to minimize possibility of fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment. multiple minor spills	(N/A) (Yes) (No)
18	22-66265.32	Facility has adequate emergency response equipment, internal communication, fire extinguishers and spill control material	(N/A) (Yes) (No)
19	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
20	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
21	22-66265.51/.53	Facility has a Hazardous Waste Contingency Plan on site. in HMBP	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
22	HSC 25189.5(a)(d) HSC 25201(a)	Generator does not accept, treat, or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
23	22-66262.34(a)	Generator does not accumulate hazardous waste on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
24	22.66262.34(d)	Generator does not accumulate hazardous waste on site for longer than 180, days or longer than 270 days if transport of waste to a TSD facility is over 200 miles	(N/A) (Yes) (No)
25	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
26	22-66262.34(f)(3) (A)(B)(C)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
27	22-66262.34(f)(1)	Accumulation start date clearly marked and visible for inspection on each container	(N/A) (Yes) (No)
		CONTAINER USE AND MANAGEMENT	
28	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
29	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
30	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
31	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)
32	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
33	22-66265.177(c)	Storage of incompatible hazardous waste is in a secure area which minimizes the possibility of spills, mixing, and escape of materials from the area	(N/A) (Yes) (No)
34	22-66261.7(e) 22.66261.7(f)	Empty containers are managed properly	(N/A) (Yes) (No)

Lake Merced Golf Club
Aug 3, 2012

ITEM	SECTION #	UNIVERSAL WASTE	IN COMPLIANCE
35	22-66261.9(a)	Universal waste managed according with the standards of chapter 23.....(N/A) (Yes) (No)	
		TANK MANAGEMENT	
36	22-66265.190-199	Waste stored in tank(s) is in compliance with Article 10.....(N/A) (Yes) (No)	

WASTE GENERATED: **QUANTITY / MONTH**

USED Oil
USED filters
USED Batteries
USED Parts Washer

CORRECTIVE ACTIONS:

17 Clean up all spills at the earliest possible moment.

Submit proof of correction by Monday August 6th 2012.

Facility Representative: Your signature acknowledges receipt of this report and does not imply agreement with the findings.

SIGNATURE	NAME	DATE
	Zach Ohsano	08-03-2012

HWGP HWIR FEM0 08-10-2008

Lake Merced Golf Club

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Waste Generator Program

San Mateo County Environmental Health Division
Certified Unified Program Agency (CUPA)
2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax: (650) 627-8244
www.smhealth.org/environ

Notice to Comply

Date of Inspection 8-3-2012 EPA ID # CAL000181152 Inspector REED
Business Name Lake Merced Golf & Country Club Phone #
Business Address 2300 Junipero Serra Blvd City Daly City

Instructions:

1. Correct the violations noted. Description of violations is on the Hazardous Waste Generator Inspection Report dated 8-3-2012
2. Sign the certification below and retain yellow copy for your records. Return the signed original white copy of this Notice to Comply to San Mateo County Environmental Health Division at the address above ~~within~~ ____ days. by August 6th, 2012

MINOR VIOLATIONS NOTED

Record Keeping
42__ Inactive EPA ID Number
03__ No Receipts/Manifest/Consolidated
04__ Waste Analysis
05__ Biennial Report
06__ No Training Documentation
07__ No Training Program
43__ No Recyclable Report
44__ No Waste Minimization

Manifests / Receipts
08__ Incomplete - First Time
10__ Copies to Cal/EPA - First Time
14__ TSDF Copies Received-First Time
16__ No Exception Report – First Time
18__ EHW Disposal
19__ LDR Notification

Emergency Preparation
21 X Facility Minimizes Release
22__ ER Equipment On-site
23__ ER Equipment Maintained
24__ Inadequate Aisle Space-First Time
26__ Contingency Plan

Hazardous Waste Storage
28__ 90 / 180/270 Day Limit
29__ Satellite Accumulation
30__ No Container/Tank Label
31__ Incomplete Label
32__ Accumulation Start Date-First Time

Container Use and Management
34__ Container Condition
35__ Waste Compatible
36__ Container Closed
37__ Container/Tank Inspection
38__ Mixing Incompatibles
39__ Container Security
40__ Container Management
45__ Improper Storage of Incompatibles

Hazardous Waste Storage Tank
41__ Article 10 Compliance

Empty Container Management
46__ Empty Container Mismanaged

Universal Waste Management
47__ Universal Waste Mismanaged

CERTIFICATION

With respect to the foregoing violations, I state that:
1. The business has corrected the violations cited above and on the Hazardous Waste Generator Inspection Report.
2. I have personally examined any attached documentation to establish that the violations have been corrected.
3. I believe that any information attached is true, accurate and complete.
4. I am aware that there are significant penalties for submitting false information and / or non-compliance with the violations noted.
5. Comments: _____

I declare under penalty of perjury, that the foregoing certification is true and correct.

Signature: _____ Printed or Typed Name: _____

Position / Title: _____ Date: _____

HWGP.NTC.FEM 04-22-08
UPDATED 12-13-2011

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH
AUG 07 2012
RECEIVED

Fax

To: ROBERT REED	From: ZACH OHSAKI
Fax: 650 627-8244	Pages: 2 - INCLUDING COVER
Phone:	Date: 08-07-12
Re:	CC:

• Urgent • For Review • Please Comment • Please Reply • Please Recycle

• Comments:

2300 Junipero Serra Boulevard • Daly City, California 94015 • (650) 755-2233 - (650) 755-4569

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY
Protecting Our Health and Environment

Hazardous Waste Generator Program
San Mateo County Environmental Health Division
Certified Unified Program Agency (CUPA)
2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax: (650) 627-8244
www.smchealth.org/environ

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH
RECEIVED
AUG 07 2012

Notice to Comply

Date of Inspection 8-3-2012 EPA ID # CAL000181152 Inspector REED
Business Name Lake Merced Golf & Country Club Phone #
Business Address 2300 Junipero Serra Blvd City Daly City

Instructions:
1. Correct the violations noted. Description of violations is on the Hazardous Waste Generator Inspection Report dated 8-3-2012
2. Sign the certification below and retain yellow copy for your records. Return the signed original white copy of this Notice to Comply to San Mateo County Environmental Health Division at the address above ~~within~~ ____ days. by August 6th, 2012

MINOR VIOLATIONS NOTED

Record Keeping
42__ Inactive EPA ID Number
03__ No Receipts/Manifest/Consolidated
04__ Waste Analysis
05__ Biennial Report
06__ No Training Documentation
07__ No Training Program
43__ No Recyclable Report
44__ No Waste Minimization

Manifests / Receipts
08__ Incomplete - First Time
10__ Copies to Cal/EPA - First Time
14__ TSDF Copies Received-First Time
16__ No Exception Report – First Time
18__ EHW Disposal
19__ LDR Notification

Emergency Preparation
21X Facility Minimizes Release
22__ ER Equipment On-site
23__ ER Equipment Maintained
24__ Inadequate Aisle Space-First Time
26__ Contingency Plan

Hazardous Waste Storage
28__ 90 / 180/270 Day Limit
29__ Satellite Accumulation
30__ No Container/Tank Label
31__ Incomplete Label
32__ Accumulation Start Date-First Time

Container Use and Management
34__ Container Condition
35__ Waste Compatible
36__ Container Closed
37__ Container/Tank Inspection
38__ Mixing Incompatibles
39__ Container Security
40__ Container Management
45__ Improper Storage of Incompatibles

Hazardous Waste Storage Tank
41__ Article 10 Compliance

Empty Container Management
46__ Empty Container Mismanaged

Universal Waste Management
47__ Universal Waste Mismanaged

CERTIFICATION

With respect to the foregoing violations, I state that:
1. The business has corrected the violations cited above and on the Hazardous Waste Generator Inspection Report.
2. I have personally examined any attached documentation to establish that the violations have been corrected.
3. I believe that any information attached is true, accurate and complete.
4. I am aware that there are significant penalties for submitting false information and / or non-compliance with the violations noted.
5. Comments: _____

I declare under penalty of perjury, that the foregoing certification is true and correct.

Signature: _____ Printed or Typed Name: ZACH OHLSON
Position / Title: SUPERINTENDENT Date: 08-06-2012

HWGP.NTC.FEM 04-22-08
UPDATED 12-13-2011

FA0017124 PR0010961

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Waste Generator Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax Number (650) 627-8244
www.smchealth.org/environ/toxic

Inspected By: L. Mejia P/E: 22 LQG On-site Recycler TP Date: 12/23/14

Facility Name: Lake Merced Golf & Country Club EPA ID #: CAL000131152

Facility Address: 2300 ~~Lake Merced Golf~~ Junipero Serra Blvd City: Daly City Zip: 94015

Contact Person: Zach Ohsann Work Phone #:

Consent given by:

Mailing Address: City: State: Zip:

Business Owner Name: Owner Phone#:

Business Description: Golf Club Reinspection Date:

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	HSC 25143.10	Recyclable Materials Report submitted biennially to CUPA	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on site	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented (1)	(N/A) (Yes) (No)
6	HSC 25244.19	Waste Minimization Plan and Summary Progress Report on site	(N/A) (Yes) (No)
		MANIFESTS / CONSOLIDATED MANIFESTS	
7	22-66262.23 HSC 25160.2	Manifests or consolidated manifests are available for inspection (2)	(N/A) (Yes) (No)
8	22-66262.23(a)(1)	Applicable sections completed	(N/A) (Yes) (No)
9	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
10	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
11	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
12	22-66262.42(a)	Signed "Designated Facility" manifest copies received	(N/A) (Yes) (No)
13	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
14	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)
15	22-66261.107	Extremely Hazardous Waste is managed according to 66261.111and 66261.113	(N/A) (Yes) (No)

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
16	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
17	22-66265.31	Facility operated to minimize possibility of fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment	(N/A) (Yes) (No)
18	22-66265.32	Facility has adequate emergency response equipment, internal communication, fire extinguishers and spill control material	(N/A) (Yes) (No)
19	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
20	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
21	22-66265.51/.53	Facility has a Hazardous Waste Contingency Plan on site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
22	HSC 25189.5(a)(d) HSC 25201(a)	Generator does not accept, treat, or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
23	22-66262.34(a)	Generator does not accumulate hazardous waste on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
24	22.66262.34(d)	Generator does not accumulate hazardous waste on site for longer than 180 days or longer than 270 days if transport of waste to a TSD facility is over 200 miles	(N/A) (Yes) (No)
25	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
26	22-66262.34(f)(3) (A)(B)(C)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
27	22-66262.34(f)(1)	Accumulation start date clearly marked and visible for inspection on each container	(N/A) (Yes) (No)
		CONTAINER USE AND MANAGEMENT	
28	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
29	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
30	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
31	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)
32	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
33	22-66265.177(c)	Storage of incompatible hazardous waste is in a secure area which minimizes the possibility of spills, mixing, and escape of materials from the area	(N/A) (Yes) (No)
34	22-66261.7(e) 22.66261.7(f)	Empty containers are managed properly	(N/A) (Yes) (No)

ITEM	SECTION #	UNIVERSAL WASTE	IN COMPLIANCE
35	22-66261.9(a)	Universal waste managed according with the standards of chapter 23	(N/A) (Yes) (No)
		TANK MANAGEMENT	
36	22-66265.190-199	Waste stored in tank(s) is in compliance with Article 10	(N/A) (Yes) (No)

WASTE GENERATED: **QUANTITY / MONTH**

CORRECTIVE ACTIONS:

(1) Provide Employee training on hazardous waste management procedures

(2) Submit copy of hazardous waste disposal documentation 2012 - 2014.

(3) Not determined. Will be determined after (2) receive haz. waste documentation

(4) Used filters and contaminated rags containers didn't have labels. Labels must be complete, including accumulation start date. Containers used to drain oil must be marked "Used oil - Empty daily"

(5) Close containers / tanks when not in use

(6) Contaminated absorbent material was on top of used oil tank. Spills must be cleaned up immediately and used absorbent collected, after the spill.

Facility Representative: Your signature acknowledges receipt of this report and does not imply agreement with the findings.

SIGNATURE	NAME	DATE
[signature]	[name]	12-23-14

HWGP HWIR FEM0 04/03/2014

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Waste Generator Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax Number (650) 627-8244
www.smhealth.org/environ

Inspected By: Reed P/E: 2220 LQG ⊘ On-site Recycler ⊘ TP ⊘ Date: 8-9-2010

Facility Name: Lake Merced Golf & Country Club EPA ID #: CAL000181152

Facility Address: 2300 Junipero Serra Blvd City: Daly City Zip: 94015

Contact Person: Robert Bordi Work Phone #: 650-333-9170

Consent given by: X Robert Bordi X Robert Bordi

Mailing Address: _____ City: _____ State: _____ Zip: _____

Business Owner Name: _____ Owner Phone#: _____

Business Description: _____ Reinspection Date: _____

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	HSC 25143.10	Recyclable Materials Report submitted biennially to CUPA	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on site	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
6	HSC 25244.19	Waste Minimization Plan and Summary Progress Report on site	(N/A) (Yes) (No)
		MANIFESTS / CONSOLIDATED MANIFESTS	
7	22-66262.23 HSC 25160.2	Manifests or consolidated manifests are available for inspection	(N/A) (Yes) (No)
8	22-66262.23(a)(1)	Applicable sections completed	(N/A) (Yes) (No)
9	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
10	22-66262.12(c)	Hazardous waste hauled by a registered transporter Evergreen CAD982413262	(N/A) (Yes) (No)
11	22-66262.12(c)	Hazardous waste shipped to a permitted facility Evergreen CAD980887418	(N/A) (Yes) (No)
12	22-66262.42(a)	Signed "Designated Facility" manifest copies received	(N/A) (Yes) (No)
13	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
14	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)
15	22-66261.107	Extremely Hazardous Waste is managed according to 66261.111and 66261.113	(N/A) (Yes) (No)

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
16	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
17	22-66265.31	Facility operated to minimize possibility of fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment	(N/A) (Yes) (No)
18	22-66265.32	Facility has adequate emergency response equipment, internal communication, fire extinguishers Exp Aug 17, 2011 and spill control material	(N/A) (Yes) (No)
19	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
20	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
21	22-66265.51/.53	Facility has a Hazardous Waste Contingency Plan on site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
22	HSC 25189.5(a)(d) HSC 25201(a)	Generator does not accept, treat, or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
23	22-66262.34(a)	Generator does not accumulate hazardous waste on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
24	22.66262.34(d)	Generator does not accumulate hazardous waste on site for longer than 180, days or longer than 270 days if transport of waste to a TSD facility is over 200 miles	(N/A) (Yes) (No)
25	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
26	22-66262.34(f)(3) (A)(B)(C)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
27	22-66262.34(f)(1)	Accumulation start date clearly marked and visible for inspection on each container	(N/A) (Yes) (No)
		CONTAINER USE AND MANAGEMENT	
28	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
29	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
30	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
31	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)
32	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
33	22-66265.177(c)	Storage of incompatible hazardous waste is in a secure area which minimizes the possibility of spills, mixing, and escape of materials from the area	(N/A) (Yes) (No)
34	22-66261.7(e) 22.66261.7(f)	Empty containers are managed properly	(N/A) (Yes) (No)

ITEM	SECTION #	UNIVERSAL WASTE	IN COMPLIANCE
35	22-66261.9(a)	Universal waste managed according with the standards of chapter 23	(N/A) (Yes) (No)

TANK MANAGEMENT

36	22-66265.190-199	Waste stored in tank(s) is in compliance with Article 10	(N/A) (Yes) (No)

WASTE GENERATED: **QUANTITY / MONTH**

USED OIL
USED FILTERS
OILY RAGS
Aqueous Parts Solvent

CORRECTIVE ACTIONS:

None - No violations noted.

Facility Representative: Your signature acknowledges receipt of this report and does not imply agreement with the findings.

Robert Bordi — SIGNATURE

Robert Bordi — NAME

8-19-2010 — DATE

HWGP HWIR FEM0 08-10-2008

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Inspection Report/Field Observations

San Mateo County Environmental Health Division
2000 Alameda el las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax: (650) 627-8244
www.smhealth.org/environ

Re-Inspection

Site Name: Lake Merced Golf & Country Club

Site Address: 2300 Junipero Serra Blvd Daly City 94015

Page 1 of 1

Date: 8-21-2009

Program: Haz Mat

Violation: 22-66265.33/.34
Eye-wash must have the water source turned on during working hours.

Violation: 25270.5 Aboveground Petroleum Storage
SPCC plan required - Submit within 30 days.

Inspector: Robert Reed

Received By: Robert Reed

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Waste Generator Inspection Report

San Mateo County Environmental Health Division
Certified Unified Program Agency (CUPA)
2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax Number (650) 627-8244
www.smhealth.org/environ

Inspected By: BARDIN P/E: 22 LQG On-site Recycler TP Date: 3/16/09

Facility Name: LAKE MERCED GOLF EPA ID #: CAL000181152

Facility Address: 2300 HARDING ROAD City: Zip:

Contact Person: BOB BIRD Work Phone #:

Consent given by: STMG

Mailing Address: STMG City: State: Zip:

Business Owner Name: Owner Phone #:

Business Description: Reinspection Date:

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	HSC 25143.10	Recyclable Materials Report submitted biennially to CUPA	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on site	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
6	HSC 25244.19	Waste Minimization Plan and Summary Progress Report on site	(N/A) (Yes) (No)
		MANIFESTS / CONSOLIDATED MANIFESTS	
7	22-66262.23 HSC 25160.2	Manifests or consolidated manifests are available for inspection	(N/A) (Yes) (No)
8	22-66262.23(a)(1)	Applicable sections completed	(N/A) (Yes) (No)
9	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
10	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
11	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
12	22-66262.42(a)	Signed TSDF manifest copies received	(N/A) (Yes) (No)
13	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
14	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)
15	22-66261.107	Extremely Hazardous Waste is managed according to 66261.111and 66261.113	(N/A) (Yes) (No)

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
16	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
17	22-66265.31	Facility operated to minimize possibility of fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment	(N/A) (Yes) (No)
18	22-66265.32	Facility has adequate emergency response equipment, internal communication, fire extinguishers and spill control material	(N/A) (Yes) (No)
19	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
20	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
21	22-66265.51/.53	Facility has a Hazardous Waste Contingency Plan on site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
22	HSC 25189.5(a)(d) HSC 25201(a)	Generator does not accept, treat, or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
23	22-66262.34(a)	Generator does not accumulate hazardous waste on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
24	22.66262.34(d)	Generator does not accumulate hazardous waste on site for longer than 180, days or longer than 270 days if transport of waste to a TSD facility is over 200 miles	(N/A) (Yes) (No)
25	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
26	22-66262.34(f)(3) (A)(B)(C)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
27	22-66262.34(f)(1)	Accumulation start date clearly marked and visible for inspection on each container	(N/A) (Yes) (No)
		CONTAINER USE AND MANAGEMENT	
28	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
29	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
30	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
31	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)
32	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
33	22-66265.177(c)	Storage of incompatible hazardous waste is in a secure area which minimizes the possibility of spills, mixing, and escape of materials from the area	(N/A) (Yes) (No)
34	22-66261.7(e) 22.66261.7(f)	Empty containers are managed properly	(N/A) (Yes) (No)

ITEM	SECTION #	UNIVERSAL WASTE	IN COMPLIANCE
35	22-66261.9(a)	Universal waste managed according with the standards of chapter 23.....	(N/A) (Yes) (No)
		TANK MANAGEMENT	
36	22-66265.190-199	Waste stored in tank(s) is in compliance with Article 10.....	(N/A) (Yes) (No)

WASTE GENERATED: **QUANTITY / MONTH**

WASTE OIL
FILTERS
CITRUS SOLVENT

CORRECTIVE ACTIONS:

Facility Representative: Your signature acknowledges receipt of this report and does not imply agreement with the findings.

SIGNATURE NAME DATE

HWGP HWIR FEM0 03-26-2008

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Inspection Report/Field Observations

San Mateo County Environmental Health Division
2000 Alameda el las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax: (650) 627-8244
www.smhealth.org/environ

Site Name: LAKE MERCED GOLF

Site Address: 2300 JUNIPERO SERRA

Page _____ **of** _____

Date: 3/16/09

Program: _____

① HAVE EXTINGUISHERS SERVICED BY END OF THIS WEEK — THEY WERE DUE FOR ANNUAL SERVICE

② SHELVING / AISLE SPACE / & STORAGE SPACE FOR FERTILIZER, PESTICIDE, SEED, FUNGICIDE STORAGE MUST BE IMPROVED ± WITHIN 90 DAYS — BENT SHELVES, OFF-CENTER STACKING LACK OF CHEMICAL SEPARATION ALL INCREASE THE CHANCE FOR AN UNCONTROLLED CHEMICAL RELEASE —

RECOMMEND SEPARATE STORAGE CONTAINER FOR SEED & INERT BULK MATERIALS — ENSURE D.C. FIRE APPROVED CHEMICAL STORAGE

Inspector:

Received By:

SAN MATEO COUNTY

DEPARTMENT OF HEALTH SERVICES - ENVIRONMENTAL HEALTH
455 County Center, Redwood City, CA 94063
(650) 363-4305

OFFICIAL INSPECTION REPORT / FIELD OBSERVATIONS

Site Name: CHILE MERCED GOLF
Site Address: 2300 JUNIPERO SERRA

Page ____ of ____
Date: 3/16/09
Program: ____
Site Computer # ____
APN: ____

BEFORE PURCHASE.

(3) ENSURE EYE WASH IS TURNED ON FIRST THING IN MORNING

(4) SITE IS REQUIRED TO HAVE AN SPCC PLAN

(5) FILL OUT HAZARDOUS WASTE LABEL AGAIN (FADED)

Inspector:

Received By: Roberto Bordi

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Waste Generator Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
455 County Center, 4th Floor, Redwood City, CA 94063
Telephone: (650) 363-4305 Fax Number (650) 363-7882

Inspected By: BALDWIN P/E: 22 LQG On-site Recycler TP Date: 1/29/08

Facility Name: LAKE MERCED GOLF EPA ID #: CA0001811152

Facility Address: 2300 JUNIPERO SERRA City: Zip:

Contact Person: BOB BORDI Work Phone #:

Consent given by: SAME

Mailing Address: SAME City: State: Zip:

Business Owner Name: Owner Phone #:

Business Description: Reinspection Date:

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	HSC 25143.10	Recyclable Materials Report submitted biennially to CUPA	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on site	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
6	HSC 25244.19	Waste Minimization Plan and Summary Progress Report on site	(N/A) (Yes) (No)
		MANIFESTS / RECEIPTS	
7	22-66263.42(e)	Manifests or waste pickup receipts available for inspection	(N/A) (Yes) (No)
8	22-66262.23(a)(1)	Applicable sections completed	(N/A) (Yes) (No)
9	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
10	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
11	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
12	22-66262.42(a)	Signed TSDF manifest copies received	(N/A) (Yes) (No)
13	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
14	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)
15	22-66261.107	Extremely Hazardous Waste is managed according to 66261.111and 66261.113	(N/A) (Yes) (No)

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
16	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
17	22-66265.31	Facility operated to minimize possibility of fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment	(N/A) (Yes) (No)
18	22-66265.32	Facility has adequate emergency response equipment, internal communication, fire extinguishers and spill control material	(N/A) (Yes) (No)
19	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
20	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
21	22-66265.51/.53	Facility has a Hazardous Waste Contingency Plan on site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
22	HSC 25189.5(a)(d) HSC 25201(a)	Generator does not accept, treat, or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
23	22-66262.34(a)	Generator does not accumulate hazardous waste on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
24	22.66262.34(d)	Generator does not accumulate hazardous waste on site for longer than 180, days or longer than 270 days if transport of waste to a TSD facility is over 200 miles	(N/A) (Yes) (No)
25	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
26	22-66262.34(f)(3) (A)(B)(C)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
27	22-66262.34(f)(	Accumulation start date clearly marked and visible for inspection on each container	(N/A) (Yes) (No)
		CONTAINER USE AND MANAGEMENT	
28	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
29	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
30	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
31	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)
32	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
33	22-66265.177(c)	Storage of incompatible hazardous waste is in a secure area which minimizes the possibility of spills, mixing, and escape of materials from the area	(N/A) (Yes) (No)
34	22-66261.7(e) 22.66261.f	Empty containers are managed properly	(N/A) (Yes) (No)

ITEM	SECTION #	UNIVERSAL WASTE	IN COMPLIANCE
35	22-66261.9(a)	Universal waste managed according with the standards of chapter 23	(N/A) (Yes) (No)
		TANK MANAGEMENT	
36	22-66265.190-199	Waste stored in tank(s) is in compliance with Article 10	(N/A) (Yes) (No)

WASTE GENERATED: **QUANTITY / MONTH**

WASTE OIL ~10 GLN/MONTH
FILTERS
CITRUS SOLVENT

COMMENTS:

(1) SITE SHOULD HAVE AN SPCC PLAN SIGNED BY AN ENGINEER
(2) INSURE ALL EXTINGUISHERS & EXITS ARE ACCESSIBLE AT ALL TIMES
(3) KEEP A LOG WHICH DOCUMENTS DISPOSAL OF USED TIRES
(4) IMPROVE AREAS WHERE CHEMICALS ARE STORED - BENT SHELVES MUST BE REPAIRED OR REPLACED - WITHIN 45 DAYS, CHEMICALS (OR FERTILIZERS) OR SEED IN CHEMICAL STORAGE AREAS) CANNOT BE STACKED TOO HIGH, CHEMICALS SHOULD NOT BE STORED ABOVE EYE LEVEL.

Facility Representative: Your signature acknowledges receipt of this report and does not imply agreement with the findings.

Robert Bardi Robert Bardi 1-29-08

SIGNATURE NAME DATE

FBM05-02 HWGP

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Waste Generator Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
455 County Center, 4th Floor, Redwood City, CA 94063
Telephone: (650) 363-4305 Fax Number (650) 363-7882
www.smhealth.org/environ

Inspected By: BALDWIN P/E: 22 LQG On-site Recycler TP Date: 11/30/06

Facility Name: LAKE MERCED GOLF EPA ID #: CALOOO181152

Facility Address: 2300 JUNIPERO SERRA City: Zip:

Contact Person: BOB BORDI Work Phone #:

Consent given by: CAME

Mailing Address: City: State: Zip:

Business Owner Name: Owner Phone #:

Business Description: Reinspection Date:

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	HSC 25143.10	Recyclable Materials Report submitted biennially to CUPA	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on site	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
6	HSC 25244.19	Waste Minimization Plan and Summary Progress Report on site	(N/A) (Yes) (No)
		MANIFESTS / CONSOLIDATED MANIFESTS	
7	22-66262.23 HSC 25160.2	Manifests or consolidated manifests are available for inspection	(N/A) (Yes) (No)
8	22-66262.23(a)(1)	Applicable sections completed	(N/A) (Yes) (No)
9	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
10	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
11	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
12	22-66262.42(a)	Signed TSDF manifest copies received	(N/A) (Yes) (No)
13	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
14	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)
15	22-66261.107	Extremely Hazardous Waste is managed according to 66261.111and 66261.113	(N/A) (Yes) (No)

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
16	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
17	22-66265.31	Facility operated to minimize possibility of fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment	(N/A) (Yes) (No)
18	22-66265.32	Facility has adequate emergency response equipment, internal communication, fire extinguishers and spill control material	(N/A) (Yes) (No)
19	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
20	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
21	22-66265.51/.53	Facility has a Hazardous Waste Contingency Plan on site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
22	HSC 25189.5(a)(d) HSC 25201(a)	Generator does not accept, treat, or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
23	22-66262.34(a)	Generator does not accumulate hazardous waste on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
24	22.66262.34(d)	Generator does not accumulate hazardous waste on site for longer than 180, days or longer than 270 days if transport of waste to a TSD facility is over 200 miles	(N/A) (Yes) (No)
25	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
26	22-66262.34(f)(3) (A)(B)(C)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
27	22-66262.34(f)(1)	Accumulation start date clearly marked and visible for inspection on each container	(N/A) (Yes) (No)
		CONTAINER USE AND MANAGEMENT	
28	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
29	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
30	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
31	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)
32	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
33	22-66265.177(c)	Storage of incompatible hazardous waste is in a secure area which minimizes the possibility of spills, mixing, and escape of materials from the area	(N/A) (Yes) (No)
34	22-66261.7(e) 22.66261.f	Empty containers are managed properly	(N/A) (Yes) (No)

ITEM	SECTION #	UNIVERSAL WASTE	IN COMPLIANCE
35	22-66261.9(a)	Universal waste managed according with the standards of chapter 23.....	(N/A) (Yes) (No)
		TANK MANAGEMENT	
36	22-66265.190-199	Waste stored in tank(s) is in compliance with Article 10.....	(N/A) (Yes) (No)

WASTE GENERATED: **QUANTITY / MONTH**

WASTE OIL — 10 gal / MONTH
FILTERS
CITRUS SOLVENT

CORRECTIVE ACTIONS:

1. INSURE FLUORESCENT TUBES ARE MANAGED AS HAZARDOUS
2. RECORD "ACCUMULATION START DATES ON WASTE OIL TANK
3. INSURE EXITS AND EXTINGUISHERS ARE NOT EVER BLOCKED
4. RECOMMEND CHAIN FOR COMPRESSED GAS CYLINDERS
5. LABEL WASTE OIL FILTER DRUM (OR AT LEAST THE WALL NEARBY).
6. KEEP A LOG DOCUMENTING TIME DISPOSAL
7. WASTE OIL IS SUPPOSED TO BE PICKED UP EVERY 6 MONTHS

Facility Representative: Your signature acknowledges receipt of this report and does not imply agreement with the findings.

Robert Barale
SIGNATURE NAME DATE

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Waste Generator Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
455 County Center, 4th Floor, Redwood City, CA 94063
Telephone: (650) 363-4305 Fax Number (650) 363-7882

Inspected By: BROWN P/E: 22 LQG On-site Recycler TP Date: 12/6/05

Facility Name: LAKE MERCED GOLF EPA ID #:

Facility Address: 2300 JUNIPERO SERRA City: Zip:

Contact Person: BOB BORDI Work Phone #:

Consent given by: SAME

Mailing Address: City: State: Zip:

Business Owner Name: Owner Phone #:

Business Description: Reinspection Date:

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	HSC 25143.10	Recyclable Materials Report submitted biennially to CUPA	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on site	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
6	HSC 25244.19	Waste Minimization Plan and Summary Progress Report on site	(N/A) (Yes) (No)
		MANIFESTS / CONSOLIDATED MANIFESTING	
7	22-66262.23 HSC 25160.2	Manifests or consolidated manifesting are available for inspection	(N/A) (Yes) (No)
8	22-66262.23(a)(1)	Applicable sections completed	(N/A) (Yes) (No)
9	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
10	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
11	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
12	22-66262.42(a)	Signed TSDF manifest copies received	(N/A) (Yes) (No)
13	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
14	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)
15	22-66261.107	Extremely Hazardous Waste is managed according to 66261.111and 66261.113	(N/A) (Yes) (No)

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
16	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
17	22-66265.31	Facility operated to minimize possibility of fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment	(N/A) (Yes) (No)
18	22-66265.32	Facility has adequate emergency response equipment, internal communication, fire extinguishers and spill control material	(N/A) (Yes) (No)
19	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
20	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
21	22-66265.51/.53	Facility has a Hazardous Waste Contingency Plan on site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
22	HSC 25189.5(a)(d) HSC 25201(a)	Generator does not accept, treat, or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
23	22-66262.34(a)	Generator does not accumulate hazardous waste on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
24	22.66262.34(d)	Generator does not accumulate hazardous waste on site for longer than 180, days or longer than 270 days if transport of waste to a TSD facility is over 200 miles	(N/A) (Yes) (No)
25	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
26	22-66262.34(f)(3) (A)(B)(C)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
27	22-66262.34(f)(1)	Accumulation start date clearly marked and visible for inspection on each container	(N/A) (Yes) (No)
		CONTAINER USE AND MANAGEMENT	
28	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
29	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
30	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
31	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)
32	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
33	22-66265.177(c)	Storage of incompatible hazardous waste is in a secure area which minimizes the possibility of spills, mixing, and escape of materials from the area	(N/A) (Yes) (No)
34	22-66261.7(e) 22.66261.f	Empty containers are managed properly	(N/A) (Yes) (No)

SAN MATEO COUNTY

DEPARTMENT OF HEALTH SERVICES - ENVIRONMENTAL HEALTH
455 County Center, Redwood City, CA 94063
(650) 363-4305

OFFICIAL INSPECTION REPORT / FIELD OBSERVATIONS

Site Name: LAKE MERCED GOLF

Site Address: 2300 JUNIPERO SERRA

Page ____ of ____
Date: 12/6/05
Program: ____
Site Computer # ____
APN: ____

(1) COMPLETE HAZARDOUS MATERIALS BUSINESS PLAN & FORWARD 2 COPIES TO COUNTY WITHIN 45 DAYS

(2) REGIONAL WATER REQUIRES A SPCC PLAN, SIGNED BY AN ENGINEER, TO BE MAINTAINED ON SITE.

(3) INSURE EYE WASH / SHOWER IS FLUSHED MONTHLY (& IS TURNED ON DURING WORK HOURS)

(4) RECOMMEND IMPROVED CONTAINMENT FOR PARTS WASHER (SHALLOW TRAY)

(5) RECOMMEND CHAIN FOR COMPRESSED GAS CYLINDERS

(6) RECOMMEND SPILL KIT @ FUEL ISLAND (LABEL CONTAINER)

(7) INSURE ACCESSIBILITY TO / FROM EXTINGUISHER

(8) SEPARATE HYDROCARBON & FERTILIZER STORAGE

Inspector: Received By:

ITEM	SECTION #	UNIVERSAL WASTE	IN COMPLIANCE
35	22-66261.9(a)	Universal waste managed according with the standards of chapter 23.....(N/A) (Yes) (No)	
		TANK MANAGEMENT	
36	22-66265.190-199	Waste stored in tank(s) is in compliance with Article 10.....(N/A) (Yes) (No)	

WASTE GENERATED: **QUANTITY / MONTH**

WASTE OIL
FILTERS
CITRUS SOLVENT

CORRECTIVE ACTIONS:

(9) KEEP A LOG VERIFYING WASTE TIRE TRANSPORT & RECYCLING (TRANSPORT 90 DAYS)

Facility Representative: Your signature acknowledges receipt of this report and does not imply agreement with the findings.

X Robert Bond

SIGNATURE NAME DATE

HWGP HWIR FEM0 09-13-2005

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Waste Generator Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
455 County Center, 4th Floor, Redwood City, CA 94063
Telephone: (650) 363-4305 Fax Number (650) 363-7882

Inspected By: BALDWIN P/E: 22 LQG On-site Recycler TP Date: 12/16/04

Facility Name: LAKE MERCED GOLF EPA ID #: CAL000181152

Facility Address: 2300 JUNIPERA SERRA City: Zip:

Contact Person: BOB BORDI Work Phone #:

Consent given by:

Mailing Address: City: State: Zip:

Business Owner Name: Owner Phone #:

Business Description: Reinspection Date:

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	HSC 25143.10	Recyclable Materials Report submitted biennially to CUPA	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on site	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
6	HSC 25244.19	Waste Minimization Plan and Summary Progress Report on site	(N/A) (Yes) (No)
		MANIFESTS / RECEIPTS	
7	22-66263.42(e)	Manifests or waste pickup receipts available for inspection	(N/A) (Yes) (No)
8	22-66262.23(a)(1)	Applicable sections completed	(N/A) (Yes) (No)
9	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
10	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
11	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
12	22-66262.42(a)	Signed TSDF manifest copies received	(N/A) (Yes) (No)
13	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
14	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)
15	22-66261.107	Extremely Hazardous Waste is managed according to 66261.111and 66261.113	(N/A) (Yes) (No)

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
16	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
17	22-66265.31	Facility operated to minimize possibility of fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment	(N/A) (Yes) (No)
18	22-66265.32	Facility has adequate emergency response equipment, internal communication, fire extinguishers and spill control material	(N/A) (Yes) (No)
19	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
20	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
21	22-66265.51/.53	Facility has a Hazardous Waste Contingency Plan on site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
22	HSC 25189.5(a)(d) HSC 25201(a)	Generator does not accept, treat, or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
23	22-66262.34(a)	Generator does not accumulate hazardous waste on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
24	22.66262.34(d)	Generator does not accumulate hazardous waste on site for longer than 180, days or longer than 270 days if transport of waste to a TSD facility is over 200 miles	(N/A) (Yes) (No)
25	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
26	22-66262.34(f)(3) (A)(B)(C)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
27	22-66262.34(f)(1)	Accumulation start date clearly marked and visible for inspection on each container	(N/A) (Yes) (No)
		CONTAINER USE AND MANAGEMENT	
28	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
29	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
30	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
31	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)
32	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
33	22-66265.177(c)	Storage of incompatible hazardous waste is in a secure area which minimizes the possibility of spills, mixing, and escape of materials from the area	(N/A) (Yes) (No)
34	22-66261.7(e) 22.66261.f	Empty containers are managed properly	(N/A) (Yes) (No)

ITEM	SECTION #	UNIVERSAL WASTE	IN COMPLIANCE
35	22-66261.9(a)	Universal waste managed according with the standards of chapter 23.....	(N/A) (Yes) (No)
		TANK MANAGEMENT	
36	22-66265.190-199	Waste stored in tank(s) is in compliance with Article 10.....	(N/A) (Yes) (No)

WASTE GENERATED: **QUANTITY / MONTH**

CITRUS SOLN
WASTE OIL
FILTERS

COMMENTS:

Facility Representative: Your signature acknowledges receipt of this report and does not imply agreement with the findings.

SIGNATURE NAME DATE

SAN MATEO COUNTY

DEPARTMENT OF HEALTH SERVICES - ENVIRONMENTAL HEALTH
455 County Center, Redwood City, CA 94063
(650) 363-4305

OFFICIAL INSPECTION REPORT / FIELD OBSERVATIONS

Site Name: LAKE MERCED GOLF
Site Address: 2300 JUNIPERO SERRA

Page ____ of ____
Date: 12/16/04
Program: ____
Site Computer # ____
APN: ____

(1) FORWARD TO COUNTY AN UPDATED COPY OF YOUR HAZARDOUS MATERIALS BUSINESS PLAN - INSURE CONTACT INFO IS CORRECT & AS SITE MAINTENANCE FACILITY IS COMPLETED, THAT A NEW PLAN/MAP/INVENTORY IS FORWARDED.

(2) SITE SHOULD HAVE A SPCC PLAN (SPILL PREVENTION CONTAINMENT COUNTERMEASURE CONTROL PLAN) FOR STORAGE OF PETROLEUM HYDROCARBONS.

(3) INSURE EMPTY DRUMS ARE NOT ALLOWED TO COLLECT RAINWATER (EITHER STORE ON SIDES OR BENEATH ROOF

(4) RECOMMEND NON-FLAMMABLE CHAIN FOR COMPRESSED GAS CYLINDERS

(5) FUEL TANKS HAVE BEEN MOVED (- THE OLD CONTAINMENT PAD IS WATER TIGHT WITH NO OBVIOUS STAINING)

Inspector:

Received By:

SAN MATEO COUNTY

DEPARTMENT OF HEALTH SERVICES - ENVIRONMENTAL HEALTH
455 County Center, Redwood City, CA 94063
(650) 363-4305

OFFICIAL INSPECTION REPORT / FIELD OBSERVATIONS

Site Name: LAKE MERCED GOLF
Site Address: 2300 JUNIPERO SERRA

Page ____ of ____
Date: 12/16/04
Program: ____
Site Computer # ____
APN: ____

(6) WASTE OIL SHOULD BE PROPERLY RECYCLED EVERY 6 MONTHS

(7) MONITOR THE WASTE OIL VOLUME IN TANK IS MONITORED BY "STICKING" WEEKLY - KEEP A LOG

(8) LABEL WASTE OIL TANK WITH COMPLETED WASTE LABEL - KEEP LOG OF PICK UP DATES

(9) OIL & FUEL STORAGE SHOULD BE STORED IN AREA WITH SEALED / CONTAINED FLOOR.

(10) OBTAIN A TIRE IDENTIFICATION NUMBER - KEEP A LOG WHICH VERIFIES PROPER DISPOSAL / RECYCLING OF TIRES

Inspector:

Received By:

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Hazardous Waste Generator Inspection Report

San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
455 County Center, 4th Floor, Redwood City, CA 94063
Telephone: (650) 363-4305 Fax Number (650) 363-7882

Inspected By: Camillo Mantafas P/E: 22 LQG On-site Recycler TP Date: 11-14-03

Facility Name: Lake Merced Golf C.C. EPA ID #: CAL000181152

Facility Address: 2300 Junipero Serra Blvd. City: D.C. Zip: 94015

Contact Person: Mel / Robert Borasi Work Phone #: 755-2238

Consent given by: Robert Borasi

Mailing Address: City: State: Zip:

Business Owner Name: Owner Phone #:

Business Description: Golf Club Reinspection Date:

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	HSC 25143.10	Recyclable Materials Report submitted biennially to CUPA	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on site	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
6	HSC 25244.19	Waste Minimization Plan and Summary Progress Report on site	(N/A) (Yes) (No)
		MANIFESTS / RECEIPTS	
7	22-66263.42(e)	Manifests or waste pickup receipts available for inspection	(N/A) (Yes) (No)
8	22-66262.23(a)(1)	Applicable sections completed	(N/A) (Yes) (No)
9	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
10	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
11	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
12	22-66262.42(a)	Signed TSDF manifest copies received	(N/A) (Yes) (No)
13	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
14	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)
15	22-66261.107	Extremely Hazardous Waste is managed according to 66261.111and 66261.113	(N/A) (Yes) (No)

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
16	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
17	22-66265.31	Facility operated to minimize possibility of fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment #1	(N/A) (Yes) (No)
18	22-66265.32	Facility has adequate emergency response equipment, internal communication, fire extinguishers and spill control material	(N/A) (Yes) (No)
19	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
20	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
21	22-66265.51/.53	Facility has a Hazardous Waste Contingency Plan on site #2	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
22	HSC 25189.5(a)(d) HSC 25201(a)	Generator does not accept, treat, or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
23	22-66262.34(a)	Generator does not accumulate hazardous waste on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
24	22.66262.34(d)	Generator does not accumulate hazardous waste on site for longer than 180, days or longer than 270 days if transport of waste to a TSD facility is over 200 miles	(N/A) (Yes) (No)
25	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
26	22-66262.34(f)(3) (A)(B)(C)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
27	22-66262.34(f)(1)	Accumulation start date clearly marked and visible for inspection on each container #3	(N/A) (Yes) (No)
		CONTAINER USE AND MANAGEMENT	
28	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
29	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
30	22-66265.173	Hazardous waste containers closed when not in use #4	(N/A) (Yes) (No)
31	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)
32	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
33	22-66265.177(c)	Storage of incompatible hazardous waste is in a secure area which minimizes the possibility of spills, mixing, and escape of materials from the area	(N/A) (Yes) (No)
34	22-66261.7(e) 22.66261.f	Empty containers are managed properly	(N/A) (Yes) (No)

ITEM	SECTION #	UNIVERSAL WASTE	IN COMPLIANCE
35	22-66261.9(a)	Universal waste managed according with the standards of chapter 23.....(N/A) (Yes) (No)	
		TANK MANAGEMENT	
36	22-66265.190-199	Waste stored in tank(s) is in compliance with Article 10.....(N/A) (Yes) (No)	

WASTE GENERATED: **QUANTITY / MONTH**

Used oil
solvent

COMMENTS:

#1 storage area must be cleaned - by 11-21-03

#2 H.M.B. Plan by 12.13.03

#3 label all Haz. Waste containers

#4 close all Haz. Waste containers when not in use

Facility Representative: Your signature acknowledges receipt of this report and does not imply agreement with the findings.

Robert Bordi — SIGNATURE

Robert Bordi — NAME

NOV-14-03 — DATE

FEM05-02 HWGP

Hazardous Waste Generator Inspection Report

San Mateo County Division of Environmental Health
590 Hamilton Street, 4th Floor, Redwood City, CA 94063
Telephone: (415) 363-4305

Record ID#: _____ P/E: 22____ Inspected By: Robert Kelling Date: 4/28/96

Business Contact: Tom Tonelli Work Phone: 755-2235

Facility Name: Lake Merced Golf & CC EPA ID#: N/A

Facility Street Address: 2300 Junipero Serra Blvd City: Daly City Zip: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Street: _____ City: _____ Zip: _____

Business Description: Private Golf Course

Business Owner Name: Lake Merced Golf Inc Owner Phone: _____

Owner Address: _____

Driver's License #: _____ Expiration Date: _____ Reinspection Date: _____

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	22-66263.42(e)	Manifests or waste pickup receipts on file at facility	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on file	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
		MANIFEST	
6	22-66262.20	Applicable sections completed	(N/A) (Yes) (No)
7	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
8	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
9	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
10	22-66262.42(a)	Signed TSDF manifest copies received	(N/A) (Yes) (No)
11	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
12	22-67430.1	Extremely hazardous waste disposed of with permit	(N/A) (Yes) (No
13	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)

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ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
14	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
15	22-66265.31	Facility operated to minimize possibility of fire, explosion, or unplanned release of hazardous waste to air, soil or surface water which could threaten human health or the environment	(N/A) (Yes) (No)
16	22-66265.32	Facility has adequate emergency response equipment; internal communication, fire extinguisher(s) and spill control	(N/A) (Yes) (No)
17	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
18	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
19	22-66265.51/.53	Facility has a copy of a written hazardous waste contingency plan or Hazardous Material Business Plan on-site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
20	HSC 25189.5 HSC 25201	Generator does not accept, treat or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
21	22-66262.34(a)	Generator does not store more than 100 kg (27 gal) on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
22	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
23	22-66262.34(f)(3)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
24	22-66262.34(f)(1)	Accumulation start date clearly marked and visible on each container	(N/A) (Yes) (No)
		CONTAINER MANAGEMENT	
25	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
26	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
27	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
28	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)

ITEM	SECTION #	CONTAINER MANAGEMENT (Con't)	IN COMPLIANCE
29	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
30	22-66265.177(c)	Storage of waste is in a secure area which minimizes the possibility of spills, mixing of incompatible and escape of materials from the area	(N/A) (Yes) (No)
31	22-66261.7	Empty containers are managed properly	(N/A) (Yes) (No)
		TANK MANAGEMENT	
32	22-66265.190-199	Waste stored in tank(s) in compliance with Article 10	(N/A) (Yes) (No)

AG Consult (one) gal - gas
500 gal - Diesel

WASTE GENERATED:		QUANTITY/MONTH
Waste oil	— Dell Pet 3/17/96	15 gal/month
Waste Solvents	— Safety Kleen	2 gal/month

COMMENTS:

no violations

Lou Tonelli — NAME
Lou Tonelli — SIGNATURE
6/28/96 — DATE

HSEH 10001C

Underground Storage Tank Inspection Report

San Mateo County Division of Environmental Health
590 Hamilton St., 4th Floor, Redwood City, CA 94063
Telephone: (415) 363-4305

Facility Name: Lake Merced Gtee Record I.D. Number: _____ Inspection Type: Routine Date: 6/28/96

Facility Address: 2300 Junipero Serra Blvd City: Daly City Zip Code: _____

Facility Phone Number: 755 7238 Owner Name: Lake Merced Golf Club Inc Operator Name: Lake Merced Gtee

CCR	VIOLATIONS	DW / SW Prod. OIL Size K			DW / SW Prod. Size			DW / SW Prod. Size			DW / SW Prod. Size		
		Y	N	NA	Y	N	NA	Y	N	NA	Y	N	NA
2711(a)	1. Forms A & B Submitted												
2712(c)	2. Final Operating Permit Issued												
2712(b)	3. Approved Written Monitoring Plan												
2712	4. Approved Release Response Plan												
2643(b)	5. Tank Test In Last 12 Months / 24 Months (SIR)												
2643(c)	6. Pressurized Piping Test In Last 12 Months												
2643(d)	7. Suction Piping Test In Last 3 Years												
2643(e)	8. Gravity Flow Piping Test In Last 2 Years												
2643(g)	9. Tank/Piping Test Results Submitted Within 30 Days												
2646(c)	10. Manual Inventory Reconciliation Performed Each Month												
2646(g)	11. Annual Inventory Reconciliation Statement Submitted												
2712(b)	12. Weekly Manual Tank Gauging Records Maintained												
2712(b)	13. Monthly SIR Results Submitted												
2712(b)	14. Monthly Automatic Tank Gauging Results Maintained												
2648	15. Approved Ground Water Monitoring Method												
2647	16. Approved Vapor Monitoring Method												
2632(c)	17. Continuous Electronic Monitoring For Double Wall Tanks												
2636(f)	18. Mechanical Line Leak Detectors												
2636(f)	19. Electronic Line Leak Detectors												
2636(f)	20. Continuous Piping Monitoring In Sumps												
2636(g)	21. Leak Detectors With Automatic Pump Shut-off Capability												
2641(j)	22. Annual Maintenance/Calibration Of Leak Detection Equip.												
2712(b)	23. Written Records Maintained On Site												
2711(b)	24. Reported Changes In Usage/Conditions To Operate												
2652(b)	25. Unauthorized Release Reported Within 24 Hours												
2661	26. Approved UST System Repairs and Upgrades												
2635(a)	27. Records Showing Cathodic Protection Inspection												
2649(b)	28. Secured Monitoring Wells												
2711(a)	29. Statement Of Financial Responsibility Submitted												

Comments: Tank removed. 3/11/91. Gas stored in above ground concrete tank

Inspector: Robert Rellick Received By: _____ Phone: 755 7238 Rechk: _____

Hazardous Waste Generator Inspection Report

San Mateo County Division of Environmental Health
590 Hamilton Street, 4th Floor, Redwood City, CA 94063
Telephone: (415) 363-4305

Record ID#: _____ P/E: 22 Inspected By: Robert Kelidas Date: 6/2/95

Business Contact: Lou Tonelli (Super) Work Phone: 755-2238

Facility Name: 2300 Junipero Serra Blvd. EPA ID#: ✓

Facility Street Address: Lake Merced Golf Club City: Daly City Zip: _____

Mailing Address: Same as above City: _____ State: _____ Zip: _____

Street: _____ City: _____ Zip: _____

Business Description: Golf Course

Business Owner Name: Lake Merced Golf Inc Owner Phone: _____

Owner Address: _____

Driver's License #: _____ Expiration Date: _____ Reinspection Date: _____

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	22-66263.42(e)	Manifests or waste pickup receipts on file at facility	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on file	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
		MANIFEST	
6	22-66262.20	Applicable sections completed	(N/A) (Yes) (No)
7	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
8	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
9	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
10	22-66262.42(a)	Signed TSDF manifest copies received	(N/A) (Yes) (No)
11	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
12	22-67430.1	Extremely hazardous waste disposed of with permit	(N/A) (Yes) (No
13	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)

Rev Aug. 1994

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
14	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
15	22-66265.31	Facility operated to minimize possibility of fire, explosion, or unplanned release of hazardous waste to air, soil or surface water which could threaten human health or the environment	(N/A) (Yes) (No)
16	22-66265.32	Facility has adequate emergency response equipment; internal communication, fire extinguisher(s) and spill control	(N/A) (Yes) (No)
17	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
18	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
19	22-66265.51/.53	Facility has a copy of a written hazardous waste contingency plan or Hazardous Material Business Plan on-site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
20	HSC 25189.5 HSC 25201	Generator does not accept, treat or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
21	22-66262.34(a)	Generator does not store more than 100 kg (27 gal) on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
22	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
23	22-66262.34(f)(3)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
24	22-66262.34(f)(1)	Accumulation start date clearly marked and visible on each container	(N/A) (Yes) (No)
		CONTAINER MANAGEMENT	
25	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
26	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
27	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
28	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)

ITEM	SECTION #	CONTAINER MANAGEMENT (Con't)	IN COMPLIANCE
29	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
30	22-66265.177(c)	Storage of waste is in a secure area which minimizes the possibility of spills, mixing of incompatible and escape of materials from the area	(N/A) (Yes) (No)
31	22-66261.7	Empty containers are managed properly	(N/A) (Yes) (No)
		TANK MANAGEMENT	
32	22-66265.190-199	Waste stored in tank(s) in compliance with Article 10	(N/A) (Yes) (No)

Mr Fuel tank. consult. 1000 gal gas / 500 gal Diesel

WASTE GENERATED: QUANTITY/MONTH

Waste oil — All Pet 4/19/95 15 gal/month

Waste solvents — Safety Klean 7 gal/month

COMMENTS:

No violations observed during walkthrough inspection or document review.

Lou Tonelli — Lou Tonelli — 6/2/95

NAME SIGNATURE DATE

HSEH 10001C

Hazardous Waste Generator Inspection Report

San Mateo County Division of Environmental Health
590 Hamilton Street, 4th Floor, Redwood City, CA 94063
Telephone: (415) 363-4305

File #: 2250 43 Inspected By: Robert Keliiaa Date: 8/17/93

Business Name: Lake Merced Golf + CC EPA ID#:

Business Representative: Lou Tonelli Title: Supt.

Street Address: 2300 Junipero Serra Blvd. City: Daly City CA

Mailing Address: Same as above Phone Number: 755-2238

Type of Business: Golf Course Business Owner Name: Lake Merced Golf Inc.

Property Owner Name and Address: Lake Merced Golf Inc.

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
2	22-66263.42(e)	Manifests or waste pickup receipts on file at facility	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on file	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
		MANIFEST	
6	22-66262.20	Applicable sections completed	(N/A) (Yes) (No)
7	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
8	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
9	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
10	22-66262.42(a)	Signed TSDF manifest copies received	(N/A) (Yes) (No)
11	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
12	22-67430.1	Extremely hazardous waste disposed of with permit	(N/A) (Yes) (No)
13	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)

Rev July 1992

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
14	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
15	22-66265.31	Facility operated to minimize possibility of fire, explosion, or unplanned release of hazardous waste to air, soil or surface water which could threaten human health or the environment	(N/A) (Yes) (No)
16	22-66265.32	Facility has adequate emergency response equipment; internal communication, fire extinguisher(s) and spill control	(N/A) (Yes) (No)
17	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
18	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
19	22-66265.51/.53	Facility has a copy of a written hazardous waste contingency plan or Hazardous Material Business Plan on-site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE	
20	HSC 25189.5 HSC 25201	Generator does not accept, treat or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
21	22-66262.34(a)	Generator does not store more than 100 kg (27 gal) on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
22	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
23	22-66262.34(f)(3)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
24	22-66262.34(f)(1)	Accumulation start date clearly marked and visible on each container	(N/A) (Yes) (No)
		CONTAINER MANAGEMENT	
25	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
26	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
27	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
28	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)

ITEM	SECTION #	CONTAINER MANAGEMENT (Con't)	IN COMPLIANCE
29	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
30	22-66265.177(c)	Storage of waste is in a secure area which minimizes the possibility of spills, mixing of incompatible and escape of materials from the area	(N/A) (Yes) (No)
31	22-66261.7	Empty containers are managed properly	(N/A) (Yes) (No)
		TANK MANAGEMENT	
32	22-66265.190-199	Waste stored in tank(s) in compliance with Article 10	(N/A) (Yes) (No)

WASTE GENERATED: | **QUANTITY/MONTH**

Waste oil — DelPet 8/3/93 — 8/3/93
Waste solvents — S-Kleen new

COMMENTS: no violations observed at this time.

Lou Tonelli — Lou Tonelli — 8/17/93

NAME | SIGNATURE | DATE

Hazardous Waste Generator Inspection Report

San Mateo County Division of Environmental Health
590 Hamilton Street, 4th Floor, Redwood City, CA 94063
Telephone: (415) 363-4305

File #: _____ Inspected By: Robert Kehiaa Date: 8/11/92

Business Name: Lake Merced Golf and CC EPA ID#: CAC 000564608

Business Representative: Lou Tonelli Title: Supt

Street Address: 2300 Junipero Serra Blvd City: Daly City 94015

Mailing Address: Same as above Phone Number: 755-2238

Type of Business: Golf Course Business Owner Name: Lake Merced Golf Inc.

Property Owner Name and Address: Lake Merced Golf Inc.

ITEM	SECTION #	RECORDKEEPING	IN COMPLIANCE
1	22-66262.12(a)	Generator has EPA Identification Number	(N/A) (Yes) (No)
(2)	22-66263.42(e)	Manifests or waste pickup receipts on file at facility	(N/A) (Yes) (No)
3	22-66262.40(c)	Test results/waste analyses on file	(N/A) (Yes) (No)
4	22-66262.40(b)	Biennial Report on file	(N/A) (Yes) (No)
5	22-66265.16	Personnel training documented	(N/A) (Yes) (No)
		MANIFEST See B.P.	
6	22-66262.20	Applicable sections completed	(N/A) (Yes) (No)
7	22-66262.23(a)(4)	Manifest copies submitted to Cal/EPA within 30 days	(N/A) (Yes) (No)
8	22-66262.12(c)	Hazardous waste hauled by a registered transporter	(N/A) (Yes) (No)
9	22-66262.12(c)	Hazardous waste shipped to a permitted facility	(N/A) (Yes) (No)
10	22-66262.42(a)	Signed TSDF manifest copies received	(N/A) (Yes) (No)
11	22-66262.40(b)	Exception Report on file	(N/A) (Yes) (No)
12	22-67430.1	Extremely hazardous waste disposed of with permit	(N/A) (Yes) (No)
13	22-66268.7(a)(6)	Land Disposal Restriction notification on file	(N/A) (Yes) (No)

Rev July 1992

(2) Hauler: Evergreen Final Services

ITEM	SECTION #	WASTE DETERMINATION	IN COMPLIANCE
14	22-66262.11	Hazardous waste determination made for all waste	(N/A) (Yes) (No)
		EMERGENCY PREPAREDNESS/CONTINGENCY PLAN	
15	22-66265.31	Facility operated to minimize possibility of fire, explosion, or unplanned release of hazardous waste to air, soil or surface water which could threaten human health or the environment	(N/A) (Yes) (No)
16	22-66265.32	Facility has adequate emergency response equipment; internal communication, fire extinguisher(s) and spill control	(N/A) (Yes) (No)
17	22-66265.33/.34	Emergency equipment is adequately maintained and accessible	(N/A) (Yes) (No)
18	22-66265.35	Aisle space is adequately maintained for emergency response	(N/A) (Yes) (No)
19	22-66265.51/.53	Facility has a copy of a written hazardous waste contingency plan or Hazardous Material Business Plan on-site	(N/A) (Yes) (No)
		HAZARDOUS WASTE STORAGE See B.P.	
20	HSC 25189.5 HSC 25201	Generator does not accept, treat or dispose of hazardous waste on-site without a permit	(N/A) (Yes) (No)
21	22-66262.34(a)	Generator does not store ~~more than 100 kg (27 gal)~~ on-site for longer than 90 days without a permit	(N/A) (Yes) (No)
22	22-66262.34(e)(1)	Generator uses "Satellite Accumulation" exemption for storage	(N/A) (Yes) (No)
23	22-66262.34(f)(3)	Each container is labeled with: "Hazardous Waste", waste composition, hazardous properties and generator information	(N/A) (Yes) (No)
24	22-66262.34(f)(1)	Accumulation start date clearly marked and visible on each container	(N/A) (Yes) (No)
		CONTAINER MANAGEMENT	
25	22-66265.171	Hazardous waste containers in good condition	(N/A) (Yes) (No)
26	22-66265.172	Hazardous waste compatible with holding containers	(N/A) (Yes) (No)
27	22-66265.173	Hazardous waste containers closed when not in use	(N/A) (Yes) (No)
28	22-66265.174	Hazardous waste storage area inspected weekly	(N/A) (Yes) (No)

ITEM	SECTION #	CONTAINER MANAGEMENT (Con't)	IN COMPLIANCE
29	22-66265.177(a)	No mixing of incompatible wastes	(N/A) (Yes) (No)
30	22-66265.177(c)	Storage of waste is in a secure area which minimizes the possibility of spills, mixing of incompatible and escape of materials from the area	(N/A) (Yes) (No)
31	22-66261.7	Empty containers are managed properly	(N/A) (Yes) (No)
		TANK MANAGEMENT	
32	22-66265.190-199	Waste stored in tank(s) in compliance with Article 10	(N/A) (Yes) (No)

WASTE GENERATED: Waste oil

QUANTITY/MONTH 5-7gal/month

COMMENTS:

(1) Place hazardous waste label on 55-gal. Satellite Accumulated waste oil. Provide Accumulation start date.
(2) Keep waste oil container closed.

Lou Tonelli — NAME
Lou Tonelli — SIGNATURE
8/14/92 — DATE

EVERGREEN ENVIRONMENTAL SERVICES

A DIVISION OF CALIFORNIA OIL RECYCLERS, INC.

6880 SMITH AVE., NEWARK, CA 94560
(800) 972-5284 EPA ID# CAD980695761

INVOICE 182434

DATE: 12/1/91

CUSTOMER	JOB LOCATION	BILLING INFORMATION	
NAME	Lake Merced Country Club	NAME	P. O. #
ADDRESS	2300 Sunset Blvd	ADDRESS	CUSTOMER NO.
CITY STATE ZIP CO	Daly City Calif 94015 38	CITY STATE ZIP CO	PHONE NO. (415) 755-2233

PLEASE PAY FROM THIS INVOICE **TERMS: NET 7 DAYS**

PRODUCT	MANIFEST #	GALLONS	PRICE	AMOUNT
WASTE PETROLEUM OILS COMBUSTIBLE LIQUID NA1270	8972383	55	.11	6.05
WASTE ANTIFREEZE NONCOMBUSTIBLE LIQUID UN1132				
HAZARDOUS WASTE LIQUID ORM-E UN9189				
WASTE OIL WITH > 1000 PPM HALOGENS				
OTHER: Clan ID Test Processing				2.00
			TOTAL CHARGES	65.00

TSDF EVERGREEN OIL, INC. (415) 795-4400
6880 Smith Ave EPA ID # CAD980887418
Newark, CA

I CERTIFY THAT THE ABOVE AMOUNTS AND INFORMATION TO BE CORRECT.

DRIVER ROUTE # DRIVER SIGNATURE GENERATOR'S SIGNATURE

V# 613
INV# 182434
I. DATE 12/5/91
D. DATE
AMOUNT 65.00
COLLECT# 95053
BATCH

POSTED

EVERGREEN ENVIRONMENTAL SERVICES

6880 SMITH AVE., NEWARK, CA 94560
(800) 972-5284 EPA ID# CAD980695761

A DIVISION OF CALIFORNIA OIL RECYCLERS, INC.

INVOICE 182434

DATE: 12/1/90

CUSTOMER	JOB LOCATION	BILLING INFORMATION	
	NAME: Lake Merced Country Club	NAME:	P. O. #
	ADDRESS: 2300 Sunset Blvd	ADDRESS:	CUSTOMER NO.
	CITY: Daly City STATE: Calif ZIP: 94015 CO: 38	CITY STATE ZIP CO:	PHONE NO.: (415) 755-2233

PLEASE PAY FROM THIS INVOICE **TERMS: NET 7 DAYS**

PRODUCT	MANIFEST #	GALLONS	PRICE	AMOUNT
WASTE PETROLEUM OILS COMBUSTIBLE LIQUID NA1270	3972831	55	.7	40
WASTE ANTIFREEZE NONCOMBUSTIBLE LIQUID UN1132				
HAZARDOUS WASTE LIQUID ORM-E UN9189				
WASTE OIL WITH > 1000 PPM HALOGENS				
OTHER: Clean Up Fee Plus Tax				2.
			TOTAL CHARGES	42

TSDF EVERGREEN OIL, INC. (415) 795-4400
6880 Smith Ave EPA ID # CAD980887418
Newark, CA

I CERTIFY THAT THE ABOVE AMOUNTS AND INFORMATION TO BE CORRECT.

1 F

DRIVER ROUTE # DRIVER SIGNATURE GENERATOR'S SIGNATURE

SAN MATEO COUNTY
DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HEALTH
590 HAMILTON STREET, REDWOOD CITY, CA - (415) 363-4305

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

Date 7-23-91

File #: 225043 Inspected by: Montuloy

EPA #: _____ Company Representative: Mel

Facility Name: Lake Merced Golf and Country club

Address: 2300 Junipero Serra City: Daly city

Type of Business: Golf and Country club

Business Owner: Corporation Phone # 755-2233

Owner Address: —

Mailing Address: —

H&S	SECTION # CAC	40 CFR	GENERATOR INSPECTION CHECKLIST	In Compliance? N/A	YES	NO
			HAZARDOUS WASTE DETERMINATION			
	66305 66471	262.11	Hazardous waste determination made for all waste..	( )	(✓)	( )
			HAZARDOUS WASTE FACILITY			
25123.3	66508	262.34(a)	Generator does not store more than 100 kilograms.. of waste on-site for more than 90 days.	( )	(✓)	( )
	66371		Generator does not treat waste on-site..	( )	( )	(✓)
	66371		Generator does not dispose of waste on-site. . . .	( )	( )	(✓)
			MANIFEST			
	66480 66484(a-e,g)	262.20 262.21 262.23	Applicable sections accurately completed for . . . all waste transported off-site.	( )	(✓)	( )
			The following is on all manifests:			
			Manifest document number.	( )	(✓)	( )
			Name, mailing address, phone #, EPA ID #. . . . . of generator.	( )	(✓)	( )
			Name, EPA ID # of transporter(s).	( )	(✓)	( )
			Name, address, EPA ID # of designated/ . . . . alternative facility.	( )	(✓)	( )
			DOT description of waste(s).	( )	(✓)	( )
			Total quantity of waste(s) & type /# container(s).	( )	(✓)	( )
			Certification statement/required signatures. . . .	( )	(✓)	( )

H&S	SECTION # CAC	40 CFR	GENERATOR INSPECTION CHECKLIST	In Compliance? N/A	YES	NO
	66484(f)		Properly completed copies submitted monthly to DOHS.	( )	( )	( )
			Name of Hazardous Waste Hauler _____			
			For recycled waste oil and solvent, the recycler's receipts are filed to verify proper disposal.	( )	( )	( )
			DEPOSITION OF WASTE			
	66545(b)		Hazardous waste taken only to a State approved facility.	( )	( )	( )
			EXTREMELY HAZARDOUS WASTE			
	66570(a,b)		Extremely hazardous waste not handled/dispose of without permit.	( )	( )	( )
	66570(d)		No deviation from DOHS approved handling/ disposal methods.	( )	( )	( )
			USE AND MANAGEMENT OF CONTAINERS			
	66508(c)	262.34	Containers are marked "Hazardous Waste," and the accumulation start dates, physical state, hazardous properties & name & address of generator clearly indicated.	( )	( )	( )
	67242	262.34	Containers are compatible with waste in them.	( )	( )	( )
	67247(a)	262.34	Contact/mixing of incompatibles does not occur.	( )	( )	( )
	67105		Generator has a training plan for employees handling hazardous wastes.	( )	( )	( )
	67140 67141		Generator has an emergency plan in the event of spills.	( )	( )	( )
	67120		Storage of waste is in a secure area which minimizes the possibility of spills, mixing of incompatibles & escape of material from the area.	( )	( )	( )
	67247(c)	262.34	Incompatibles are stored/protected in separate tanks.	( )	( )	( )
			RECORD KEEPING AND REPORTING			
25342	66493		Submittal of annual report to the Board of Equalization.	( )	( )	( )
			UNDERGROUND TANKS INFORMATIONAL SURVEY			
			Does generator have underground tanks containing:			
			Hazardous material?	( )	( )	( )
			Hazardous waste?	( )	( )	( )
			Does generator have leak detection system for underground tanks?	( )	( )	( )
			Other: _____	( )	( )	( )

KEY TO GENERATOR INSPECTION CHECKLIST

[1] H&S - Health and Safety Code, Division 20, Chapter 6.5

[2] CAC - California Administrative Code, Title 22, Division 4, Chapter 30

[3] CFR - Code of Federal Regulations, Part 40

COMMENTS: 1.- Send to county inspector a photocopy of last waste oil disposal receipt.
2.- Send DB2189 in 30 days.-

WASTE GENERATED & QUANTITES:

Type of Waste	Quantity/Month

Received By	Date	Signature
	7-23-91	x

Total Inspection Time: _____

SAN MATEO COUNTY
DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HEALTH
590 HAMILTON STREET, REDWOOD CITY, CA - (415) 363-4305

HAZARDOUS WASTE GENERATOR INSPECTION REPORT Date 2-22-89

File #: 225043 Inspected by: E. Montufar 220004

EPA #: _____ Company Representative: Lynn W. Gottlieb

Facility Name: Lake Merced Golf + Country Club

Address: 2300 Junipero Serra City: Daly City

Type of Business: Golf and Country Club

Business Owner: Corporation. Phone # 755-2233

Owner Address: Same

Mailing Address: Same

H&S	SECTION # CAC	40 CFR	GENERATOR INSPECTION CHECKLIST	In Compliance? N/A	YES	NO
			HAZARDOUS WASTE DETERMINATION			
	66305 66471	262.11	Hazardous waste determination made for all waste..	( )	(✓)	( )
			HAZARDOUS WASTE FACILITY			
25123.3	66508	262.34(a)	Generator does not store more than 100 kilograms.. of waste on-site for more than 90 days.	( )	( )	(✓)
	66371		Generator does not treat waste on-site..	( )	(✓)	( )
	66371		Generator does not dispose of waste on-site. . . .	( )	(✓)	( )
			MANIFEST			
	66480 66484(a-e,g)	262.20 262.21 262.23	Applicable sections accurately completed for . . . all waste transported off-site.	( )	(✓)	( )
			The following is on all manifests:			
			Manifest document number.	( )	(✓)	( )
			Name, mailing address, phone #, EPA ID #. . . . . of generator.	( )	(✓)	( )
			Name, EPA ID # of transporter(s).	( )	(✓)	( )
			Name, address, EPA ID # of designated/ . . . . alternative facility.	( )	(✓)	( )
			DOT description of waste(s).	( )	(✓)	( )
			Total quantity of waste(s) & type /# container(s).	( )	(✓)	( )
			Certification statement/required signatures. . . .	( )	(✓)	( )

DAO I
$ 00.00

H&S	SECTION # CAC	40 CFR	GENERATOR INSPECTION CHECKLIST	In Compliance? N/A	YES	NO
	66484(f)		Properly completed copies submitted monthly to DOHS.	(✓)	( )	( )
			Name of Hazardous Waste Hauler _____			
			For recycled waste oil and solvent, the recycler's receipts are filed to verify proper disposal.	( )	( )	(✓)
			DEPOSITION OF WASTE			
	66545(b)		Hazardous waste taken only to a State approved facility.	( )	(✓)	( )
			EXTREMELY HAZARDOUS WASTE			
	66570(a,b)		Extremely hazardous waste not handled/dispose of without permit.	(✓)	( )	( )
	66570(d)		No deviation from DOHS approved handling/ disposal methods.	(✓)	( )	( )
			USE AND MANAGEMENT OF CONTAINERS			
	66508(c)	262.34	Containers are marked "Hazardous Waste," and the accumulation start dates, physical state, hazardous properties & name & address of generator clearly indicated.	( )	( )	(✓)
	67242	262.34	Containers are compatible with waste in them.	( )	(✓)	( )
	67247(a)	262.34	Contact/mixing of incompatibles does not occur.	( )	(✓)	( )
	67105		Generator has a training plan for employees handling hazardous wastes.	( )	( )	(✓)
	67140 67141		Generator has an emergency plan in the event of spills.	( )	( )	(✓)
	67120		Storage of waste is in a secure area which minimizes the possibility of spills, mixing of incompatibles & escape of material from the area.	( )	(✓)	( )
	67247(c)	262.34	Incompatibles are stored/protected in separate tanks.	( )	(✓)	( )
			RECORD KEEPING AND REPORTING			
25342	66493		Submittal of annual report to the Board of Equalization.	(✓)	( )	( )
			UNDERGROUND TANKS INFORMATIONAL SURVEY			
			Does generator have underground tanks containing:			
			Hazardous material?	( )	(✓)	( )
			Hazardous waste?	(✓)	( )	( )
			Does generator have leak detection system for underground tanks?	( )	(✓)	( )
			Other: _____	(✓)	( )	( )

[redacted] TO GENERATOR INSPECTION CHECKLIST [redacted]

[1] H&S - Health and Safety Code, Division 20, Chapter 6.5
[2] CAC - California Administrative Code, Title 22, Division 4, Chapter 30
[3] CFR - Code of Federal Regulations, Part 40

COMMENTS:

1.- Dispose of: a) 4 gallons of weed control.-
b) fungicides.-
c) waste oil in 1 week.-
d) Fertilizer bags.-
2.- Have receipt of Disposal, to verify Proper Disposal.-
3.- waste drum should be labeled as "Waste oil".-
4.- Needs: a) training Plan.-
b) Emergency Plan.-
5.- Re-inspection 1 week 3/14/89.-

WASTE GENERATED & QUANTITES:

Type of Waste	Quantity/Month
1.- waste oil	55 gallon / 6 mos.-

McL — Received By
3-7-89 — Date
[signature] — Signature

Total Inspection Time: _____

Department of Health Services
PUBLIC HEALTH DIVISION — Environmental Health

BOARD OF SUPERVISORS
ANNA G. ESHOO
TOM NOLAN
WILLIAM J. SCHUMACHER
K. JACQUELINE SPEIER
JOHN M. WARD

COUNTY OF SAN MATEO

JAY GELLERT
DIRECTOR OF HEALTH SERVICES

590 HAMILTON STREET • REDWOOD CITY • CALIFORNIA 94063 363-4305

UNDERGROUND TANK PROGRAM - Initial Permit Inspection Form

File # 220004

Facility Name Lake Merced Golf & Country Club

Address 2300 Junipero Serra Blvd., Daly City 94015

Operator/Contact: Lou Tonelli Phone: 755-2233

Owner: _____ Phone: _____

1. Type of Business
   A. ___ Gas Dealer Only ___ Full Service Station
      ___ Agricultural ✓ Other: Country Club
   B. ___ Chain ___ Independent

2. Has operator read permit packet? ✓ yes ___ no

3. Is interim permit complete and correct? ✓ yes ___ no
   Comments:

4. Is permit application complete and correct? ✓ yes ✓ no
   Comments: Suction System, not pressurized

5. Date of last precision test: none / Type of test: _____
   Date of last piping test: / /

6. Leak History:
   1985 Replaced pump - no leak problems
   Decufite to do testing - Olympic customer

7. Inventory Reconciliation
   A. Frequency: ___ Daily ___ Weekly ✓ Monthly - off 5-10 gal. usually
   ___ Tank Gauging ✓ No reconciliation performed
   B. Are values within allowable error measurements (Alternative #5)? ✓ yes ___ no

8. Are tanks checked for water? ✓ yes ___ no Frequency: Infrequently

9. Can operator perform 72-hour hold? ✓ yes ___ no
   (for facilities elegible for Alternative #7)

10. Last Maintenance Checks — Checked by
    Meters: 1980 — County
    Leak Detectors: N/A - Suction
    Shut-Off Valves: N/A

11. Overfill Protection installed? ___ yes ✓ no above ground fill

12. Sump/drain lines on site? ___ yes ✓ no
    Does Sanitary District check sump? ___ yes ___ no

13. Any apparent unauthorized release? ___ yes ✓ no
    Comments:

14. Any monitoring/observation wells on site? ___ yes ✓ no
    If yes, are wells checked regularly? ___ yes ___ no
    (include diagram of well type and location)

15. Facility generates the following hazardous wastes: ✓ Waste Oil
    ✓ Solvent ___ Transmission Fluid ___ Antifreeze
    ___ Other:
    (Fill out and attach necessary generator forms)

16. Probable monitoring alternatives: #7

17. Additional Comments:
Safety Kleen-self contained system. - operator replaces 5 gal containers every 4-5 months.
Olympic takes waste oil 50 gal every 4-5 months - needs berming. Tank not used on weekends.

Inspected by: M. Loy Date: 1/27/86

Department of Heal[illegible] Services
PUBLIC HEALTH DIVISION — Environmental Health

CERTI[illegible]ATE OF INSPECTION OF HAZARDOUS WASTE

BUSINESS TYPE

LOCATION 2300 Junipero Serra Blvd.,

OWNER Daly City, CA 94015

D.B.A. LAKE MERCED GOLF & COUNTRY CLUB

MAIL ADD.

CITY

COMPUTER NUMBER
220004

DATE
Oct. 13, 198[illegible]6

Generated waste must be disposed of in an appropriate manner pursuant to Section 25159.6 of the California Health and Safety Code and Section 3002 of the Resource Conservation and Recovery Act.

FA-0017129

Waste Tire Survey & Inspection Report — Survey Form - Page 1

CalRecycle — State of California, CalRecycle 181 (Rev. 10/10)
Dept. of Resources Recycling and Recovery (CalRecycle)

Inspection Report Number: I1 - 1234939

Part A - Survey

BLUE OR BLACK INK PEN

Business Profile

TPID - Site Suffix: 1401295-01

Local Identifier: PR0048491

Business or Facility Name: Lake Merced Golf

Physical Address: 2300 Junipero Serra blvd
Daly City CA 94015

Business Rep: Zach Ohsann

Title:

Tire Count (Whole/PTE): , , 5

GPS Latitude: ° .

Longitude: - ° .

Inspection Details

Inspection Type (Fill one): (●) Routine ( ) Re-inspection ( ) Referral ( ) Observation

If Referral, choose referral type (Fill one): ( ) CHP ( ) CalRecycle ( ) Complaint ( ) Educational Visit ( ) Other

Inspected By: 41-101 Inspector: Mejia

Inspection Date: 12/23/14

Time In: 2:30 ( ) AM (●) PM

Time Out: 3:00 ( ) AM (●) PM

Operational Status (Fill one only)	Tire Type (Fill all that apply)	Business Role (Fill all that apply)	Storage Type (Fill all that apply)
(●) Active	( ) Passenger	(●) Generator	( ) Outdoor
( ) Closed	( ) Altered	( ) Hauler	(●) Indoor
( ) Inactive	( ) Truck		
( ) Planned	(●) OTR	( ) End-Use	( ) Container

Business Type (Fill all that apply)

( ) New Tire Dealer ( ) Auto Repair ( ) Trucking Fleet ( ) Government ( ) Retreader ( ) Dismantler ( ) Tire Derived Fuel
( ) Used Tire Dealer ( ) Auto Body ( ) Car Dealer ( ) Collection ( ) Crumb Rubber
( ) Service Station ( ) Hauler ( ) Agriculture ( ) Shredder (●) Other: Golf Club

Part B - Inspection of Waste Tire Dealer, Generator, Hauler and End-Use Facility

V	A	HAULING AND MANIFEST REQUIREMENTS
( )	( )	PRC § 42951 - Waste Tire Hauler Registration and Transport of Tires
( )	( )	PRC § 42953 - Contracts with Registered Waste Tire Haulers.
( )	( )	PRC § 42956 - Registration/Decal in Vehicle
( )	( )	14 CCR § 18459 - Responsible Entities Complying with Manifesting Requirements
( )	( )	14 CCR § 18459.1 - Tire Program ID Number from CalRecycle
( )	( )	14 CCR § 18459.2.1 - Submittal of Comprehensive Trip Logs within 90 days
( )	( )	14 CCR § 18459.3 - Retention of Comprehensive Trip Logs for 3 years
( )	( )	14 CCR § 18460.2 - Manifest System Requirements for Registered Waste Tire Haulers
( )	( )	14 CCR § 18461 - Manifest System Requirements for Waste Tire End-Use Facilities
( )	( )	14 CCR § 18462 - Manifest System Requirements for Tire Dealers or Waste Tire Generators
( )	( )	Other: §

ENFORCEMENT STATUS

( ) Notice Of Violation ( ) Extension

Compliance Deadline Date: / /
(Required for NOV or EXT)

( ) Referred / CalRecycle Enforcement

(●) In Compliance - No Violations

Comments: Keep Records of tire disposal

Inspection Form Included: ( )
Comments Included: ( )

Business Rep's Signature: [signature] Phone Number: 650 746-3610

Inspector's Signature: [signature] Phone Number: (650) 372-6891

INSTRUCTIONS ON BACK

Correct: (●) Incorrect: ⊗ ⊘ ✓

EXAMPLE 123

62081

White Copy: CalRecycle Yellow Copy: Operator Pink Copy: LEA

EM-M105547-2:6543

SCANTRON

Waste Tire Survey & Inspection Report
Survey Form - Page 1

State of California
CIWMB 181 (New 04/04)
California Integrated Waste Management Board

Inspection Report Number: I1 - 1084631

Part A - Survey — BLUE OR BLACK INK PEN

Business Profile

TPID - Site Suffix: 1401295 - G1

Local Identifier:

Business or Facility Name: Lake Merced Golf

Physical Address: 2300 Junipero Serra

Street: Daly City CA 94015

City / State / ZIP Code

Business Rep: Bob Bardi — Title: Manager

Tire Count (Whole/PTE): 0 . 0

GPS Latitude: ° .

Longitude: - ° .

Inspection Details

Inspection Type (Fill one): (●) Routine ( ) Re-inspection ( ) Referral ( ) Observation

If Referral, choose referral type (Fill one): ( ) CHP ( ) CIWMB ( ) Complaint ( ) Educational Visit ( ) Other

Inspected By: 411 - 101 — Inspector: REED

Inspection Date: 08 / 19 / 10

Time In: 6:30 (●) AM ( ) PM — Time Out: 7:00 (●) AM ( ) PM

Operational Status (Fill one only)	Tire Type (Fill all that apply)	Business Role (Fill all that apply)	Storage Type (Fill all that apply)
(●) Active	(●) Passenger	(●) Generator	(●) Outdoor
( ) Closed	(●) Altered	( ) Hauler	(●) Indoor
( ) Inactive	(●) Truck	( ) End-Use	(●) Container
( ) Planned	(●) OTR		

Business Type (Fill all that apply)

( ) New Tire Dealer ( ) Auto Repair ( ) Trucking Fleet ( ) Government ( ) Retreader ( ) Dismantler ( ) Tire Derived Fuel

( ) Used Tire Dealer ( ) Auto Body ( ) Car Dealer ( ) Collection ( ) Crumb Rubber

( ) Service Station ( ) Hauler ( ) Agriculture ( ) Shredder (●) Other — Golf Club

Part B - Inspection of Waste Tire Dealer, Generator, Hauler and End-Use Facility

V	A	HAULING AND MANIFEST REQUIREMENTS
( )	( )	PRC § 42951 - Waste Tire Hauler Registration and Transport of Tires
( )	( )	PRC § 42953 - Contracts with Registered Waste Tire Haulers.
( )	( )	PRC § 42956 - Registration/Decal in Vehicle
( )	( )	14 CCR § 18459 - Responsible Entities Complying with Manifesting Requirements
( )	( )	14 CCR § 18459.1 - Tire Program ID Number from CIWMB
( )	( )	14 CCR § 18459.2.1 - Submittal of Comprehensive Trip Logs within 90 days
( )	( )	14 CCR § 18459.3 - Retention of Comprehensive Trip Logs for 3 years
( )	( )	14 CCR § 18460.2 - Manifest System Requirements for Registered Waste Tire Haulers
(⊘)	( )	14 CCR § 18461 - Manifest System Requirements for Waste Tire End-Use Facilities
( )	(⊘)	14 CCR § 18462 - Manifest System Requirements for Tire Dealers or Waste Tire Generators
( )	( )	Other: §

ENFORCEMENT STATUS

( ) Notice Of Violation ( ) Extension

Compliance Deadline Date: / /

(Required for NOV or Ext)

( ) Referred / CIWMB Enforcement

(●) In Compliance - No Violations

Comments

Hauler is Wingfoot
1237285-01
Last Pick up 02-05-2009

Inspection Form Included: (●) Comments Included: (●)

Business Rep's Signature — Phone Number: 650 755 2233 — Inspector's Signature — Phone Number: 650-359-6240

INSTRUCTIONS ON BACK — Correct: ● Incorrect: X ϟ ✓ — EXAMPLE 123

62081

White Copy: CIWMB — Yellow Copy: Operator — Pink Copy: LEA

Waste Tire Survey & Inspection Report
Survey Form - Page 1

State of California
CIWMB 181 (New 04/04)
California Integrated Waste Management Board

Inspection Report Number: 16-102676

BLUE OR BLACK INK PEN

Part A - Survey

TPID - Site Suffix: 140129 5 - 01

Local Identifier:

Business or Facility Name: LAKE INGRAM GOLF

Physical Address: 2300 JUNIPERO SERRA

Street

City: PACIFIC CITY State: CA ZIP Code: 92075

Business Rep: BOB BOZPI Title:

Tire Count (Weight): . 0

GPS Latitude: ° Longitude: –°

Inspection Type: (Fill one)
(●) Routine ( ) Re-inspection ( ) Referral ( ) Observation

If Referral, choose referral type (Fill one)
( ) CHP ( ) CIWMB ( ) Complaint ( ) Educational Visit ( ) Other

Inspected By: 41 - A01 Inspector: BROWN

Inspection Date: 03/16/09

Time In: : ( ) AM ( ) PM Time Out: : ( ) AM ( ) PM

Operational Status (Fill one only)
(●) Active ( ) Closed ( ) Inactive ( ) Planned

Site Type (Fill all that apply)
( ) Passenger ( ) Ag ( ) Truck ( ) OTR

Business Role (Fill all that apply)
(●) Generator ( ) Hauler ( ) End-Use

Storage Type (Fill all that apply)
( ) Onsite ( ) Offsite ( ) Container

Business Type (Fill all that apply)

( ) New Tire Dealer	( ) Auto Repair	( ) Trucking Fleet	( ) Government	( ) Retreader	( ) Dismantler	( ) Tire Derived Fuel
( ) Used Tire Dealer	( ) Auto Body	( ) Car Dealer	( ) Collection	( ) Crumb Rubber		
( ) Service Station	( ) Hauler	( ) Agriculture	( ) Shredder	(●) Other		

Part B - Inspection of Waste Tire Dealer, Generator, Hauler and End-Use Facility

V	A	HAULING AND MANIFEST REQUIREMENTS
( )	( )	PRC § 42951 - Waste Tire Hauler Registration and Transport of Tires
( )	( )	PRC § 42953 - Contracts with Registered Waste Tire Haulers.
( )	( )	PRC § 42956 - Registration/Decal in Vehicle
( )	( )	14 CCR § 18459 - Responsible Entities Complying with Manifesting Requirements
( )	( )	14 CCR § 18459.1 (a) (b) (c) - Tire Program ID Number from CIWMB
( )	( )	14 CCR § 18459.2.1 - Submittal of Manifest Forms and Tire Trip Logs within 90 days
( )	( )	14 CCR § 18459.3 - Retention of Manifest Forms and Tire Trip Logs for 3 years
( )	( )	14 CCR § 18460.2 - Manifest System Requirements for Registered Waste Tire Haulers
( )	( )	14 CCR § 18461 - Manifest System Requirements for Waste Tire End-Use Facilities
( )	( )	14 CCR § 18462 - Manifest System Requirements for Tire Dealers or Waste Tire Generators
( )	( )	Other: § DC Hetrical Garage - FL Check

ENFORCEMENT STATUS

( ) Notice Of Violation (●) Extension

Compliance Deadline Date: / /
(Required for NOV or EXT)

(●) Referred / CIWMB Enforcement

(●) In Compliance - No Violations

Comments: HAULER PLAYING OUT OF SSF
TID# 1237285-0
NO TIRE # MANIFEST # 306192-A
ON THIS CTL: ON 2/5/09 PICK UP 7 –

Inspection Received

Comments Received

For Internal Use Only: Entered Date | Entered By | Data Entry Complete | Report Number

INSTRUCTIONS ON BACK Correct: ( ) Incorrect: X ✓ EXAMPLE 123

62081

White Copy: CIWMB Yellow Copy: Operator Pink Copy: LEA

Waste Tire Survey & Inspection Report
Survey Form - Page 1

State of California
CIWMB 181 (New 04/04)
California Integrated Waste Management Board

Inspection Report Number: 14-107592

Part A - Survey — BLUE OR BLACK INK PEN

Business Profile

TPID - Site Suffix: 140129 5 - 01

Local Identifier:

Business or Facility Name: THE WINDED GOLF

Physical Address: 2300 N. VIPEROSE WAY

Street

CITY OF INDUSTRY 91745

City State ZIP Code

Business Rep: BOB BORDI Title: OWNER

Inspection Details

Inspection Type (Fill one): (•) Routine ( ) Re-inspection ( ) Referral ( ) Observation

If Referral, choose referral type (Fill one): ( ) CHP ( ) CIWMB ( ) Complaint ( ) Educational Visit ( ) Other

Inspected By: 411 - 101 Inspector: [illegible]

Inspection Date: 01 / 29 / 08

Time In: : ( ) AM ( ) PM Time Out: : ( ) AM ( ) PM

Tire Count (Whole/PTE): 0 0 3

GPS Latitude: ° Longitude: - °

Operational Status (Fill one only)	Tire Type (Fill all that apply)	Business Role (Fill all that apply)	Storage Type (Fill all that apply)
(•) Active	(•) Passenger	(•) Generator	( ) Outdoor
( ) Closed	(•) Altered	( ) Hauler	(•) Indoor
( ) Inactive	(•) Truck	( ) End-Use	( ) Container
( ) Planned	(•) OTR		

Business Type (Fill all that apply)

( ) New Tire Dealer ( ) Auto Repair ( ) Trucking Fleet ( ) Government ( ) Retreader ( ) Dismantler ( ) Tire Derived Fuel
( ) Used Tire Dealer ( ) Auto Body ( ) Car Dealer ( ) Collection ( ) Crumb Rubber
( ) Service Station ( ) Hauler ( ) Agriculture ( ) Shredder (•) Other

Part B - Inspection of Waste Tire Dealer, Generator, Hauler and End-Use Facility

V	A	HAULING AND MANIFEST REQUIREMENTS
( )	( )	PRC § 42951 - Waste Tire Hauler Registration and Transport of Tires
( )	( )	PRC § 42953 - Contracts with Registered Waste Tire Haulers.
( )	( )	PRC § 42956 - Registration/Decal in Vehicle
( )	( )	14 CCR § 18459 - Responsible Entities Complying with Manifesting Requirements
( )	( )	14 CCR § 18459.1 - Tire Program ID Number from CIWMB
( )	( )	14 CCR § 18459.2.1 - Submittal of Comprehensive Trip Logs within 90 days
( )	( )	14 CCR § 18459.3 - Retention of Comprehensive Trip Logs for 3 years
( )	( )	14 CCR § 18460.2 - Manifest System Requirements for Registered Waste Tire Haulers
(•)	( )	14 CCR § 18461 - Manifest System Requirements for Waste Tire End-Use Facilities
( )	( )	14 CCR § 18462 - Manifest System Requirements for Tire Dealers or Waste Tire Generators
( )	( )	Other: §

ENFORCEMENT STATUS

( ) Notice Of Violation ( ) Extension

Compliance Deadline Date: / /

(Required for NOV or EXT)

( ) Referred / CIWMB Enforcement

(•) In Compliance - No Violations

Comments

USED A LOG WHICH DOCUMENTS AMOUNT OF VEH TIRES

Inspection Form Included: (•)
Comments Included: ( )

Business Rep's Signature | Phone Number | Inspector's Signature | Phone Number

INSTRUCTIONS ON BACK — Correct: ( ) Incorrect: X ⚡ ✓ — EXAMPLE 123

62081

White Copy: CIWMB — Yellow Copy: Operator — Pink Copy: LEA

Waste Tire Survey & Inspection Report

State of California
CIWMB 181 (New 04/04)
California Integrated Waste Management Board

Survey Form - Page 1

Inspection Report Number: 11-104134

Part A - Survey — BLUE OR BLACK INK PEN

TPID / Site Suffix: 14012967 - 01

Local Identifier:

Business or Facility Name: LAKE MALOOD BOAT

Physical Address: 2300 OLYMPIC AVE

Street

CITY, CA 91915

City / State / ZIP Code

Business Rep: BOB BOARD

Title: MNGR

Inspection Type (Fill one): (●) Routine ( ) Re-inspection ( ) Referral ( ) Observation

If Referral, choose referral type (Fill one): ( ) CHP ( ) CIWMB ( ) Complaint ( ) Educational Visit ( ) Other

Inspected By: 41 - 101 Inspector: BROWN

Inspection Date: 11/30/06

Time In: : ( ) AM ( ) PM

Time Out: : ( ) AM ( ) PM

Operational Status (Fill one only): (●) Active ( ) Closed ( ) Inactive ( ) Planned

Business Role (Fill all that apply): (●) Generator ( ) Hauler ( ) End-Use

GPS Latitude: ° Longitude: ° –

Business Type (Fill all that apply): ( ) New Tire Dealer ( ) Auto Repair ( ) Trucking Fleet ( ) Government ( ) Retreader ( ) Dismantler ( ) Tire Derived Fuel ( ) Used Tire Dealer ( ) Auto Body ( ) Car Dealer ( ) Collection ( ) Crumb Rubber ( ) Service Station ( ) Hauler ( ) Agriculture ( ) Shredder (●) Other

Part B - Inspection of Waste Tire Dealer, Generator, Hauler and End-Use Facility

V	A	HAULING AND MANIFEST REQUIREMENTS
( )	( )	PRC § 42951 - Waste Tire Hauler Registration and Transport of Tires
( )	( )	PRC § 42953 - Contracts with Registered Waste Tire Haulers
( )	( )	PRC § 42956 - Registration/Decal in Vehicle
( )	( )	14 CCR § 18459 - Responsible Entities Complying with Manifesting Requirements
( )	( )	14 CCR § 18459.1 (a) (b) (c) - Tire Program ID Number from CIWMB
( )	( )	14 CCR § 18459.2.1 - Submittal of Manifest Forms and Tire Trip Logs within 90 days
( )	( )	14 CCR § 18459.3 - Retention of Manifest Forms and Tire Trip Logs for 3 years
( )	( )	14 CCR § 18460.2 - Manifest System Requirements for Registered Waste Tire Haulers
( )	( )	14 CCR § 18461 - Manifest System Requirements for Waste Tire End-Use Facilities
( )	( )	14 CCR § 18462 - Manifest System Requirements for Tire Dealers or Waste Tire Generators
( )	( )	Other: §

ENFORCEMENT STATUS

(●) Notice Of Violation ( ) Extension

Compliance Deadline Date: / /

(Required for NOV or EXT)

( ) Referred / CIWMB Enforcement

( ) In Compliance - No Violations

Comments

(1) KEG + LOG WHICH NEEDED TIRE DISPOSAL

Inspector Signature ( )

Facility Rep. Signature ( ) — Print Name — Inspector Signature — Phone Number

INSTRUCTIONS ON BACK — Correct: ( ) Incorrect: X ✓ — EXAMPLE 123

62081

White Copy: CIWMB — Yellow Copy: Operator — Pink Copy: LEA

Waste Tire Survey & Inspection Report
Survey Form - Page 1

State of California
CIWMB 181 (New 04/04)
California Integrated Waste Management Board

Inspection Report Number: 14-1041087

Part A - Survey — BLUE OR BLACK INK PEN

Business Profile

TPID - Site Suffix: 140129 5 - 01

Local Identifier:

Business or Facility Name: LAKE MERCED GOLF

Physical Address: 2300 JUNIPERO SERRA

Street: DALY CITY 94015

City / State / ZIP Code

Business Rep: BOB BOSI

Title:

Tire Count (Whole/PTE): , ,

GPS Latitude: °

Longitude: - °

Inspection Details

Inspection Type (Fill one)
(●) Routine ( ) Re-inspection ( ) Referral ( ) Observation

If Referral, choose referral type (Fill one)
( ) CHP ( ) CIWMB ( ) Complaint ( ) Educational Visit ( ) Other

Inspected By: 41 - 101 Inspector: BROWN

Inspection Date: 12 / 06 / 05

Time In: : ( ) AM ( ) PM

Time Out: : ( ) AM ( ) PM

Operational Status (Fill one only)
(●) Active ( ) Closed ( ) Inactive ( ) Planned

Tire Type (Fill all that apply)
(●) Passenger (●) Aircraft (●) Truck (●) Off-the

Business Role (Fill all that apply)
(●) Generator ( ) Hauler ( ) End-Use

Storage Type (Fill all that apply)
( ) Outdoor (●) Indoor ( ) Combined

Business Type (Fill all that apply)
( ) New Tire Dealer ( ) Auto Repair ( ) Trucking Fleet ( ) Government ( ) Retreader ( ) Dismantler ( ) Tire Derived Fuel
( ) Used Tire Dealer ( ) Auto Body ( ) Car Dealer ( ) Collection ( ) Crumb Rubber
( ) Service Station ( ) Hauler ( ) Agriculture ( ) Shredder (●) Other

Part B - Inspection of Waste Tire Dealer, Generator, Hauler and End-Use Facility

V	A	HAULING AND MANIFEST REQUIREMENTS
( )	( )	PRC § 42951 - Waste Tire Hauler Registration and Transport of Tires
( )	( )	PRC § 42953 - Contracts with Registered Waste Tire Haulers.
( )	( )	PRC § 42956 - Registration/Decal in Vehicle
( )	( )	14 CCR § 18459 - Responsible Entities Complying with Manifesting Requirements
( )	( )	14 CCR § 18459.1 (a) (b) (c) - Tire Program ID Number from CIWMB
( )	( )	14 CCR § 18459.2.1 - Submittal of Manifest Forms and Tire Trip Logs within 90 days
( )	( )	14 CCR § 18459.3 - Retention of Manifest Forms and Tire Trip Logs for 3 years
( )	( )	14 CCR § 18460.2 - Manifest System Requirements for Registered Waste Tire Haulers
( )	( )	14 CCR § 18461 - Manifest System Requirements for Waste Tire End-Use Facilities
( )	( )	14 CCR § 18462 - Manifest System Requirements for Tire Dealers or Waste Tire Generators
( )	(N)	Other: § VEGETATIVE LOG VERIFY WOOD DISPOSAL

ENFORCEMENT STATUS
( ) Notice Of Violation ( ) Extension
Compliance Deadline Date: / /
(Required for NOV or EXT)
( ) Referred / CIWMB Enforcement
(●) In Compliance - No Violations

Comments

Inspection Form Included: ( )
Comments Included: ( )
Business Rep's Signature: Phone Number:
Inspector's Signature: Phone Number:

INSTRUCTIONS ON BACK — Correct: ( ) Incorrect: X ✓ — EXAMPLE 123

62081

White Copy: CIWMB Yellow Copy: Operator Pink Copy: LEA

Waste Tire Survey & Inspection Report
Survey Form - Page 1

State of California
CIWMB 181 (New 04/04)
California Integrated Waste Management Board

Inspection Report Number: 12-1014297

Part A - Survey — BLUE OR BLACK INK PEN

Business Profile

TPID - Site Suffix:

Local Identifier:

Business or Facility Name: LAKE MERCED GOLF

Physical Address: 2300 JUNIPERO SERRA

Street: DALY CITY

City / State / ZIP Code

Business Rep / Title

Inspection Details

Inspection Type (Fill one): (•) Routine ( ) Re-inspection ( ) Referral ( ) Observation

If Referral, choose referral type (Fill one): ( ) CHP ( ) CIWMB ( ) Complaint ( ) Educational Visit ( ) Other

Inspected By: 41 - 101 Inspector: BARNIN

Inspection Date: 12 / 16 / 04

Time In : ( ) AM ( ) PM — Time Out : ( ) AM ( ) PM

Tire Count (Whole/PUE): 0 0

GPS Latitude: ° Longitude: - °

Operational Status (Fill one only)
(•) Active
( ) Closed
( ) Inactive
( ) Planned

Tire Type (Fill all that apply)
(•) Passenger
( ) Altered
( ) Truck
( ) OTR

Business Role (Fill all that apply)
(•) Generator
( ) Hauler
( ) End-Use

Storage Type (Fill all that apply)
( ) Outdoor
(•) Indoor
( ) Container

Business Type (Fill all that apply)

( ) New Tire Dealer	( ) Auto Repair	( ) Trucking Fleet	( ) Government	( ) Retreader	( ) Dismantler	( ) Tire Derived Fuel
( ) Used Tire Dealer	( ) Auto Body	( ) Car Dealer	( ) Collection	( ) Crumb Rubber		
( ) Service Station	( ) Hauler	( ) Agriculture	( ) Shredder	(•) Other		

Part B - Inspection of Waste Tire Dealer, Generator, Hauler and End-Use Facility

V	A	HAULING AND MANIFEST REQUIREMENTS
( )	( )	PRC § 42951 - Waste Tire Hauler Registration and Transport of Tires
( )	( )	PRC § 42953 - Contracts with Registered Waste Tire Haulers.
( )	( )	PRC § 42956 - Registration/Decal in Vehicle
( )	( )	14 CCR § 18459 - Responsible Entities Complying with Manifesting Requirements
( )	( )	14 CCR § 18459.1 (a) (b) (c) - Tire Program ID Number from CIWMB
( )	( )	14 CCR § 18459.2.1 - Submittal of Manifest Forms and Tire Trip Logs within 90 days
( )	( )	14 CCR § 18459.3 - Retention of Manifest Forms and Tire Trip Logs for 3 years
( )	( )	14 CCR § 18460.2 - Manifest System Requirements for Registered Waste Tire Haulers
( )	( )	14 CCR § 18461 - Manifest System Requirements for Waste Tire End-Use Facilities
( )	( )	14 CCR § 18462 - Manifest System Requirements for Tire Dealers or Waste Tire Generators
( )	( )	Other: §

ENFORCEMENT STATUS

( ) Notice Of Violation ( ) Extension

Compliance Deadline Date: / /
(Required for NOV or EXT)

( ) Referred / CIWMB Enforcement

( ) In Compliance - No Violations

Comments

OBTAIN A TIRE ID #
KEEP A LOG VERIFYING PROPER DISPOSAL

Inspection Form Included: ( )
Comments Included: ( )

Business Rep's Signature / Phone Number / Inspector's Signature / Phone Number

INSTRUCTIONS ON BACK — Correct: ( ) Incorrect: X ✓ — EXAMPLE 123

62081

White Copy: CIWMB — Yellow Copy: Operator — Pink Copy: LEA

PR0067586 FA0017124

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Aboveground Storage Tank Inspection Report
San Mateo County Environmental Health Division
Certified Unified Program Agency (CUPA)
2000 Alameda de las Pulgas, Suite 100
San Mateo, CA 94403
Phone: (650) 372-6200

Facility Name: Lake Merced Golf & Country Club
Facility Address: 2300 Junipero Serra **City** Daly City **Zip Code:** 94015
Facility Phone Number: 650 - 755-2233
Owner Name:
Operator Name:
Consent to Inspect: **Title:**
Inspector Name: Robert Reed **Date:** Aug 3, 2012

Qualified Facility: [X] Tier I [ ] Tier II

Petroleum Volume: [X] < 5,000 [ ] < 10,000 [ ] ≥ 10,000 [ ] ≥ 100,001 [ ] ≥ 1,000,001

V	SECTION	DOCUMENTS AND RECORDS	In compliance YES	NO	N/A
10	25270.6 (a)	Did facility file a tank facility statement or update business plan annually.	X		
11	112.3	Did facility prepare an SPCC plan.	X		
12	112.3	Is SPCC plan onsite, available for review.	X		
13	112.3	Did facility implement SPCC plan elements.	X		
14	112.3 (g)	Did facility self-certify for qualified facility.	X		X
15	112.3 (d)	Did a Professional Engineer certify SPCC plan. Stamped 10-14-2009	X		X
16	112.5 (a)(d)	Did facility review or amend SPCC plan.			X
		i) Did facility perform 5-year review and evaluation of SPCC plan. 2009 Plan			X
		ii) Did facility implement SPCC plan review changes and/or amendment changes within 6 months.			X
17	25270.8	Is facility incompliance with spill reporting.	X		
20	112.7(a)(3)	Did facility draw a diagram of locations and contents of regulated containers, transfer stations, and connecting pipes.	X		
21		i) Did facility describe and outline type of oil and storage capacity for each container.	X		
22		ii) Did facility describe prevention measures or procedures for routine oil handling.	X		
23		iii) Did facility describe countermeasures for discovery, response and cleanup	X		
24		iv) Does facility have required contact list and phone numbers	X		
25	112.6(a)(1-viii) 112.7(d)(2)	Does management authorize resources to implement the SPCC plan	X		
26	112.7 (e)	Does facility conduct inspections and test in accordance with written procedures		X	
		i) Does facility maintain records of inspections, tests, and/or procedures		X	
		ii) Did supervisor/inspector sign inspection reports or tests		X	
27	112.7(f)	Does facility have a training program.	X		
		i) Does facility train oil-handling personnel in operation and equipment maintenance to prevent a discharge.		X	
		ii) Does facility provide/conduct annual spill prevention briefings.		X	
28	112.7(k)	Did facility prepare an oil contingency plan or provide written control/removal procedures.			X

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Aboveground Storage Tank Inspection Report

San Mateo County Environmental Health Division
Certified Unified Program Agency (CUPA)
2000 Alameda de las Pulgas, Suite 100
San Mateo, CA 94403
Phone: (650) 372-6200

		FACILITY INSPECTION	YES	NO	N/A
30	112.7(g)	Does facility have adequate security.	X		
31	112.7(a)(3-iv)	Does facility have cleanup material readily available.	X		
32	112.7(h)	Do loading/unloading racks drain to containment.			X
33	112.7(c)	Are containment or diversionary structures adequate to prevent a discharge.			X
34	112.8 (c)	Are tank(s) in order, not leaking.	X		
35	112.8(c)(8)	Does facility have overfill protection procedures or devices in place and maintained.	X		
40	112.8(c)(11)	Does facility have portable/mobile containers in position to prevent a discharge. drums in shed	X		X
41	112.8(b)	Is facility drainage functioning or properly operated or engineered. dbl walled			X
42	112.8 (c)	Is secondary containment adequate to contain capacity of largest container plus precipitation.	X		
43	112.8(c)(10)	Did facility remove accumulated oil from secondary containment.			X
44	112.8	Are secondary containment valve(s) closed.			X
45	112.8(c)	Does facility provide corrosion protection.			X
46	112.8(c)(1)	Are facility containers compatible with materials stored.	X		

Comments:

V13 Implement inspections and training
V26 Conduct inspections according to the SPCC Plan. Inspections must be signed by a supervisor or inspector
V27 Employees must be trained in routine oil handling and annual oil briefings must be performed

Submit evidence of training/briefings and inspections within 30 days to Environmental Health.

SIGNATURE: [signature] DATE: 08-03-12

Zach Oliveira Lake Merced Golf & Country Club

FA0017124 PR0067586

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

ABOVEGROUND STORAGE TANK INSPECTION REPORT

Certified Unified Program Agency (CUPA)
San Mateo County Environmental Health Division
2000 Alameda de las Pulgas, Suite 100
San Mateo, CA 94403
Phone: (650) 372-6200

Facility Name:	Lake Merced Golf & Country Club
Facility Address:	2300 Junipero Serra Blvd City Daly City Zip Code: 94015
Facility Phone Number:	(650) 746-3615
Owner Name:	
Operator Name:	
Consent to Inspect:	Zach Ohsann Title:
Inspector Name:	Mejia Date: 12/23/14

Qualified Facility: ☑ Tier I ☐ Tier II

Petroleum Volume: ☑ < 5,000 ☐ < 10,000 ☐ ≥ 10,000 ☐ ≥ 100,001 ☐ ≥ 1,000,001

V	SECTION	DOCUMENTS AND RECORDS	In compliance YES	NO	N/A
10	25270.6 (a)	Did facility file a tank facility statement or update business plan annually.	✓		
11	112.3	Did facility prepare an SPCC plan.	✓		
12	112.3	Is SPCC plan onsite, available for review.	✓		
13	112.3	Did facility implement SPCC plan elements. (1)		✓	
14	112.3 (g)	Did facility self-certify for qualified facility.			✓
15	112.3 (d)	Did a Professional Engineer certify SPCC plan.	✓		
16	112.5 (a)(d)	Did facility review or amend SPCC plan. (2)		✓	
		i) Did facility perform 5-year review and evaluation of SPCC plan.		✓	
		ii) Did facility implement SPCC plan review changes and/or amendment changes within 6 months.			✓
17	25270.8	Is facility incompliance with spill reporting.	✓		
20	112.7(a)(3)	Did facility draw a diagram of locations and contents of regulated containers, transfer stations, and connecting pipes.	✓		
21		i) Did facility describe and outline type of oil and storage capacity for each container.	✓		
22		ii) Did facility describe prevention measures or procedures for routine oil handling.	✓		
23		iii) Did facility describe countermeasures for discovery, response and cleanup	✓		
24		iv) Does facility have required contact list and phone numbers	✓		
25	112.6(a)(1-viii) 112.7(d)(2)	Does management authorize resources to implement the SPCC plan	✓		
26	112.7 (e)	Does facility conduct inspections and test in accordance with written procedures (3)		✓	
		i) Does facility maintain records of inspections, tests, and/or procedures		✓	
		ii) Did supervisor/inspector sign inspection reports or tests		✓	
27	112.7(f)	Does facility have a training program.	✓		
		i) Does facility train oil-handling personnel in operation and equipment maintenance to prevent a discharge. (4)	✓	✓	
		Ii) Does facility provide/conduct annual spill prevention briefings.		✓	
28	112.7(k)	Did facility prepare an oil contingency plan or provide written control/removal procedures.	✓		

ABOVEGROUND STORAGE TANK INSPECTION REPORT
Certified Unified Program Agency (CUPA)
San Mateo County Environmental Health Division
2000 Alameda de las Pulgas, Suite 100
San Mateo, CA 94403
Phone: (650) 372-6200

		FACILITY INSPECTION	YES	NO	N/A
30	112.7(g)	Does facility have adequate security.	✓		
31	112.7(a)(3-iv)	Does facility have cleanup material readily available.	✓		
32	112.7(h)	Do loading/unloading racks drain to containment.	✓		
33	112.7(c)	Are containment or diversionary structures adequate to prevent a discharge.	✓		
34	112.8 (c)	Are tank(s) in order, not leaking.	✓		
35	112.8(c)(8)	Does facility have overfill protection procedures or devices in place and maintained.	✓		
40	112.8(c)(11)	Does facility have portable/mobile containers in position to prevent a discharge.	✓		
41	112.8(b)	Is facility drainage functioning or properly operated or engineered.	✓		
42	112.8 (c)	Is secondary containment adequate to contain capacity of largest container plus precipitation.	✓		
43	112.8(c)(10)	Did facility remove accumulated oil from secondary containment.	✓		
44	112.8	Are secondary containment valve(s) closed.	✓		
45	112.8(c)	Does facility provide corrosion protection.			✓
46	112.8(c)(1)	Are facility containers compatible with materials stored.	✓		

COMMENTS: ☐ Summary of Violation ☒ Notice to Comply

1) See below.
2) Plan is overdue for the 5 year amend. (original plan Oct 2009)
3) Implent Inspections per SPCC
4) Provide Annual training to employees. Submit training records to CUPA.

SIGNATURE: Zach Oltman DATE: 12-23-19

SAN MATEO COUNTY HEALTH
ENVIRONMENTAL HEALTH SERVICES

Hazardous Materials Program (CUPA)
2000 Alameda de las Pulgas #100
San Mateo, CA 94403
(650) 372-6200 FAX (650) 627-8244
smchealth.org/hazardous-materials-cupa

INSPECTION REPORT

HMBP Inspection Report

Facility Name LAKE MERCED GOLF & COUNTRY CLUB **Record ID:** PR0003622		**Total Violations**	1	**Date:** 02/19/2019	**Total Time:** 60 min
Facility Address 2300 JUNIPERO SERRA BLVD		**Inspection Consent** Matt Dachowski	0	**Start:**	**Finish:**
City/State DALY CITY, CA	**Zip Code** 94015	**Phone** (650) 746-3610	**Environmental Contact** Matt Dachowski		**Operator Phone** (650) 755-2233
Program: 2163 - STORES HAZ MAT		**Service:** ROUTINE	**Result:** NOT APPLICABLE		

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Administration	
Established/implemented a business plan when handling hazardous materials in reportable quantities	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Business plan electronically submitted when handling hazardous materials in reportable quantities	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Business plan readily available to site personnel responsible for emergency response or training	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Business plan reviewed and electronically certified as complete/accurate on or before the due date	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Updated within 30 days of 100% increase or new haz; change of address/owner/name; or change in ops	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Actual or threatened release reported to the unified program agency and Cal OES	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Property owner notified in writing that business is in compliance with business plan requirements	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Lessee provided copy of business plan to owner within 5 days after request	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Owner/Operator Information	
Business Owner Operator Identification and Business Activities information electronically submitted	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Inventory	

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HMBP Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0003622		1	02/19/2019	60 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2163 - STORES HAZ MAT	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Inventory	
Complete Hazardous Materials Inventory information electronically submitted	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Site Map	
Site Map with all required content electronically submitted	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Emergency Response Plan	
Electronically submitted response plan/procedures for release/threatened release of hazmat	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Training Program	
Established and electronically submitted adequate training program	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Provided initial and annual training and maintained training records for a minimum of three years ***Employee training records could not be provided at the time of the inspection. Submit trianing records to the inspector within the comply by date.***	□ NVO □ UD □ NA ■ OUT □ COS □ RPT
Remote, Unstaffed	
Remote unstaffed facility exemption requirements are met when not submitting a business plan	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Agricultural Handlers	
Agricultural handler exemption requirements are met when not submitting an emergency response plan	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Agricultural handler exemption requirements are met when not submitting a training program	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Warning signs posted on buildings where pesticides, petroleum, or fertilizers are stored	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
General Facility Requirements	
Administration/Documentation - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Administration/Documentation - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

Report 0181 rev.1/8/15

HMBP Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0003622		1	02/19/2019	60 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2163 - STORES HAZ MAT	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

General Facility Requirements

Training - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Training - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Operations/Maintenance - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Operations/Maintenance - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Release/Leaks/Spills - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Release/Leaks/Spills - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Abandonment/Illegal Disposal/Unauthorized Treatment - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Abandonment/Illegal Disposal/Unauthorized Treatment - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT

SUMMARY OF VIOLATIONS

You must submit documentation of compliance by the "Comply by Date" cited below, if any. Appropriate documentation can be submitted via fax (650) 627-8244 or e-mailed to your inspector.

Remarks	Class of Violation / Comply By
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. HSC 6.95 25505(a)(4): ***Employee training records could not be provided at the time of the inspection.*** ***Submit trianing records to the inspector within the comply by date.***	CUPA MINOR 3/21/19

OBSERVATIONS

OVERALL INSPECTION COMMENTS

Hazardous materials above threshold:
UNLEADED GASOLINE 500.0 Gallons
DIESEL FUEL NO. 2 1000.0 Gallons
USED OIL/FUEL FILTERS 400.0 Pounds
PETROLEUM MOTOR OIL 55.0 Gallons
WASTE PETROLEUM MOTOR OIL 55.0 Gallons

Matt Dachowski
Golf Course Superintendent

Monica Banning
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SAN MATEO COUNTY HEALTH
ENVIRONMENTAL HEALTH SERVICES

Hazardous Materials Program (CUPA)
2000 Alameda de las Pulgas #100
San Mateo, CA 94403
(650) 372-6200 FAX (650) 627-8244
smchealth.org/hazardous-materials-cupa

INSPECTION REPORT

AST Tier I Inspection Report

Facility Name LAKE MERCED GOLF & COUNTRY CLUB **Record ID:** PR0067586		**Total Violations**	1	**Date:** 02/19/2019	**Total Time:** 108 min
Facility Address 2300 JUNIPERO SERRA BLVD		**Inspection Consent** Matt Dakowski	0	**Start:**	**Finish:**
City/State DALY CITY, CA	**Zip Code** 94015	**Phone** (650) 746-3610	**Environmental Contact** Matt Dachowski		**Operator Phone** (650) 755-2233
Program: 2352 - TIER I: TANK STOR CAP =>1,320 & <5,000		**Service:** ROUTINE	**Result:** NOT APPLICABLE		

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Requirement to Prepare and Implement	
SPCC has been prepared	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC plan has been prepared that meets all applicable requirements	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC has been implemented	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC onsite If facility staffed 4 hrs/day, or at the nearest field office if not so attended	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Qualified Facility's SPCC plan has been self or PE certified.	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Facility prepared appropriate SPCC when no longer meeting Tier I/II requirements	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC Amendments	
Facility has amended SPCC as necessary	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
SPCC has been implemented within 6 months of amendment	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Tier I Qualified Facility has certified tech amendments.	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Five Year Review	
5 year review performed on SPCC and documented ***Next review January 2020***	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
General SPCC Requirements	
SPCC in writing, follows code seq/cross ref, good eng practice, mgt approval, items not in place	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

AST Tier I Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0067586		1	02/19/2019	108 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dakowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2352 - TIER I: TANK STOR CAP =>1,320 & <5,000	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

General SPCC Requirements

SPCC Plan addresses the type of oil and storage capacity for all fixed and portable containers	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC Plan addressed countermeasures for discharge discovery, response and cleanup	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC contains procedures for reporting a discharge	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC organized so discharge procedures are readily usable if the facility has no response plan	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC contains a prediction of direction and total quantity of oil potentially discharged	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC addresses the appropriate general containment/diversionary structures/equipment	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Appropriate (general) containment/diversionary structures/equipment have been provided	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Employee training and spill prevention briefings discussed in SPCC plan	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Training provided for op/maint of equip, discharge procedures, laws/regs, general fac ops, and SPCC	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Person has been designated as accountable for discharge prevention and reports to management	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Spill prevention briefings are conducted annually ***Conduct spill prevention briefings and submit documentation to the inpector within the comply by date.***	□ NVO □ UD □ NA ■ OUT □ COS □ RPT
SPCC addresses security measures-lighting, access to handling/storage, valves/pumps/transfer equip	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

AST Tier I Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0067586		1	02/19/2019	108 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dakowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2352 - TIER I: TANK STOR CAP =>1,320 & <5,000	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

General SPCC Requirements	
Handling areas, valves, pumps/starter controls, load/unload connections secured, lighting adequate	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Oil filled operational equipment containment standards are met	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

SPCC Requirements for Onshore Facilities	
Facility drainage or drainage controls adequately discussed	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Facility drainage adequately restrained unless conditions met	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Valves used for drainage are manual (not flapper-type) to prevent a discharge	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Adequate discussion of all bulk storage containers located at the facility	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Material and construction of all containers are compatible with the material stored	■ NVO □ UD □ NA □ OUT □ COS □ RPT
All bulk storage containers have secondary containment to prevent a discharge at Tier I facility	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Secondary containment and/or leak detection provided for TIUGA piping if not viewable on all sides	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Rainwater in diked areas is inspected before draining	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Records maintained of drainage from diked areas	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Buried section of partially buried or bunkered metallic tank has corrosion protection	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
SPCC discusses procedures to test/inspect storage containers for integrity per industry standards	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

AST Tier I Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0067586		1	02/19/2019	108 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dakowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2352 - TIER I: TANK STOR CAP =>1,320 & <5,000	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

SPCC Requirements for Onshore Facilities	
Tanks inspected and tested by qualified person in accordance with industry standards	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Aboveground containers tested or inspected for integrity based on industry standards	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Inspection/integrity testing records signed, kept for 3 years and written inspection procedures kept	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC plan adequately describes overfill prevention methods, including system or procedures used	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Overfill prevention sytems or procedures are used and tested routinely to ensure proper operation	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Visible discharges promptly corrected and any accumulation of oil in diked areas promptly removed.	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Aboveground valves, piping, and appurtenances are regularly inspected	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Integrity/leak tested buried piping when installed, modified, constructed, relocated, or replaced	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Oil Filled Electrical Equipment	
Oil filled electrical equipment exclusions have been met, and where not met is included in SPCC plan	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
General Facility Requirements	
Valid permit maintained	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Tank Facility Statement or Business Plan has been submitted	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Spills/releases of 42 gallons or more of petroleum reported upon discovery to Cal OES & UPA or 911	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

AST Tier I Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0067586		1	02/19/2019	108 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dakowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2352 - TIER I: TANK STOR CAP =>1,320 & <5,000	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

General Facility Requirements

APSA program fee paid	■ NVO □ UD □ NA □ OUT □ COS □ RPT
All/any permanently closed tanks are properly closed under the definition in 40 CFR 112.2	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Substantial Harm Criteria certification maintained at the facility as required	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Administration/Documentation - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Administration/Documentation - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Training - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Training - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Operations/Maintenance - General ***Find out information on life of the tank.***	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Operations/Maintenance - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Release/Leaks/Spills - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Release/Leaks/Spills - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Abandonment/Illegal Disposal/Unauthorized Treatment - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Abandonment/Illegal Disposal/Unauthorized Treatment - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT

SUMMARY OF VIOLATIONS

You must submit documentation of compliance by the "Comply by Date" cited below, if any. Appropriate documentation can be submitted via fax (650) 627-8244 or e-mailed to your inspector.

Remarks	Class of Violation / Comply By

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

Failure to schedule and conduct spill prevention briefings at least once a year. HSC 6.67 25270.4.5(a); 40 CFR 1 112.7(f)(3): ***Conduct spill prevention briefings and submit documentation to the inspector within the comply by date.***	CUPA MINOR 3/21/19

OBSERVATIONS

14	5 year review performed on SPCC and documented: ***Next review January 2020***
94	Operations/Maintenance - General: ***Find out information on life of the tank.***

OVERALL INSPECTION COMMENTS

No Overall Inspection Comments

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

SAN MATEO COUNTY HEALTH
ENVIRONMENTAL HEALTH SERVICES

Hazardous Materials Program (CUPA)
2000 Alameda de las Pulgas #100
San Mateo, CA 94403
(650) 372-6200 FAX (650) 627-8244
smchealth.org/hazardous-materials-cupa

INSPECTION REPORT

HazWaste SQG Inspection Report

Facility Name LAKE MERCED GOLF & COUNTRY CLUB	**Record ID:** PR0010961	**Total Violations**	0	**Date:** 02/19/2019	**Total Time:** 72 min
Facility Address 2300 JUNIPERO SERRA BLVD		**Inspection Consent** Matt Dachowski	0	**Start:**	**Finish:**

City/State	**Zip Code**	**Phone**	**Environmental Contact**	**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	**Service:**	**Result:**
2220 - GENERATES & RECYCLES WASTE	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Recordkeeping/ Documentation	
Obtained and/or maintained an active EPA ID number (unless exempted HSC 25143.13)	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Training	
Employees thoroughly familiar with all waste handling and emergency procedures	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Manifest	
Prepared a Uniform Hazardous Waste Manifest for transportation of hazardous waste	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Properly completed all Uniform Hazardous Waste Manifests	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Completed all Uniform Hazardous Waste Manifest exception reporting requirements	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Signed copy of Uniform Hazardous Waste Manifest kept for 3 years	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Sent a legible copy of each Uniform Hazardous Waste Manifest to the DTSC within 30 days of shipment	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Certification of waste minimization on all manifests	■ NVO □ UD □ NA □ OUT □ COS □ RPT
All consolidated manifest requirements are met	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Exempt used oil management operating log records are retained for 3 years	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HazWaste SQG Inspection Report

Facility Name LAKE MERCED GOLF & COUNTRY CLUB **Record ID:** PR0010961			**Total Violations**	0	**Date:** 02/19/2019	**Total Time:** 72 min
Facility Address 2300 JUNIPERO SERRA BLVD			**Inspection Consent** Matt Dachowski	0	**Start:**	**Finish:**
City/State DALY CITY, CA	**Zip Code** 94015	**Phone** (650) 746-3610	**Environmental Contact** Matt Dachowski			**Operator Phone** (650) 755-2233
Program: 2220 - GENERATES & RECYCLES WASTE		**Service:** ROUTINE	**Result:** NOT APPLICABLE			

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Recordkeeping/ Documentation	
Owner/Operator retained copy of manifest or bill of lading for spent lead acid batteries for 3 years	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Waste Determination	
Determined if waste generated is hazardous waste	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Kept records of any test results, waste analyses, or other determinations	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Determined land disposal restrictions for hazardous waste	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Reporting	
Program data reported electonically when required	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Submitted Recyclable Materials Report every two years	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Remote Waste Consolidation Site Annual Notification submitted	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Hazardous Waste Management	
Disposal	
Registered hazardous waste transporter used to transport hazardous waste	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Disposed of hazardous waste at an authorized location	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Quarantined HW not removed, transferred, or disposed without permission by authorized agent	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Accumulation Time Limits	
Disposed of acutely/extremely hazardous waste within 90 days of accumulating 1 Kg	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Disposed of hazardous waste within 180 days of accumulation	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

Report 0181 rev.1/8/15

HazWaste SQG Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0010961		0	02/19/2019	72 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2220 - GENERATES & RECYCLES WASTE	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Hazardous Waste Management	
Met all requirements for hazardous waste satellite accumulation	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Container Management	
Labeled all containers or portable tanks containing hazardous waste	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Accumulated hazardous waste in containers that are in good condition	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Hazardous waste accumulated in lined and/or compatible containers	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Containers of hazardous waste closed except when adding or removing waste	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Inspects all hazardous waste storage areas at least weekly	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Incompatible waste in containers managed properly to prevent a reaction	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Empty containers > 5 gallons properly managed	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Tank Management	
Stationary tanks marked as "Hazardous Waste" and marked with accumulation start date	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Continuously fed hazardous waste tanks are equipped with an overfill protection device	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Daily inspections of the hazardous waste tank systems conducted	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Weekly inspections of the hazardous waste tank system conducted	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Removed hazardous waste from tanks, equipment, and discharge confinement structures upon closure	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HazWaste SQG Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0010961		0	02/19/2019	72 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2220 - GENERATES & RECYCLES WASTE	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Hazardous Waste Management	
Uncovered hazardous waste tanks have 2 feet of freeboard unless equipped with adequate containment	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Recyclable Materials	
Recyclable material is managed pursuant to HSC 6.5 25143.2(b), (c), or (d).	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Used Oil	
Generator does not intentionally contaminate used oil with other hazardous wastes	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Used Oil and Fuel Filters	
Properly manages used oil and fuel filters	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Lead Acid Batteries	
Meets requirements for handling/storing/transporting lead acid batteries	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Meets all requirements when accepting spent lead-acid batteries	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Properly manages, stores and labels all damaged lead-acid batteries	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Certified Appliance Recyclers	
Obtained Certified Appliance Recycler certification (CAR) from the DTSC	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
CAR properly managed all MSRH as hazardous waste	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
CAR maintains documentation regarding removal and management of MRSH from appliances	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Reusable Soiled Textiles	
Properly managed reusable soiled textile materials prior to being sent for laundering	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HazWaste SQG Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0010961		0	02/19/2019	72 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2220 - GENERATES & RECYCLES WASTE	ROUTINE	NOT APPLICABLE

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Hazardous Waste Management

Laboratory Waste

Laboratory waste managed in accordance with HSC 25200.3.1(b)	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Laboratory waste treated in accordance with HSC 25200.3.1(c)	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

General Facility Operations

Site Safety

Posted emergency information next to the telephone	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Emergency coordinator on the premises or on call	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Facility equipped with all required emergency equipment	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Tests and maintains all required safety equipment at the facility	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Maintains adequate aisle space	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Maintains and operates the facility to minimize the possibility of fire/explosion/release	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Universal Waste

>5000 Kg

UWH notified the EPA and obtained a federal ID number prior to storing 5,000 kg or more of UW	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH obtained an EPA ID number from the DTSC prior to storing 5,000 kg or more of non-RCRA UW	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

Electronic Devices/CRT

UWH of devices/CRTs/CRT glass that do not treat waste submitted all required information to DTSC	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH accepts 100kg or generates 5000 kg/yr of E-waste, CRTs, & submitts report to DTSC Feb 1 annually	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HazWaste SQG Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0010961		0	02/19/2019	72 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2220 - GENERATES & RECYCLES WASTE	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Universal Waste	
UWH sending devices/CRTs/CRT glass to any foreign destination completed and submitted notification	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UW Management	
UWH labeled all universal waste	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH accumulated universal waste for no longer than 1 year	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH meets all accumulation standards for universal waste aerosol cans	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Universal waste aerosol cans managed to prevent fire, explosion and unauthorized release	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH properly prepares, handles and retains shipping papers for all universal waste shipped	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH transfers or disposes all universal waste to an appropriate destination facility	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH properly cleaned up and contained spills of electronic devices, CRTs and/or CRT glass	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Training	
UWH complied with all universal waste training requirements	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
General Facility Requirements	
Administration/Documentation - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Administration/Documentation - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Training - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Training - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HazWaste SQG Inspection Report

Facility Name	Record ID:	Total Violations		Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB	PR0010961		0	02/19/2019	72 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski	0		

City/State	Zip Code	Phone	Environmental Contact	Operator Phone
DALY CITY, CA	94015	(650) 746-3610	Matt Dachowski	(650) 755-2233

Program:	Service:	Result:
2220 - GENERATES & RECYCLES WASTE	ROUTINE	NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

General Facility Requirements

Operations/Maintenance - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Operations/Maintenance - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Release/Leaks/Spills - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Release/Leaks/Spills - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Abandonment/Illegal Disposal/Unauthorized Treatment - General	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Abandonment/Illegal Disposal/Unauthorized Treatment - General Local Ordinance	■ NVO □ UD □ NA □ OUT □ COS □ RPT

SUMMARY OF VIOLATIONS

You must submit documentation of compliance by the "Comply by Date" cited below, if any. Appropriate documentation can be submitted via fax (650) 627-8244 or e-mailed to your inspector.

No Violations Recorded

OBSERVATIONS

OVERALL INSPECTION COMMENTS

Hazardous waste streams generated:
Used oil - 55 gallons
Used oil filters
Used absorbent

Waste oil tank is empty and not in use. Ensure any liquid is inspected or tested before disposing to determine whether it is a hazardous waste or not. There is water in the tank from the rain.

Matt Dachowski
Golf Course Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

San Mateo County, Environmental Health
2000 Alameda de las Pulgas, Suite 100
San Mateo, CA 94403
(650) 372-6200

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY
PROTECTING OUR HEALTH AND ENVIRONMENT

Record ID: PR0010961

HazWaste SQG Inspection Report

Facility Name		Total Violations	6	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB				12/19/2016	60 min
Facility Address		**Inspection Consent**	0	**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski			
City/State	**Zip Code**	**Phone**	**Operator Name**		**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610			(650) 755-2233
Program:		**Service:**		**Result:**	
2220 - GENERATES & RECYCLES WASTE		ROUTINE		NOT APPLICABLE	

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Recordkeeping/ Documentation	
The facility has an active EPA ID number (unless exempted HSC 25143.13)	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Training	
Owner/Operator has properly trained all employees on waste handling and emergency procedures	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Manifest	
Owner/Operator properly prepared manifests for transportation of hazardous waste	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Owner/Operator has properly completed all hazardous waste manifests	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Owner/Operator completed all uniform hazardous waste manifest exception reporting requirements	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Owner/Operator maintained a signed copy of manifests from the designated facility for 3 years	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Owner/Operator sent generator manifest copies to DTSC within 30 days	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Owner/Operator certified on all manifests that a good faith effort to reduce waste has been made	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Owner/Operator follows all Consolidated manifest procedures ***Consolidated manifests are kept in the accounting office which was closed at the time of the inspection. Facility contact will email copies of the manifests once they are able to get access to the office.***	□ NVO ■ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HazWaste SQG Inspection Report

Facility Name		Total Violations	6	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB				12/19/2016	60 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski	0		
City/State	**Zip Code**	**Phone**	**Operator Name**		**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610			(650) 755-2233
Program:		**Service:**		**Result:**	
2220 - GENERATES & RECYCLES WASTE		ROUTINE		NOT APPLICABLE	

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Recordkeeping/ Documentation	
Owner/Operator retained paperwork documenting disposal of used oil for 3 years	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Owner/Operator retained copy of manifest or bill of lading for spent lead acid batteries for 3 years	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Waste Determination	
Owner/Operator determined whether waste is a hazardous waste and retained waste analysis for 3 years	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Generator made a determination if the waste is restricted from land disposal	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Reporting	
Generator provided required information for recyclable material to claim the exclusion/exemption	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Hazardous Waste Management	
Accumulation Time Limits	
Generator properly labeled all containers or tanks containing hazardous waste as required ***Used oil missing facility name/address on label. CORRECTED ON SITE.***	□ NVO □ UD □ NA ■ OUT ■ COS □ RPT
Generator did not store hazardous waste onsite for greater than 180 days ***Used absorbent and oily debris was last disposed of 1/20/15. Dispose used absorbent immediately and submit documentation to the County within 30 days.***	□ NVO □ UD □ NA ■ OUT □ COS □ RPT
Generator disposed of hazardous waste after 100 Kg threshold amount was accumulated within 90 days	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Container Management	
Generator has accumulated all hazardous waste in a containers that are in good condition	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Generator had no hazardous waste stored in unlined or incompatible containers	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HazWaste SQG Inspection Report

Facility Name		Total Violations	6	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB				12/19/2016	60 min
Facility Address		**Inspection Consent**	0	**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski			
City/State	**Zip Code**	**Phone**	**Operator Name**		**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610			(650) 755-2233
Program:		**Service:**	**Result:**		
2220 - GENERATES & RECYCLES WASTE		ROUTINE	NOT APPLICABLE		

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Hazardous Waste Management	
All containers of hazardous waste were closed except when addiing or removing waste	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Generator inspects all hazardous waste containers at least weekly	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Generator manages incompatible waste in containers properly as required in Title 22	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Tank Management	
All continuously fed hazardous waste tanks are provided with an overfill protection device	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Generator conducts daily inspections of the discharge systems, monitoring equipment, and tank levels	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Generator conducts weekly inspections of the construction materials, fixtures, and surrounding areas	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Generator removed all hazardous waste from tanks, equipment, and confinement structures	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Generator maintains 2 ft of freeboard unless the tank is equipped with addtional containment	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Handling	
Owner/Operator does not remove, transfer, or dispose of any hazardous waste without authorization	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Generator handles contaminated used oil as a hazardous waste	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Recyclable Hazardous Wastes	
Generator meets hazardous waste requirements for handling/storing/transporting lead acid batteries	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Generator follows all spent lead-acid battery storage requirements	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HazWaste SQG Inspection Report

Facility Name		Total Violations	6	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB				12/19/2016	60 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski	0		
City/State	**Zip Code**	**Phone**	**Operator Name**		**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610			(650) 755-2233
Program:		**Service:**		**Result:**	
2220 - GENERATES & RECYCLES WASTE		ROUTINE		NOT APPLICABLE	

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Hazardous Waste Management	
Generator properly manages, stores and labeles all damaged lead-acid batteries	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Generator properly handles, manages, labels, and recycles used oil and fuel filters ***Oil filters last disposed of 1/20/15. Oil filters must be disposed of annually. Dispose of used oil filters immediately and submit documentation to the County within 30 days.***	□ NVO □ UD □ NA ■ OUT □ COS □ RPT
Generator meets all the requirements for claimed excluded recyclable materials	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Disposal	
Generator used a registered hazardous waste hauler to transport all hazardous waste	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Generator has properly disposed of all hazardous waste at an authorized location	■ NVO □ UD □ NA □ OUT □ COS □ RPT
General Facility Operations	
Site Safety	
Generator has posted emergency information containing location of equipment, contact names/numbers ***Emergency information not posed. CORRECTED ON SITE.***	□ NVO □ UD □ NA ■ OUT ■ COS □ RPT
Generator maintains and operates the facility to minimize the possibility of fire/explosion/release ***Spill of used oil inside secondary containment. All spills must be cleaned up immediately. Clean secondary containment and submit documentation to the County within 30 days. (photo)***	□ NVO □ UD □ NA ■ OUT □ COS □ RPT
Generator maintains at the facility the required emergency equipment or equivalents	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Generator tests and maintains all required safety equipment at facility in accordance with Title 22	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Generator maintains proper aisle space in accordance with Title 22 regulations	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HazWaste SQG Inspection Report

Facility Name		Total Violations	6	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB				12/19/2016	60 min
Facility Address		**Inspection Consent**		**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski	0		
City/State	**Zip Code**	**Phone**	**Operator Name**		**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610			(650) 755-2233
Program:		**Service:**		**Result:**	
2220 - GENERATES & RECYCLES WASTE		ROUTINE		NOT APPLICABLE	

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

General Facility Operations	
Owner/Operator has an emergency coordinator or a designee onsite during operating hours	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Universal Waste	
>5000 Kg	
UWH notified the EPA and obtained a federal ID number prior to storing 5,000 kg	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH obtained an EPA ID number from DTSC prior to storing 5,000 kg of non-RCRA Universal Waste	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Training	
UWH complied with all universal waste training requirements	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UW Management	
UWH labeled all universal waste and identified type of universal waste	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH properly prepares, handles and retains shipping papers for all universal waste shipped ***Universal waste florescent tubes were not in a container. Place universal waste light tubes in a container and submit documentation to the County within 30 days. (photo)***	□ NVO □ UD □ NA ■ OUT □ COS □ RPT
UWH manages aerosol cans to prevent fire, explosion, and the unauthorized release of waste	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH meets all accumulation standards for universal waste aerosol cans in accordance with Title 22	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH transfers all universal waste to the appropriate designation facility	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH properly processed accumulated waste within one year and/or demonstrated accumulation time	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HazWaste SQG Inspection Report

Facility Name		Total Violations	6	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB				12/19/2016	60 min
Facility Address		**Inspection Consent**	0	**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski			
City/State	**Zip Code**	**Phone**	**Operator Name**		**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610			(650) 755-2233
Program:		**Service:**		**Result:**	
2220 - GENERATES & RECYCLES WASTE		ROUTINE		NOT APPLICABLE	

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Universal Waste

Electronic Devices/CRT

UWH that accepts 100 or generates 5000 Kg/year submitted required information to DTSC by 02/01	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH of electronic devices/CRTs/CRT glass prevents the release of the waste to the environment	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UHW of devices/CRTs/CRT glass that does't treat waste, submitted to DTSC all required information	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
UWH sending devices/CRTs/CRT glass to any foreign destination completed and submitted information	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
The export notification report was prepared by the UWH to include the required informaiton	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

Miscellaneous

General Training	□ NVO ■ UD □ NA □ OUT □ COS □ RPT
General Administration/Documentation	□ NVO ■ UD □ NA □ OUT □ COS □ RPT
General Release/Leaks/Spills	□ NVO ■ UD □ NA □ OUT □ COS □ RPT
General Abandonment/Illegal Disposal/Unauthorized Treatment	□ NVO ■ UD □ NA □ OUT □ COS □ RPT
General Operations/Maintenance	□ NVO ■ UD □ NA □ OUT □ COS □ RPT
Inspector Comments	□ NVO ■ UD □ NA □ OUT □ COS □ RPT

SUMMARY OF VIOLATIONS

You must submit documentation of compliance by the "Comply by Date" cited below, if any. Appropriate documentation can be submitted via fax (650) 627-8244 or e-mailed to your inspector.

Remarks	Class of Violation / Comply By

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date. 22 CCR 12 66262.34(f): ***Used oil missing facility name/address on label. CORRECTED ON SITE.***	CUPA MINOR 1/18/17
Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month. 22 CCR 12 66262.34(d): ***Used absorbent and oily debris was last disposed of 1/20/15. Dispose used absorbent immediately and submit documentation to the County within 30 days.***	CUPA MINOR 1/18/17
Failure to properly handle, manage, label, and recycle used oil and fuel filters. 22 CCR 16 66266.130: ***Oil filters last disposed of 1/20/15. Oil filters must be disposed of annually. Dispose of used oil filters immediately and submit documentation to the County within 30 days.***	CUPA MINOR 1/18/17
Failure to post, next to the telephone, Emergency Information (SQG) containing the location of emergency equipment, contact names and numbers. 22 CCR 12 66262.34(d)(2); 40 CFR 1 262.34(d)(5)(ii): ***Emergency information not posed. CORRECTED ON SITE.***	CUPA MINOR 1/18/17
Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment.. 22 CCR 12 66262.34(d)(2); 40 CFR 1 265.31: ***Spill of used oil inside secondary containment. All spills must be cleaned up immediately. Clean secondary containment and submit documentation to the County within 30 days. (photo)***	CUPA MINOR 1/18/17
Failure of the universal waste handler to properly package, label, mark, placard, or prepare and retain shipping papers for all universal waste being shipped to another universal waste handler, destination facility, or foreign facility. 22 CCR 23 66273.38; 49 CFR 1 172.201(e): ***Universal waste florescent tubes were not in a container. Place universal waste light tubes in a container and submit documentation to the County within 30 days. (photo)***	CUPA MINOR 1/18/17

OBSERVATIONS

14 Owner/Operator follows all Consolidated manifest procedures: ***Consolidated manifests are kept in the accounting office which was closed at the time of the inspection. Facility contact will email copies of the manifests once they are able to get access to the office.***

OVERALL INSPECTION COMMENTS

No Overall Inspection Comments

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

San Mateo County, Environmental Health
2000 Alameda de las Pulgas, Suite 100
San Mateo, CA 94403
(650) 372-6200

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY
PROTECTING OUR HEALTH AND ENVIRONMENT

Record ID: PR0067586

AST Tier I Inspection Report

Facility Name LAKE MERCED GOLF & COUNTRY CLUB	**Total Violations**	3	**Date:** 12/19/2016	**Total Time:** 80 min
Facility Address 2300 JUNIPERO SERRA BLVD	**Inspection Consent** Matt Dachowski	0	**Start:**	**Finish:**

City/State DALY CITY, CA	**Zip Code** 94015	**Phone** (650) 746-3610	**Operator Name**	**Operator Phone** (650) 755-2233

Program: 2352 - TIER I: TANK STOR CAP =>1,320 & <5,000	**Service:** ROUTINE	**Result:** NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Requirement to Prepare and Implement (40 CFR 112.3)	
SPCC maintained onsite (If facility staffed 4 hrs/day)	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC has been prepared and implemented	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC Amendments (40 CFR 112.5)	
Facility has amended SPCC as necessary	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
5 year review performed on SPCC	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Tier I (40 CFR 112.6)	
Facility qualifies for Tier I requirements and plan has been prepared, certified, and implemented	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Qualified facility's SPCC self or PE certified	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Tech amendments have been certified when there has been a change in facility design/operations	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
SPCC template complete and signed by owner/operator	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC contains a prediction of direction/rate of flow/total quantity of oil potentially discharged	■ NVO □ UD □ NA □ OUT □ COS □ RPT
All bulk storage containers have sec cont and mobile refuelers in a position to prev discharge	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Containers provided w/overfill prevention, discussion included in SPCC, and tested	■ NVO □ UD □ NA □ OUT □ COS □ RPT
General SPCC Requirements (40 CFR 112.5 & 112.7)	

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

AST Tier I Inspection Report

Facility Name				Total Violations	3	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB						12/19/2016	80 min
Facility Address				**Inspection Consent**	0	**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD				Matt Dachowski			
City/State	**Zip Code**	**Phone**	**Operator Name**				**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610					(650) 755-2233
Program:		**Service:**		**Result:**			
2352 - TIER I: TANK STOR CAP =>1,320 & <5,000		ROUTINE		NOT APPLICABLE			

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

General SPCC Requirements (40 CFR 112.5 & 112.7)	
Alternative environmental equivalence discussed in SPCC	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

General SPCC Requirements (40 CFR 112.7)	
SPCC follows seq/cross ref, good engineering practice, has mgt. approval, in writing, procedures	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Adequate physical facility layout of facility included in SPCC	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC adequately addresses facility layout, operations, discharge prevention methods and containers	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC contains an adequate facility diagram	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC contains procedures for reporting a discharge	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Discharge procedures are adequately addressed if the facility has no response plan	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC addresses the appropriate containment/diversionary structures/equipment	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Inspections/tests conducted in accordance with written procedures, records maintained for 3 years ***OBSERVATION: Failure to comply with all of the following requirements:*** ***Failure to conduct inspections and tests in accordance with written procedures that you or a certifying engineer have developed for the facility.*** ***Monthly and annual inspections outlined in the SPCC plan have not been conducted since 2015. CORRECTIVE ACTION: Conduct tests/inspections in accordance with written procedures and maintain records for 3 years. Provide documentation to the County within 30 days.***	□ NVO □ UD □ NA ■ OUT □ COS □ RPT

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

AST Tier I Inspection Report

Facility Name			Total Violations	3	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB					12/19/2016	80 min
Facility Address			**Inspection Consent**	0	**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD			Matt Dachowski			
City/State	**Zip Code**	**Phone**	**Operator Name**			**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610				(650) 755-2233
Program:		**Service:**		**Result:**		
2352 - TIER I: TANK STOR CAP =>1,320 & <5,000		ROUTINE		NOT APPLICABLE		

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

General SPCC Requirements (40 CFR 112.7)	
Training provided for op/maint of equip, discharge procedures, laws/regs, general fac ops, and SPCC ***OBSERVATION: Failure to provide training regarding one or more of the following:*** ***1. The operation and maintenance of equipment to prevent discharges.*** ***2. Discharge procedure protocols.*** ***3. Applicable pollution control laws, rules, and regulations.*** ***4. General facility operations. AND*** ***The contents of the SPCC Plan. CORRECTIVE ACTION: Provide training and submit documentation to the County within 30 days.***	□ NVO □ UD □ NA ■ OUT □ COS □ RPT
Person who reports to management has been designated for discharge prevention	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Spill prevention briefings are conducted annually ***OBSERVATION: Failure to schedule and conduct spill prevention briefings at least once a year. CORRECTIVE ACTION: Conduct spill prevention briefings annually. Provide documentation to the County within 30 days***	□ NVO □ UD □ NA ■ OUT □ COS □ RPT
SPCC addresses site security, lockout/tag out, and lighting	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Handling areas and drain valves secure, pump start controls lock, un/load connect secured, lights	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC Requirements for Onshore Facilities (40 CFR 112.8)	
Facility drainage adequately discussed	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Valves used for drainage controlled to prevent a discharge	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Adequate discussion regarding bulk storage tanks located at the facility	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Material and construction of all containers are compatible with the material stored	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Run-off rainwater for diked areas is inspected	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

AST Tier I Inspection Report

Facility Name			Total Violations	3	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB					12/19/2016	80 min
Facility Address			**Inspection Consent**	0	**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD			Matt Dachowski			
City/State	**Zip Code**	**Phone**	**Operator Name**			**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610				(650) 755-2233
Program:		**Service:**		**Result:**		
2352 - TIER I: TANK STOR CAP =>1,320 & <5,000		ROUTINE		NOT APPLICABLE		

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

SPCC Requirements for Onshore Facilities (40 CFR 112.8)	
Records maintained of drainage from diked areas	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Partially buried tanks have corrosion protection	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Tank inspections include supports, foundations, deterioration, discharges and comparison records	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Integrity testing performed to industry standards by a qualified person	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
After material repairs AST has been tested by a qualified person	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Cause(es) of leaks promptly corrected	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Aboveground valves, piping, and appurtenances are regularly inspected	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Periodic integrity/leak testing performed on buried piping	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Oil Filled Electrical Equipment	
Oil filled electrical equipment exclusions have been met	■ NVO □ UD □ NA □ OUT □ COS □ RPT
General Facility Requirements	
Valid permit maintained	■ NVO □ UD □ NA □ OUT □ COS □ RPT
SPCC prepared and implemented	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Tank Facility Statement or Business Plan has been submitted	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Spills of one barrel or more reported to Cal EMA and UPA	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
APSA program fee paid	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

Report 0181 rev.1/8/15

AST Tier I Inspection Report

Facility Name		Total Violations	3	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB				12/19/2016	80 min
Facility Address		**Inspection Consent**	0	**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski			
City/State	**Zip Code**	**Phone**	**Operator Name**		**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610			(650) 755-2233
Program:		**Service:**	**Result:**		
2352 - TIER I: TANK STOR CAP =>1,320 & <5,000		ROUTINE	NOT APPLICABLE		

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

General Facility Requirements

All/any permanently closed tanks are properly closed under the definition in 40 CFR 112.2	□ NVO □ UD ■ NA □ OUT □ COS □ RPT

Miscellaneous

Inspector Comments	■ NVO □ UD □ NA □ OUT □ COS □ RPT

SUMMARY OF VIOLATIONS

You must submit documentation of compliance by the "Comply by Date" cited below, if any. Appropriate documentation can be submitted via fax (650) 627-8244 or e-mailed to your inspector.

Remarks	Class of Violation / Comply By
Failure to comply with all of the following requirements: 1. Failure to conduct inspections and tests in accordance with written procedures that you or a certifying engineer have developed for the facility. 2. Failure to sign written procedures and/or a record of inspections and/or customary business records by the appropriate supervisor or inspector. 3. Failure to keep written procedures and/or a record of inspections and/or customary business records with the plan. AND 4. Failure to maintain written procedures and/or a record of inspections and/or customary business records for three years. 40 CFR 112.7(e); HSC 6.67 25270.4.5(a): ***OBSERVATION: Failure to comply with all of the following requirements:*** ***Failure to conduct inspections and tests in accordance with written procedures that you or a certifying engineer have developed for the facility.*** ***Monthly and annual inspections outlined in the SPCC plan have not been conducted since 2015. CORRECTIVE ACTION: Conduct tests/inspections in accordance with written procedures and maintain records for 3 years. Provide documentation to the County within 30 days.***	CUPA MINOR 1/18/17

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

Failure to provide training regarding: 1. The operation and maintenance of equipment to prevent discharges. 2. Discharge procedure protocols. 3. Applicable pollution control laws, rules, and regulations. 4. General facility operations. AND 5. The contents of the SPCC Plan. 40 CFR 112.7(f)(1); HSC 6.67 25270.4.5(a): ***OBSERVATION: Failure to provide training regarding one or more of the following:*** ***1. The operation and maintenance of equipment to prevent discharges.*** ***2. Discharge procedure protocols.*** ***3. Applicable pollution control laws, rules, and regulations.*** ***4. General facility operations. AND*** ***The contents of the SPCC Plan. CORRECTIVE ACTION: Provide training and submit documentation to the County within 30 days.***	CUPA MINOR 1/18/17
Failure to schedule and conduct spill prevention briefings at least once a year. 40 CFR 112.7(f)(3); HSC 6.67 25270.4.5(a): ***OBSERVATION: Failure to schedule and conduct spill prevention briefings at least once a year. CORRECTIVE ACTION: Conduct spill prevention briefings annually. Provide documentation to the County within 30 days***	CUPA MINOR 1/18/17

OBSERVATIONS

OVERALL INSPECTION COMMENTS

No Overall Inspection Comments

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

San Mateo County, Environmental Health
2000 Alameda de las Pulgas, Suite 100
San Mateo, CA 94403
(650) 372-6200

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY
PROTECTING OUR HEALTH AND ENVIRONMENT

Record ID: PR0003622

HMBP Inspection Report

Facility Name LAKE MERCED GOLF & COUNTRY CLUB	**Total Violations**	1	**Date:** 12/19/2016	**Total Time:** 40 min
Facility Address 2300 JUNIPERO SERRA BLVD	**Inspection Consent** Matt Dachowski	0	**Start:**	**Finish:**

City/State DALY CITY, CA	**Zip Code** 94015	**Phone** (650) 746-3610	**Operator Name**	**Operator Phone** (650) 755-2233

Program: 2163 - STORES HAZ MAT	**Service:** ROUTINE	**Result:** NOT APPLICABLE

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Business Plan	
Established and adequately implemented a business plan	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Adequate completion and electronic submission of a business plan	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Facility on leased site notified property owner of HMBP and if requested provided copy within 5 days	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Adequate completion and electronic submission of hazardous materials inventory information	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Adequate completion and electronic submission of Owner/Operator and Business Activities Forms	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Adequate completion and electronic submission of annotated Site Map with all required content	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Adequate completion and electronic submission of Emergency Response Plan and procedures	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Annual Certification/ Updates	
Annually reviewed and electronically certified that HMBP is complete, accurate and up-to-date	■ NVO □ UD □ NA □ OUT □ COS □ RPT
HMBP updated within 30 days: chemical inventory, change of address, ownership, or business name	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Training	
Training program submitted and adequate for the size of the business and materials handled	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

HMBP Inspection Report

Facility Name		Total Violations	1	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB				12/19/2016	40 min
Facility Address		**Inspection Consent**	0	**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski			
City/State	**Zip Code**	**Phone**	**Operator Name**		**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610			(650) 755-2233
Program:		**Service:**		**Result:**	
2163 - STORES HAZ MAT		ROUTINE		NOT APPLICABLE	

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Training	
Initial and annual employee training completed, documented and records made available for 3 years ***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.***	□ NVO □ UD □ NA ■ OUT □ COS □ RPT
Notification	
Actual or threatened release reported to the CUPA and the California OES Warning Center	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Notified property owner in writing that business is subject to HMBP program and has complied	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Agricultural Handlers	
Agricultural handler exemption requirements are met when not submitting an emergency response plan	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Agricultural handler exemption requirements are met when not submitting a training program	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Remote Unstaffed Facility	
Remote unstaffed facility exemption requirements are met when not submitting a business plan	□ NVO □ UD ■ NA □ OUT □ COS □ RPT
Miscellaneous	
General Release/Leaks/Spills	■ NVO □ UD □ NA □ OUT □ COS □ RPT
General Training	■ NVO □ UD □ NA □ OUT □ COS □ RPT
General Operations/Maintenance	■ NVO □ UD □ NA □ OUT □ COS □ RPT
General Administration/Documentation	■ NVO □ UD □ NA □ OUT □ COS □ RPT

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

Report 0181 rev.1/8/15

HMBP Inspection Report

Facility Name		Total Violations	1	Date:	Total Time:
LAKE MERCED GOLF & COUNTRY CLUB				12/19/2016	40 min
Facility Address		**Inspection Consent**	0	**Start:**	**Finish:**
2300 JUNIPERO SERRA BLVD		Matt Dachowski			
City/State	**Zip Code**	**Phone**	**Operator Name**		**Operator Phone**
DALY CITY, CA	94015	(650) 746-3610			(650) 755-2233
Program:		**Service:**		**Result:**	
2163 - STORES HAZ MAT		ROUTINE		NOT APPLICABLE	

NVO = No Violation Observed UD = Undetermined NA = Not Applicable OUT = Out of Compliance COS = Corrected On Site RPT = Repeat Violation

Miscellaneous

General Abandonment/Illegal Disposal/Unauthorized Treatment	■ NVO □ UD □ NA □ OUT □ COS □ RPT
Inspector Comments	■ NVO □ UD □ NA □ OUT □ COS □ RPT

SUMMARY OF VIOLATIONS

You must submit documentation of compliance by the "Comply by Date" cited below, if any. Appropriate documentation can be submitted via fax (650) 627-8244 or e-mailed to your inspector.

Remarks	Class of Violation / Comply By
Failure to (1) provide initial training and annual training, including refresher courses, to all employees in safety procedures in the event of a release or threatened release of a hazardous material, including, but not limited to, the Emergency Response Plan, and (2) document electronically or by hard copy and make available for a minimum of three years. HSC 6.95 25505(a)(4): ***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.***	CUPA MINOR 1/18/17

OBSERVATIONS

OVERALL INSPECTION COMMENTS

No Overall Inspection Comments

Matt Dachowski
Superintendent

Monica Banning
HAZARDOUS MATERIALS SPECIALIST II

Liliana Mejia - Lake Merced Golf Club

From: Zach Ohsann <zach.ohsann@lmgc.org>
To: "Liliana Mejia (lmejia@smcgov.org)" <lmejia@smcgov.org>
Date: 1/21/2015 4:55 PM
Subject: Lake Merced Golf Club
Attachments: USED-WASTE TIRE DISPOSAL CERTIFICATION FORM_2015.pdf; SPCCP_2015.pdf; SPCCP INSPECTION CHECKLIST_2015.pdf; ANNUAL HAZ-MAT EMPLOYEE TRAINING_2015.pdf; MANIFEST_USED OIL_03-06-12.pdf; MANIFEST_USED OIL_09-12-14.pdf; MANIFEST_USED FILTERS AND OILY DEBRIS_01-20-15.pdf

Hello Liliana,

In regards to your inspection performed on December 23, 2014, I'm following up with corrections that have been performed to ensure compliance. The information below details where we have been noncompliant and the measures that we have taken to become compliant. Please note that there are attachments to this email that coincide with your requests for documentation and for other applicable items.

WASTE TIRE SURVEY AND INSPECTION REPORT:
As you requested, we have implemented the use of the "Used/Waste Tire Disposal Certification Form" for 9 or fewer tires. I have completed the form and it is attached to this email. Moving forward, we will document the number of tires that are disposed of and the date that the tires are transported for disposal.

HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION REPORT:
The Hazardous Materials Inventory concerning used oil, gasoline, and transmission filters has been amended and the HMBP has been resubmitted. Upon submission I received confirmation that it was submitted successfully.

ABOVEGROUND STORAGE TANK INSPECTION REPORT:
The SPCC Plan has been amended in accordance with the requirement that the plan be amended every five years. I have attached an electronic copy of our amended SPCC Plan.

In accordance with the SPCC Plan, we have implemented the annual, monthly, and weekly inspections and are keeping record of such inspections. I have attached the inspections performed thus far in 2015.

Training Program: I have attached documentation of our annual spill prevention training where oil-handling personnel were trained once again in operation and equipment maintenance to prevent a discharge and how to handle discharges upon occurrence.

MANIFESTS:
I have attached copies of hazardous waste disposal for the period of 2012 to present.

- March 6, 2012: Pick-up of used oil.
- September 12, 2014: Pick-up of used oil.
- January 20, 2015: Pick-up of used oil, gasoline, and transmission filters and oily debris.

EMERGENCY PREPAREDNESS/CONTINGENCY PLAN:
All employees are now fully aware that any absorbent used to clean up hazardous materials is to be cleaned up

at the end of the day and disposed of properly. Additionally, management will be responsible for performing a brief inspection of the hazardous materials storage area to ensure that no residue of hazardous materials or absorbent material exists. This brief inspection will occur at the end of the day when locking the hazardous materials storage enclosure.

HAZARDOUS WASTE STORAGE:
All containers in the hazardous materials storage area are labeled as "Hazardous Waste" along with Generator information, EPA identification number, and accumulation start date.

The 4-gallon used oil container located in the Mechanic's Shop is labeled as "Hazardous Waste" and the wording "Used Oil, Empty Daily."

CONTAINER USE AND MANAGEMENT:
The existing 150-gallon used oil storage container has been emptied by Safety-Kleen once again. We will dispose of this tank before the end of 2015 by contracting with an outside company for disposal purposes, obtaining necessary permits, etc. I will keep this documentation on hand. Instead of using the 150-gallon tank, we will use a metal 30-gallon drum for the disposal and storage of used oil and contract with Safety-Kleen for the pick-up of used oil when necessary. I will also keep this documentation on hand.

Safety-Kleen has replaced the two 30-gallon plastic drums utilized for the disposal of used filters and oily debris with metal storage drums.

Moving forward, there will be no issues with keeping the lids of all hazardous materials storage receptacles closed when not in use.

CONCLUSION:
Thank you for your patience, Liliana! Please let me know if you have any questions or require additional information.

Sincerely,

Zach Ohsann
Golf Course Superintendent

Lake Merced Golf Club
2300 Junipero Serra Boulevard | Daly City, CA 94015
T 650.746.3610 | F 650.755.4569 | zach.ohsann@lmgc.org | www.lmgc.org

Proud Host of the 2014, 2015 and 2016 Swinging Skirts LPGA Classic

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ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Used/Waste Tire Enforcement Program
San Mateo County Environmental Health Services Division
Certified Unified Program Agency (CUPA)
2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax: (650) 627-8244
www.smchealth.org/environ

USED/WASTE TIRE DISPOSAL CERTIFICATION FORM, for 9 or fewer tires

This Used/Waste Tire Disposal Certification Form was developed by the San Mateo County Environmental Health Service Division to help you comply with the requirements of California Code of Regulations Title 14, Division 7, Chapter 3, Section 17357.

Any person who ships waste or used tires must maintain records documenting this activity. If 10 or more are transported, you must have a state certified manifest. This record is for the disposal of 9 or fewer tires per trip, only. This record must include at a minimum: the location where the waste tires were taken, the number of tires, and the name of the person transporting the tires. This Certification Form shall be maintained for three years and is subject to an audit and verification by the Division and/or CalRecycle.

The following information must be provided:

Facility TPID Number: 141001295-01 Telephone Number: (650) 746-3610

Facility Name: LAKE MERCED GOLF CLUB

Facility Address: 2300 JUNIPERO SERRA BLVD. City: DALY CITY

Waste Tire Disposal Facility: EAST BAY TIRE COMPANY

Waste Tire Disposal Facility TPID Number: 1000787

Waste Tire Disposal Facility Address: 2200 HUNTINGTON DR. City: FAIRFIELD

Date: _____ Number of Tires: _____ Name and Signature _____

Date: _____ Number of Tires: _____ Name and Signature _____

Date: _____ Number of Tires: _____ Name and Signature _____

Date: _____ Number of Tires: _____ Name and Signature _____

Date: _____ Number of Tires: _____ Name and Signature _____

Date: _____ Number of Tires: _____ Name and Signature _____

Date: _____ Number of Tires: _____ Name and Signature _____

I declare under penalty of perjury, that the above provided information is true and correct.

Name of Facility Representative: ZACH OHSANN

Position / Title: GOLF COURSE SUPERINTENDENT

DATE: 01-07-2015

BUSINESS NAME AND ADDRESS: LAKE MERCED GOLF CLUB

2300 JOHN DALY BLVD., DALY CITY, CA, 94015

ANNUAL HAZARDOUS MATERIALS TRAINING:

TRAINING TOPICS:

1. CHEMICALS ON SITE, THEIR PROPERTIES AND PROTECTIVE EQUIPMENT NEEDED TO WORK WITH THE CHEMICALS.
2. WHAT TO DO IN CASE OF AN EMERGENCY SUCH AS FIRE / EARTHQUAKE AND THE LOCAITON OF THE EVACUATION ASSEMBLY AREA.
3. WHAT TO DO IN THE EVENT OF A CHEMICAL SPILL (small v. large).
4. REVIEW OF EMERGENCY EQUIPMENT (EYEWASH, FIRE EXTINGUISHERS, SPILL KIT, FIRST AID KIT) AND HOW TO USE THE EQUIPMENT.

ATTENDANCE:

PRINT NAME	SIGN NAME
Jaime Chavez	Jaime Chavez H
Ezequiel Reyes	Ezequiel Reyes
FRANCISCO UBINTO	
Geraldine Roberto	G. R
Gilberto Acosta	G. A
Jose Gonzalez	J.G
Pedro Sandoval	
Jose Lopez	Jose Lopez
Jorge Orozco	

PRINT NAME	SIGN NAME
MARK HANNIGAN	
Juan Goyeb	
KHALED KADER	
EDWARDO GARCIA II	
Donald Cozad	
ROBERT RIBOROSO	
DELLAN O'CONNOR	
JAIME ZAMINO	
Robert Byrd	
Hector Chavez	

Safety-Kleen Systems, Inc.

2600 N Central Expy, Suite 400
Richardson, TX 75080
CORPORATE: 800-669-5740
24 HR EMERGENCY: 800-468-1760 (Safety-Kleen)
4082948778

REFERENCE NBR.
64827869

CUSTOMER# LA31390 Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City CA 94015-1630
PHONE 925-766-8800

SRVC WEEK: 2014-37
SRVC DATE: 09/12/14 07:06

BILL TO CUSTOMER# LA31390

BILL TO ADDRESS:
Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City CA 94015-1630
PHONE 925-766-8800

PURCHASE ORDER#

TAX EXEMPT#

PRODUCT/SERVICES

SERVICE/ PRODUCT		QTY	UNIT PRICE	TAX	TOTAL CHARGE
66647	USED OIL NO CHARGE (NON P SERVICE TERM 24 WEEK HALOGEN / CLOR-D-TECT TEST RESULT PASS: PPM < 1000	150.000	0.0000	0.00	0.00
100001	FEE, FUEL SURCHARGE	0.000	0.0000	0.00	0.00
	TOTAL SERVICE/PRODUCTS		0.0000	0.00	0.00

TOTAL CHARGE	0.00
CREDITS	0.00
TOTAL DUE	0.00

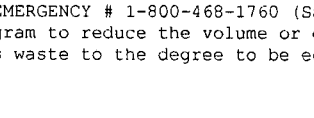
UNPAID BALANCE THIS RECEIPT 0.00

If high risk source, SK rep. certifies that load specific PCB & Silicon testing have been completed prior to pumping this load.

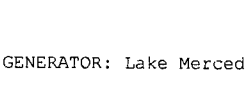
GENERATOR STATUS
CESQG: Vehicle

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation and (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity

and is permitted to accept, store, and/or reclaim the spent parts washer solvent; paint thinners, solvents and paints generated by customer; or dry cleaning filter cartridges, powder, and still residues containing perchloroethylene, petroleum naphtha, or triflurotrichloroethane dry cleaning solvents. Customer agrees that it is responsible for properly classifying its waste streams as Used Oil or Nonhazardous Waste in accordance with the provision of 40 CFR 262.11 and applicable state laws. Customer agrees that it will not introduce any non-conforming substance into the SK Property, including, without limitation, any hazardous waste or hazardous waste constituent,(i.e., polychlorinated biphenyls ("PCBs"), herbicides, pesticides, dioxins, or listed hazardous wastes) except to the extent such introduction is incidental to the normal use of the SK Property. In the event of the introduction of such non-conforming hazardous waste, Customer agrees that it will be responsible for all costs and remediation expenses related to or arising from the proper management and disposal of the non-conforming waste, including the cost of equipment decontamination and subsequent disposal. Final invoicing will be based on the actual services provided, which may include additional charges for off specification waste and surcharges. Final invoice amount may be more than the amount listed on the printed receipt. If any legal action is commenced because of an alleged dispute, breach, default or misrepresentation, the Customer also agrees that the prevailing party will be entitled to recover reasonable attorney's fees and costs associated with the non-conforming contamination event. Safety-Kleen's failure to screen Customer's material or take a retain sample, in no way constitutes a waiver of Customer's obligation to properly classify its materials. Safety-Kleen relies on Customer's representations and Customer is responsible for informing Safety-Kleen of any process changes that may alter the characteristics of the materials provided. IN THE EVENT OF AN EMERGENCY CALL 24 HR EMERGENCY # 1-800-468-1760 (Safety-Kleen) I have established a program to reduce the volume or quantity and toxicity of the hazardous waste to the degree to be economically practicable.



CUSTOMER / GENERATOR: Lake Merced Country Club



TRANSPORTER: Xavier Christy

SHIPPING DOCUMENT

REFERENCE NBR.
CUSTOMER#/GENERATOR: LA31390 Lake Merced Country Club 64827869
2300 Junipero Serra Blvd
Daly City CA 94015-1630 SRVC DATE: 09/12/14
PHONE 925-766-8800 CONTACT NAME: Lake Merced Country Club
GENERATOR USEPA ID. CAL000181152 GENERATOR STATE
MANIFEST#: 004256750SKS FORM CD: 1D SK SHIP# 214142734
TRANSPORTER 1 TXR000081205 SAFETY-KLEEN SYSTEMS, INC.
1147 N 10TH STREET
SAN JOSE,CA. 95112
TNSP PHONE: 408-294-8778
TRANSPORTER 2

US DOT DESCRIPTION (INCLUDING PROPER SHIPPING NAME, HAZARD CLASS, AND ID)

NON-RCRA HAZARDOUS WASTE, LIQUID
(USED OIL)
FEDERAL WASTE CODES NONE
STATE WASTE CODES 221
TOTAL CONT 1 TYPE TT WT/VOL G SKDOT 11249
CNT#: 140910606469 SZ: BULK VOLUME CONTAINER QTY: 150 PROFILE: 0156017CA CAT CODE:A

DESIGNATED FACILITY NAME/ADDRESS:
SAFETY-KLEEN OF CALIFORNIA, INC.
6880 SMITH AVE.
NEWARK CA 94560
TSD PHONE: 510-795-4400

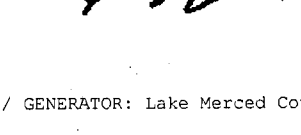
FACILITY USEPA ID NO CAD980887418
FACILITY STATE ID NO

If high risk source, SK rep. certifies that load specific PCB &
Silicon testing have been completed prior to pumping this load.

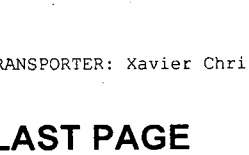
GENERATOR STATUS
CESQG: Vehicle

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation and (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent parts washer solvent; paint thinners, solvents and paints generated by customer; or dry cleaning filter cartridges, powder, and still residues containing perchloroethylene, petroleum naphtha, or triflurotrichloroethane dry cleaning solvents. Customer agrees that it is responsible for properly classifying its waste streams as Used Oil or Nonhazardous Waste in accordance with the provision of 40 CFR 262.11 and applicable state laws. Customer agrees that it will not

introduce any non-conforming substance into the SK Property, including, without limitation, any hazardous waste or hazardous waste constituent, (i.e., polychlorinated biphenyls ("PCBs"), herbicides, pesticides, dioxins, or listed hazardous wastes) except to the extent such introduction is incidental to the normal use of the SK Property. In the event of the introduction of such non-conforming hazardous waste, Customer agrees that it will be responsible for all costs and remediation expenses related to or arising from the proper management and disposal of the non-conforming waste, including the cost of equipment decontamination and subsequent disposal. Final invoicing will be based on the actual services provided, which may include additional charges for off specification waste and surcharges. Final invoice amount may be more than the amount listed on the printed receipt. If any legal action is commenced because of an alleged dispute, breach, default or misrepresentation, the Customer also agrees that the prevailing party will be entitled to recover reasonable attorney's fees and costs associated with the non-conforming contamination event. Safety-Kleen's failure to screen Customer's material or take a retain sample, in no way constitutes a waiver of Customer's obligation to properly classify its materials. Safety-Kleen relies on Customer's representations and Customer is responsible for informing Safety-Kleen of any process changes that may alter the characteristics of the materials provided. IN THE EVENT OF AN EMERGENCY CALL 24 HR EMERGENCY # 1-800-468-1760 (Safety-Kleen) I have established a program to reduce the volume or quantity and toxicity of the hazardous waste to the degree to be economically practicable.



CUSTOMER / GENERATOR: Lake Merced Country Club



TRANSPORTER: Xavier Christy

LAST PAGE

Safety-Kleen Systems, Inc.

2600 N Central Expy, Suite 400
Richardson, TX 75080
CORPORATE: 800-669-5740
24 HR EMERGENCY: 800-468-1760 (Safety-Kleen)
4082948778

REFERENCE NBR.
65939204

CUSTOMER# LA31390 Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City CA 94015-1630
PHONE 925-766-8800

SRVC WEEK: 2015-3
SRVC DATE: 01/20/15 11:16

BILL TO CUSTOMER#
LA31390

BILL TO ADDRESS:
Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City CA 94015-1630
PHONE 925-766-8800

PURCHASE ORDER#

TAX EXEMPT#

PRODUCT/SERVICES

SERVICE/ PRODUCT		QTY	UNIT PRICE	TAX	TOTAL CHARGE
3395	DRUM,30 GAL FOR O.F. SERVICE TERM 24 WEEK	2.000	65.0000	0.00	130.00
3345	DRUM, 30 GL BLACK STEEL O SERVICE TERM 24 WEEK CAUSE CODE VoidHeaderAndLine -SERVICE NOT NEEDED	1.000	0.0000	0.00	0.00
83395	DRUM,30 WASTE O.F. SERVICE TERM 24 WEEK	1.000	0.0000	0.00	0.00
879388/ 875461	NON HAZARDOUS SOLID 30GL SERVICE TERM 24 WEEK	1.000	232.0500	0.00	232.05
# CONTS: 1 TSDF: SJ MANIFEST#: 00440633OSKS FORM CD: US SK SHIP# 215176763 CNT#: 150114697135 QTY: 150 WT/VOL P PROF# 879388 SKDOT 7526711					
100001	FEE, FUEL SURCHARGE	1.000	14.1400	0.00	14.14
3230	TAX HANDLING N/C DRUM DROP 30	2.000	0.0000	0.00	0.00
	TOTAL SERVICE/PRODUCTS		311.1900	0.00	376.19

TOTAL CHARGE	376.19
CREDITS	0.00
TOTAL DUE	376.19

UNPAID BALANCE THIS RECEIPT 376.19

GENERATOR STATUS
0-220 lbs/month

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation and (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent parts washer solvent; paint thinners, solvents and paints generated by customer; or dry cleaning filter cartridges, powder, and still residues containing perchloroethylene, petroleum naphtha, or trifluorotrichloroethane dry cleaning solvents. Customer agrees that it is responsible for properly classifying its waste streams as Used Oil or Nonhazardous Waste in accordance with the provision of 40 CFR 262.11 and applicable state laws. Customer agrees that it will not introduce any non-conforming substance into the SK Property, including, without limitation, any hazardous waste or hazardous waste constituent, (i.e., polychlorinated biphenyls ("PCBs"), herbicides, pesticides, dioxins, or listed hazardous wastes) except to the extent such introduction is incidental to the normal use of the SK Property. In the event of the introduction of such non-conforming hazardous waste, Customer agrees that it will be responsible for all costs and remediation expenses related to or arising from the proper management and disposal of the non-conforming waste, including the cost of equipment decontamination and subsequent disposal. Final invoicing will be based on the actual services provided, which may include additional charges for off specification waste and surcharges. Final invoice amount may be more than the amount listed on the printed receipt. If any legal action is commenced because of an alleged dispute, breach, default or misrepresentation, the Customer also agrees that the prevailing party will be entitled to recover reasonable attorney's fees and costs associated with the non-conforming contamination event. Safety-Kleen's failure to screen Customer's material or take a retain sample, in no way constitutes a waiver of Customer's obligation to properly classify its materials. Safety-Kleen relies on Customer's representations and Customer is responsible for informing Safety-Kleen of any process changes that may alter the characteristics of the materials provided. IN THE EVENT OF AN EMERGENCY CALL **24-HR NUMBER** 1-800-468-1760 (Safety-Kleen)

Fco Pinto

CUSTOMER / GENERATOR: Lake Merced Country Club francisco pinto

Evergreen Environmental Services

dedicated to the protection of the environment

To schedule a pickup, call
800-596-9455
or 510-795-4400

6880 Smith Ave., Newark, CA EPA# CAD982413262
16540 S. San Pedro St., Carson, CA EPA# CAD982413262

Send Payment to:
Evergreen Oil Inc
Dept. of LA 23234
Pasadena, CA 91185-3234

Work Order
Bill of Lading **WOC66091**

Customer **LAME02**

Pickup Location:
LAKE MERCED COUNTRY CLUB
2300 JUNIPERO SERRA BLVD

DALY CITY CA 94015

Bill To:
LAKE MERCED COUNTRY CLUB
2300 JUNIPERO SERRA BLVD

DALY CITY CA 94015

Contact: BOB LOU TONELLI (650) 755-2233 Ext. 0000
NOTE

CUST NO	EPA NO.	TERMS	PURCHASE ORDER NUMBER	TERRITORY
LAME02	CAL000181152	Net 30		140

REQ. DATE	BOE NO.	Billgroup	OIL ROUTE	PROFILE	PROFILE	PRINTED BY
3/6/2012			16			cathyl

Quantity Req.	Quantity Pickup	Item Description	Manifest No.	Unit Price	Amount
1.00	150	USED OIL NON-RCRA HAZ WASTE LIQUID[CA221]IND/LUB	005639450 JJK	$90.00	$90.00

ZACH 650 3153173. SM OIL 100 GAL

TSDF

☒ Evergreen Oil Inc — Newark, CA 94560 — CAD[illegible]418
☐ Evergreen Oil Inc — Davis — Davis, CA 95616 — CAD982446674
☐ Evergreen Oil, Inc — Fresno — 4139 N. Valentine — Fresno, CA 93722 — CAD982446882
☐ _____
☐ _____
☐ _____

☐ Evergreen Env. Svc — 16944 Sat Pedro — Carson, CA 90746 — CAD981696420
☐ Evergreen Oil, Inc. S. [illegible] — 345 A West Betteravia — Santa Maria, CA 93454 — CAD982446858
☐ SA Recycling — 33210 Western — Union City, CA 94587 — CAL000344530

☒ Consolidated Manifest

DRIVER CHECKLIST

10:30 AM 11:00 AM

C

Source: ☐ Collection Station ☐ Government ☐ Marine ☐ Agricultural ☒ Industrial

Retain Sample # 2

Generator certifies that it has established a program to reduce the volume or quantity & toxicity of the hazardous waste to the degree determined by generator to be economically practicable.

I hereby certify that I have read and have the authority to bind the above listed generator to the terms on the reverse side of this form.

IMPORTANT NOTICE REGARDING THE DISPOSITION OF YOUR OIL.

Per California Health and Safety Code Section 25250.9, Evergreen hereby advises customer that customer's shipment of used oil may be transported to a facility that is required to comply with federal regulations applicable to management of used oil, but that is not required to comply with the more stringent requirements applicable to hazardous waste management facilities. California facilities that handle or process used oil are required to meet those more stringent requirements, and some out-of-state facilities that process used oil also meet those requirements. These include more stringent leak detection and prevention requirements, engineering certifications of tank integrity, and financial assurances for closure and accidental releases. It is lawful to send used oil to out-of-state facilities that comply only with federal used oil management standards and not these more stringent requirements. This notification is for information purposes only.

Driver Signature	Print Name	Route #	Date	Generator's Signature	Print Name	Date
Xavier Chy	XAVIER CHRISTY	16	03-05-12	ZACH OBRIEN		

Evergreen Oil Inc.
2415 CAMPUS DRIVE
SUITE 225
IRVINE CA 92612
Phone: (949) 757-7770
Fax: (949) 474-9149

Invoice	INV0693955
Date	3/20/2012
Page	1
BOL #	WOC66091

Customer: LAME02

Bill To:

LAKE MERCED COUNTRY CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY CA 94015

Ship To:

LAKE MERCED COUNTRY CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY CA 94015

Ship Via	P O Number	Salesperson	Payment Terms	Driver	Order Number	Route	Ship Date	Manifest No.
		140	Net 30	CHRISTY	WOC66091	16	3/8/2012	008639450JJK

Ordered	Shipped	B/O	Item Number	Description	Discount	Unit Price	Ext. Price
150.00	150.00	0.00	OIL	USED OIL NON-RCRA HAZ WASTE LIQUI	$0.00	$0.60	$90.00

oil disposal

RECEIVED MAR 2 3 2012

MAR 2012

V# 7322-9
G/L #

APPROVED BY:

CREDIT CARDS ACCEPTED:

MasterCard VISA AMEX

Remit To:

Evergreen Oil Inc
Dept LA 23234
Pasadena, CA 91185-3234

Subtotal	$90.00
Misc	$0.00
Tax	$0.00
Freight	$0.00
Trade Discount	$0.00
Total	$90.00

Annual Facility Inspection Checklist

This inspection record must be completed *each year.* If any response requires further elaboration, provide comments in Description & Comments space provided. Further description and comments, if necessary, must be provided on a separate sheet of paper and attached to this sheet. *Any item that receives "yes" as an answer must be described and addressed immediately.

	Y*	N	Description & Comment (Include Tank or Sump ID)
Storage tanks			
ASTs			
Tank surfaces show signs of leakage		X	
Tanks are damaged, rusted or deteriorated		X	
Hardware, bolts, or seams are damaged		X	
Tank supports are deteriorated or buckled		X	
Tank foundations have eroded or settled		X	
Level gauges are inoperative or in wrong position		X	
Vents are obstructed or missing		X	
Secondary containment is damaged or stained		X	
Water/product in interstice of double-walled tank		X	
Normally open/closed valve is closed/open or is not locked		X	
Piping			
Valve seals, gaskets, or other appurtenances are leaking		X	
Pipelines or supports are damaged or deteriorated		X	
Joints, valves and other appurtenances are leaking		X	
Rusted piping is not painted		X	
Loading/unloading and transfer equipment			
Loading/unloading port is damaged or deteriorated. Or, Connections are not capped		X	
Level gauges are inoperative or in wrong position		X	
Secondary containment is damaged or stained		X	
Liquid residue in fill containment box		X	
Fuel Dispensing Equipment			
Valve seals, gaskets, or other appurtenances are leaking		X	
Liquid residue in fill containment box		X	
Gauges are inoperative or in wrong position		X	
Concrete Secondary Containment Structure			
Concrete is stained		X	
Concrete walls or floors are cracked or are separating		X	
Security			
Fencing, gates, or lighting is non-functional		X	
Pumps and storage shed are not locked		X	

	Y*	N	Description & Comment (Include Tank or Sump ID)
Response equipment			
Response equipment inventory is incomplete		X	
Emergency Telephone Numbers			
Verify all number listed in Appendix H are current	X		
Additional Items, List Specific Equipment and Issue			

Annual reminders:

- Hold SPCC Briefing for all fueling and/or emergency generator handling personnel (and update briefing log in the Plan);
- Check contact information for key employees and response/cleanup contractors and update them in the Plan as needed;

Additional Remarks:

Date: 01-02-2015 Signature: ZACH ORSANO

APPENDIX C
Facility Inspection Checklists

The following checklists are to be used for monthly and annual facility-conducted inspections. Completed checklists must be signed by the inspector and maintained at the facility, with this SPCC Plan, for at least three years.

Monthly Inspection Checklist

This inspection record must be completed *each month* except the month in which an annual inspection is performed. Provide further description and comments, if necessary, on a separate sheet of paper and attach to this sheet. *Any item that receives "yes" as an answer must be described and addressed immediately. If one sheet is used tank ID #1-5 must be indicated.

	Y*	N	Description & Comments (tank ID)
Storage tank # 1, 2, 3 and Drums #4 & 5			
Tank/Drum surfaces show signs of leakage		X	
Tank/Drums are damaged, rusted or deteriorated		X	
Bolts, or seams are damaged		X	
Tank supports are deteriorated or buckled		X	
Tank foundations have eroded or settled		X	
Level gauges are inoperative or in wrong position		X	
Vents are obstructed or vent caps missing		X	
Secondary containment is damaged or stained		X	
Water/product in annular space of double-walled tank		X	
Normally closed valve is open or is not locked		X	
Piping			
Valve seals, gaskets, or other appurtenances are leaking		X	
Pipes or supports are damaged or deteriorated		X	
Joints, valves and other appurtenances are leaking		X	
Loading/unloading and transfer equipment			
Loading/unloading port is damaged or deteriorated. Connections are not capped		X	
Level gauges are inoperative or in wrong position		X	
Secondary containment is damaged or stained		X	
Liquid residue in fill containment box		X	
Fuel dispensing equipment			
Valve seals, gaskets, or other appurtenances are leaking		X	
Liquid residue in fill containment box		X	
Gauges, or sensors are inoperative or in wrong position		X	
Security			
Fencing, gates, or lighting is non-functional		X	
Response Equipment			
Response equipment inventory is incomplete		X	

Date: 01-05-2015 **Signature:** Robert Ortman

SPCCP FACILITY INSPECTION CHECKLIST

2015 HAZARDOUS MATERIALS STORAGE

	PERFORMED BY: ZACH	PERFORMED BY ZACH	PERFORMED BY ZACH					
WEEK OF:	**5-Jan**	**12-Jan**	**19-Jan**	**26-Jan**	**2-Feb**	**9-Feb**	**16-Feb**	**23-Feb**
STORAGE TANK #1, 2, 3 AND DRUMS #4 AND 5:								
Tank/drum surfaces show signs of leakage.	NO	NO	NO					
Tank/drums are damaged, rusted or deteriorated.	NO	NO	NO					
Bolts or seams are damaged.	NO	NO	NO					
Tank supports are deteriorated or buckled.	NO	NO	NO					
Tank foundations have eroded or settled.	NO	NO	NO					
Level guages are inoperative or in wrong position.	NO	NO	NO					
Vents are obstructed or vent caps missing.	NO	NO	NO					
DISPENSING EQUIPMENT								
Valve seals, gaskets, or other appurtenances are leaking.	NO	NO	NO					
Liquid residue present on surfaces.	NO	NO	NO					
SECURITY								
Fencing, gates, or locking mechanism is non-functional.	NO	NO	NO					
RESPONSE EQUIPMENT								
Response equipment inventory is incomplete.	NO	NO	NO					

SPECIAL COMMENTS IN REGARDS TO STORAGE TANK #1, 2, 3 AND DRUMS #4 AND 5:

SPILL PREVENTION CONTROL AND COUNTERMEASURE PLAN

Lake Merced Golf Club
2300 Junipero Serra Boulevard
Daly City, California

January 2015

Prepared by

Technology, Engineering, and Construction, Inc.
South San Francisco, California

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LIST OF ACRONYMS AND ABBREVIATIONS

AST	Aboveground Storage Tank
CalEPA	California Environmental Protection Agency
CUPA	Certified Unified Program Agency / San Mateo County Environmental Health
EPA	U.S. Environmental Protection Agency
EG	Emergency Electric Generator(s)
LMGC	Lake Merced Golf Club
NPDES	National Pollutant Discharge Elimination System
OES	Office of Emergency Services
Oil	Oil and Diesel may be used interchangeably in this document
PE	Professional Engineer
POTW	Publicly Owned Treatment Works
RA	EPA Regional Administrator
SD	Storm Drain(s)
SPCC	Spill Prevention, Control, and Countermeasure
STI	Steel Tank Institute
TYP	Typical
UST	Underground Storage Tank

INTRODUCTION

Purpose

The purpose of this Spill Prevention, Control, and Countermeasure (SPCC) Plan is to describe measures implemented by Lake Merced Golf Club (LMGC) to prevent oil discharges from occurring, and to prepare LMGC to respond in a safe, effective, and timely manner to mitigate the impacts of a discharge.

This Plan has been prepared to meet the requirements of Title 40, Code of Federal Regulations, Part 112 (40 CFR 112), and supersedes the earlier Plan developed to meet provisions in effect since 1974.

In addition to fulfilling requirements of 40 CFR 112, this SPCC Plan is used as a reference for oil storage information and testing records, as a tool to communicate practices on preventing and responding to discharges with employees, as a guide to facility inspections, and as a resource during emergency response.

LMGC management has determined that this facility does not pose a risk of substantial harm under 40 CFR 112, as recorded in the "Substantial Harm Determination" included in Appendix B of this Plan.

This Plan provides guidance on key actions that LMGC must perform to comply with the SPCC rule:

- ☐ Complete monthly and annual site inspections as outlined in the Inspection, Tests, and Records section of this Plan (Section 3.7) using the inspection checklists included in Appendix C.

- ☐ Perform preventive maintenance of oil storage tanks and piping, secondary containment systems, and discharge prevention systems described in this Plan as needed to keep them rust free and in proper operating condition.

- ☐ Conduct annual employee training as outlined in the Personnel, Training, and Spill Prevention Procedures section of this Plan (Section 3.8) and document them on the log included in Appendix E.

- ☐ If either of the following occurs, submit the SPCC Plan to the Environmental Protection Agency (EPA) Region 9 Regional Administrator (RA) and the California Environmental Protection Agency (CalEPA) along with other information as detailed in Section 5.4 of this Plan:

    - The facility discharges more than 1,000 gallons of oil into or upon the navigable waters of the U.S. or adjoining shorelines in a single spill event; or

- The facility discharges oil in quantity greater than 42 gallons in each of two spill events within any 12-month period.

Under California law, any spill that reaches a shoreline or stormwater inlet must be reported to the California OEM, RWQCB, and the local CUPA.

☐ Review the SPCC Plan at least once every five (5) years and amend it to include more effective prevention and control technology, if such technology will significantly reduce the likelihood of a spill event and has been proven effective in the field at the time of the review. Plan amendments, other than administrative changes discussed above, may be recertified by a Professional Engineer (PE) on the certification page in Section 1.2 of this Plan.

☐ Amend the SPCC Plan within six (6) months whenever there is a change in facility design, construction, operation, or maintenance that materially affects the facility's spill potential. The revised Plan may be recertified by a PE or "self-certified" if the facility qualifies under the Tier 1 or 2 qualifications.

☐ Review the Plan on an annual basis. Update the Plan to reflect any "administrative changes" that are applicable, such as personnel changes or revisions to contact information, such as phone numbers. Administrative changes must be documented in the Plan Review Log of Section 1.4 of this Plan, but do not have to be certified by a PE.

Part 1: Plan Administration

1.1 Management Approval and Designated Person (40 CFR 112.7)

LMGC is committed to preventing discharges of oil to navigable waters and the environment, and to maintaining the highest standards for spill prevention control and countermeasures through the implementation and regular review and amendment to the Plan. This SPCC Plan has the full approval of LMGC management and has committed the necessary resources to implement the measures described in this Plan.

The Facility Manager is the Designated Person Accountable for Oil Spill Prevention at the facility and has the authority to commit the necessary resources to implement this Plan.

Authorized Facility Manager **Zach Ohsann**

Signature: _____
Title: **Superintendent**
Date: _____, 2015

1.2 Professional Engineer Certification (40 CFR 112.3(d))

The undersigned Registered Professional Engineer (PE) is familiar with the requirements of Part 112 of Title 40 of the Code of Federal Regulations (40 CFR part 112) and has visited and examined the facility, or has supervised examination of the facility by appropriately qualified personnel. The undersigned Registered Professional Engineer attests that this Spill Prevention, Control, and Countermeasure Plan has been prepared in accordance with good engineering practice, including consideration of applicable industry standards and the requirements of 40 CFR part 112; that procedures for required inspections and testing have been established; and that this Plan is adequate for the facility. [40 CFR 112.3(d)]

This certification in no way relieves the owner or operator of the facility of the duty to prepare and fully implement this SPCC Plan in accordance with the requirements of 40 CFR part 112. This Plan is valid only to the extent that the facility owner or operator maintains, tests, and inspects equipment, containment, and other devices as prescribed in this Plan.

Signature

James M. Hanlon, Sr. P. E.
2015.01.20 08:19:58 -08'00'

California Professional Engineer Registration Number # M 33423
Name: **James M. Hanlon, Sr., PE**
Company: **Technology Engineering and Construction Inc.**

1.3 Location of SPCC Plan (40 CFR 112.3(e))

In accordance with 40 CFR 112.3(e), a complete copy of this SPCC Plan is maintained at the facility in the Maintenance Building Office, in Daly City, California. The location is attended or open whenever the facility is operating, i.e., 9 hours per day, 7 days per week.

1.4 Plan Review (40 CFR 112.3 and 112.5)

1.4.1 Changes in Facility Configuration

In accordance with 40 CFR 112.5(a), LMGC must periodically review and evaluate this SPCC Plan for any change in the facility design, construction, operation, or maintenance that materially affects the facility's potential for an oil discharge, including, but not limited to:

- commissioning of containers/tanks;
- commissioning of level and other sensors, controls, or leak detection equipment;
- reconstruction, replacement, or installation of piping systems;
- construction or demolition that might alter secondary containment structures; or
- changes of product or service, revisions to standard operation, modification of testing/inspection procedures, and use of new or modified industry standards or maintenance procedures.

Amendments to the Plan made to address changes of this nature are referred to as technical amendments, and must be certified by a PE. Non-technical amendments can be done (and must be documented in this section) by the facility owner and/or operator. Non-technical amendments include the following:

- change in the name or contact information (i.e., telephone numbers) of individuals responsible for the implementation of this Plan; or
- change in the name or contact information of spill response or cleanup contractors.

LMGC must make the needed revisions to the SPCC Plan and implement them as soon as possible, but no later than six months after the change occurs. The Facility Manager is responsible for initiating and coordinating revisions to the SPCC Plan.

1.4.2 Scheduled Plan Reviews

In accordance with 40 CFR 112.5(b), LMGC reviews this SPCC Plan at least once every five years . Revisions to the Plan, if needed, are made within six months of the five-year review. A registered PE certifies any technical amendment to the Plan, as described above, in accordance with 40 CFR 112.3(d). This Plan is dated January 20, 2015. The next plan review is therefore scheduled to take place on or prior to January 20, 2020.

1.4.3 Record of Plan Reviews

Scheduled reviews and Plan amendments are recorded in the Plan Review Log (Table 1-1). This log must be completed even if no amendment is made to the Plan as a result of the review. Unless a technical or administrative change prompts an earlier review of the Plan, the next scheduled review of this Plan must occur by October 14, 2014.

Table 1-1: Plan Review Log

By	Date	Activity	PE certification required?	Comments
TEC Inc.	2009	Create New Plan	Yes	Document inspection procedures, commissioning of controls, changes in operating procedure, designate responsible individuals and contact information.
TEC, Inc.	2015	Update and recertify plan	Yes	Eliminate used oil tank, use secondary containment for drums

1.5 Facilities, Procedures, Methods, or Equipment Not Yet Fully Operational (40 CFR 112.7)

Aboveground storage containers at this facility have not been tested for integrity since their original installations. The manufacturers testing memorandum of August 19, 2002 recommends to not perform integrity testing when the tanks are visible from the bottom and all sides. This memorandum is attached in Appendix G. The inspection program to be implemented by the facility is described in Section 4.2.6 of this Plan. LMGC has developed standard and emergency operating procedures for any and all tank filling activities. These procedures are included in Appendix L, and constitute a vital component of this SPCC.

1.6 Cross-Reference with SPCC Provisions (40 CFR 112.7)

This SPCC Plan does not follow the exact order presented in 40 CFR part 112. Section headings identify, where appropriate, the relevant section(s) of the SPCC rule. Table 1-2 presents a cross-reference of Plan sections relative to applicable parts of 40 CFR part 112.

Table 1-2: SPCC Cross-Reference

Provision	Plan Section
112.3(d)	1.2 Professional Engineer Certification
112.3(e)	1.3 Location of SPCC Plan
112.5	1.4.3 Plan Review
112.7	1.1 Management Approval
112.7	1.6 Cross-Reference with SPCC Rule
112.7(a)(3)	Part 2: General Facility Information - Appendix A: Site Plan and Facility Diagram
112.7(a)(4)	5.4 Discharge Notification
112.7(a)(5)	Part 5: Discharge Response
112.7(b)	3.4 Potential Discharge Volumes and Direction of Flow
112.7(c)	3.5 Containment and Diversionary Structures
112.7(d)	3.6 Practicability of Secondary Containment
112.7(e)	3.7 Inspections, Tests, and Records
112.7(f)	3.8 Personnel, Training and Discharge Prevention Procedures
112.7(g)	3.9 Security
112.7(h)	3.10 Tank Truck Loading/Unloading
112.7(i)	3.11 Brittle Fracture Evaluation
112.7(j)	3.12 Conformance with Applicable State and Local Requirements
112.8(b)	4.1 Facility Drainage
112.8(c)(1)	4.2.1 Construction
112.8(c)(2)	4.2.2 Secondary Containment
112.8(c)(3)	4.2.3 Drainage of Diked Areas
112.8(c)(4)	4.2.4 Corrosion Protection
112.8(c)(5)	4.2.5 Partially Buried and Bunkered Storage Tanks
112.8(c)(6)	4.2.6 Inspection - Appendix B: Facility Inspection Checklists
112.8(c)(8)	4.2.8 Overfill Prevention System
112.8(c)(9)	4.2.9 Effluent Treatment Facilities
112.8(c)(10)	4.2.10 Visible Discharges
112.8(c)(11)	4.2.11 Mobile and Portable Containers
112.8(d)	4.3 Transfer Operations, Pumping and In-Plant Processes
112.20(e)	Certification of Substantial Harm Determination (Appendix B)

Note: Only selected excerpts of relevant rule text are provided. For a complete list of SPCC requirements, refer to the full text of 40 CFR part 112.

Part 2: General Facility Information

Name:	Lake Merced Golf Club
Address:	2300 Junipero Serra Boulevard Daly City, CA. 94015 (650) 746-3610
Type:	Private Recreational Facility
Date of Initial Operations:	1922
Owner/Operator:	Lake Merced Golf Club
Primary contact:	Zach Ohsann Work: (650) 746-3610 Cell (24 hours): (650) 814-2975
Secondary Contact:	Robert Bordi Work: (650) 746-3610 Cell (24 hours): (650) 333-9170

2.1 Facility Description (40 CFR 112.7(a)(3))

2.1.1 Location and Activities

This LMGC Facility is located in a primarily residential area at 2300 Junipero Serra Boulevard, Daly City, California. The site is comprised of approximately 136 acres of land and is bordered to the north, west and south by residential areas. There is a school and playground near the southwest corner of the facility. The main entry to the LMGC is at the southeast corner and accessed by Junipero Serra Boulevard. State Highway 280 is east of the facility and is parallel to Junipero Serra Boulevard (Figure A-1).

The Site Plan and Facility Diagram included in Appendix A of this Plan show the location and layout of the facility. The Site Plan (Figure A-1) shows the general property area and surrounding streets. The Fuel Storage Area (Figure A-2) is shown with aboveground storage tanks (AST), storm drains (SD), sanitary sewer lines and tanker truck loading/unloading area. Photographs of the Facility taken during the PE's site visit are included in Appendix C.

The Facility operates on a nine hour per day, seven day a week basis. At all times at least one of the emergency contacts are accessible for responding to incidents. Personnel at the facility include Facility Technicians responsible for oil storage inspection and emergency actions.

LMGC stores oil in the form of diesel fuel in one aboveground storage tank (AST) with maximum capacity of 1000 gallons to supply fuel to numerous vehicles used in maintenance and operations. There is a second AST storing unleaded gasoline with maximum capacity of 500 gallons. The facility receives diesel and gasoline fuel by common carrier via tanker truck, which transfer the fuel from the tanker to each AST. The fuel is transferred from the ASTs to each vehicle by electric pumps manually operated (on & off) and mounted on each AST. Facility Technicians are able to monitor and manually operate the fuel delivery systems, as described in section 1.5.

There are four electrical distribution transformers that are oil filled operating equipment and not oil storage containers. They are listed in Table 4 -1 but not managed by this SPCC Plan. Each transformer contains non-PCB mineral oil or silicone oil, in amounts from 25 to 300 gallons each, and if damaged or ruptured, may result in oil spills that would be managed similar to AST failures. Oil spill cleanup and regular inspections of the transformers is the responsibility of Pacific Gas and Electric Company.

2.1.2 Oil Storage

Oil storage at the facility consists of two tanks containing diesel and gasoline fuel. There are two 55 gallon drums of new motor oil and one drum of used motor oil. The capacities of oil containers present at the site are listed below and are also indicated on the Fuel Storage Area in Figure A-2. All containers with capacity of 55 gallons or more are included.

Table 2-1: Oil Containers

ID	Storage capacity	Content	Description
# 1	1000 gallons	Diesel #2	AST, Double walled steel
# 2	500 gallons	Unleaded Gasoline	AST, Double walled steel
# 3	55 gallons	Used motor oil	Single walled typical steel drum, bung-top
# 4	55 gallons	New motor oil	Single walled typical steel drum, bung-top
# 5	55 gallons	New motor oil	Single walled typical steel drum, bung-top

Total Oil Storage: 1,665 gallons, nominal maximum capacity

2.2 Evaluation of Discharge Potential

2.2.1 Distance to Navigable Waters and Adjoining Shorelines and Flow Paths

The facility is located on semi-level terrain. Drainage generally flows to the west through facility stormdrains (SD), leading to the City of Daly City Stormwater Discharge System which drain into the Pacific Ocean located west of the facility. Spill trajectories within the property are indicated on the Fuel Storage Area (Figure A-2), and follow surface grade to the oil water separator or west on the entry to the Maintenance Building, and possibly to the SD on the public street. The ASTs are located on level surfaces inside additional secondary containment, and oil spills will stay in the immediate bermed area or collect in the oil water separator close to tanks. SD are not equipped with normally closed valves.

Over 50% of the Fuel Storage Area's ground surface area is paved with asphalt parking areas, asphalt roads and concrete pads at AST and fueling storage and transfer areas. The remainder consists of building footprints, landscaped areas and grass.

2.2.2 Discharge History

Table 2-2 summarizes the facility's discharge history. There have been no reportable oil spills in the last 12 months. The table may be used to enter data from future spill events.

Table 2-2: Oil Discharge History

Description of Discharge	Corrective Actions Taken	Plan for Preventing Recurrence

PART 3: Discharge Prevention General SPCC Provisions

The following measures are implemented to prevent oil discharges during the handling, use, or transfer of oil products at the facility. Oil-handling employees have received training in the proper implementation of these measures.

3.1 Compliance with Applicable Requirements (40 CFR 112.7(a)(2))

The facility fuel AST are double walled steel tanks designed for secondary containment. It is not recommended by the manufacturer to perform non-destructive integrity testing, such as vacuum or hydrostatic, on the primary tank and the annular space. Any leakage from the primary container would be detected through monitoring of the interstitial space performed on a monthly basis. Any leakage from the secondary shell would be detected visually during scheduled visual inspections by facility personnel. Testing on the AST gasoline dispenser and piping (ST-38) is performed on an annual basis. Testing results are included in Appendix G.

3.2 Facility Layout Diagram (40 CFR 112.7(a)(3))

Figure A-1 in Appendix A shows the general location and layout of the facility. Figure A-2 in Appendix A presents a more detailed layout of the Fuel Storage Area, showing ASTs, SDs, sanitary sewer runs and facility drainage flow directions.

3.3 Spill Reporting (40 CFR 112.7(a)(4))

The discharge notification form included in Appendix I will be completed upon immediate detection of a discharge and prior to reporting a spill to the proper notification contacts.

3.4 Potential Discharge Volumes and Direction of Flow (40 CFR 112.7(b))

Table 3-1 presents expected volume, discharge rate, general direction of flow in the event of equipment failure, and means of secondary containment for different parts of the facility where oil is stored, used, or handled.

Table 3-1: Potential Discharge Volumes and Direction of Flow

Potential Event	Maximum volume released (gallons)	Maximum discharge rate	Direction of Flow	Secondary Containment
Aboveground Storage Tanks				
Tank #1 Failure of AST, collapse or puncture below product level, overfill by automatic or manual means.	1,000	Gradual to Instantaneous	Southeast to oil water separator or northwest to driveway, downslope to stormdrain in street	1.Double wall tank 2. Secondary containment structure. 3. Oil/Water separator
Tank #2 Failure of AST, collapse or puncture below product level, overfill by automatic or manual means.	500	Gradual to Instantaneous	Southeast to oil water separator or northwest to driveway, downslope to stormdrain in street	1.Double wall tank 2. Secondary containment structure. 3. Oil/Water separator
Used oil drum #3 and new product drums #4 & # 5. Collapse, tip over or puncture below product level, overfill by manual means.	165 (combined)	Gradual to Instantaneous	East to oil water separator and to drain field.	1.Secondary containment 2.Oil/Water separator 3. Spill kit
Spills from Fuel Transfer Operations				
Spills from Fuel Transfer Operations tanker truck to diesel and gasoline tanks (fuel delivery). Delivery of new motor oil in 55 gallon drums	5 gallons to 1,000	Gradual to Instantaneous	Southeast to oil water separator or northwest to driveway, downslope to stormdrain in street	1 Secondary Containment. 2. Employees follow posted instructions to prevent spills
Spills of waste motor oil and new oil from drums (manual).	5 gallons	Gradual	same as above	Employees trained in spill cleanup actions from 5 gallon buckets.

3.5 Containment and Diversionary Structures (40 CFR 112.7(c))

Methods of secondary containment at this facility include double walled fuel tanks, a bermed secondary containment for Tanks #1 & 2, and an oil water separator to prevent oil from all tanks and drums from reaching SD off the property, navigable waters and adjoining shorelines. Facility Technicians are trained in the use and purpose of such structures. Spill cleanup kits that include absorbent material, booms, and other portable barriers are located in proximity to the AST as shown on the Fuel Storage Area Figure A-2 in Appendix A. The spill kits are located

within close proximity of the fuel storage and handling areas for rapid deployment if a spill occurs. The inventory is checked monthly to ensure that used material is replenished.

3.6 Practicability of Secondary Containment (40 CFR 112.7(d))

LMGC management has determined that construction of secondary containment is practicable and existing at this facility. A bermed concrete structure around Tanks #1 & 2 is compatible with the fuel stored in the tanks. It was built by others during initial installation of the fuel tanks, and sufficient capacity calculations are not available from the installer. The used motor oil drum and new motor oil drums are located in an area that has a drainage flow direction towards the drop inlet of the storm drain leading to the oil water separator and eventually out to the drain field. Secondary containment pallets are employed at the used motor oil drum and new motor oil drums to control nuisance spills and leaks.

3.7 Inspections, Tests, and Records (40 CFR 112.7(e))

As required by the SPCC rule, LMGC performs the inspections, tests, and evaluations listed in the following table. Table 3-2 summarizes the various types of inspections and tests performed at the facility. The inspections and tests are described later in this section, and in the respective sections that describe different parts of the facility.

Table 3-2: Inspection and Testing Program

Facility Component	Action	Frequency/Circumstances
AST # 1, 2, & 3	Combine visual inspection at Tanks #1 & 2 with annual required test on Gasoline dispenser on Tank #2 Inspect all sides, top and underside of Tanks # 1 & 2	Follow a regular schedule a. Daily visual inspections of hazardous waste drum. Weekly documented inspection. b. Monthly inspection of AST double walled fuel tanks. c. Annual inspections and testing and when ever material repairs are made.
AST supports and foundation	Inspect container's supports and foundations.	Following a regular schedule (monthly, annual, and during scheduled inspections) and whenever material repairs are made.
Liquid level sensing devices "direct level reading gauge"	Test for proper operation.	During regular scheduled inspections and maintenance
Lowermost drain and all outlets of tank truck	Visually inspect.	Prior to filling AST, during fuel transfer and prior to departure

Facility Component	Action	Frequency/Circumstances
All aboveground valves, piping, and appurtenances	Assess general condition of piping nipples, unions, vents, vent caps, metal surfaces, dispenser hoses, and safety signs.	Monthly

3.7.1 Daily Inspection

An LMGC employee or qualified representative performs a complete walk-through of the facility each day. This daily visual inspection involves: examine perimeter fences for unauthorized entry and locked gates, look for tank/piping and drum damage or leakage, stained or discolored pavement, or excessive accumulation of water in secondary containment. Daily inspections are not documented.

3.7.2 Monthly Inspection

LMGC personnel use the checklist provided in Appendix C for monthly inspections. The monthly inspections cover the following key elements:

- Observing the exterior of the aboveground storage tank, pipes, and other equipment for signs of deterioration, leaks, corrosion, and thinning.
- Observing the exterior of portable containers for signs of deterioration or leaks.
- Observing tank foundations and supports for signs of instability or excessive settlement.
- Observing the tank fill and discharge pipes for signs of poor connection that could cause a discharge, and tank vent for obstructions and proper operation.
- Checking the inventory of discharge response equipment and restocking as needed.

All problems regarding tanks, piping, containment, or response equipment must immediately be reported to the Facility Manager. Visible oil leaks from tank walls, piping, or other components must be repaired as soon as possible to prevent a larger spill or a discharge to navigable waters, adjoining shorelines, storm drains, or the environment. Pooled oil is removed immediately upon discovery.

Written monthly inspection records are signed by the Facility Manager and maintained with this SPCC Plan for a period of three years.

3.7.3 Annual Inspection

Facility personnel perform a more thorough inspection of facility equipment on an annual basis. This annual inspection complements the monthly inspection described above and is performed once each year using the checklist provided in Appendix C of this Plan. The annual inspection may be performed after a large storm event in order to verify the imperviousness and/or proper functioning of drainage control systems. Written annual inspection records are signed by the Facility Manager and maintained with this SPCC Plan for a period of three years.

3.7.4 Periodic Integrity Testing

The manufacturers testing memorandum of August 19, 2002 recommends to not perform integrity testing when the tanks are visible from the bottom and all sides. This memorandum is attached in Appendix G. Instead, monthly visual inspections of the bottom and all sides of the tank will be implemented to verify that there are no leaks from the tank system. The monthly inspection form to meet this is included in Appendix C.

3.8 Personnel, Training, and Discharge Prevention Procedures (40 CFR 112.7(f))

The Facility Manager is responsible for oil discharge prevention, control, and response preparedness activities at this facility.

LMGC management has instructed oil-handling facility personnel in the operation, activation, de-activation, and maintenance of oil pollution prevention equipment, discharge procedure protocols, applicable pollution control laws, rules and regulations, general facility operations, and the content of this SPCC Plan. Any new facility personnel with oil-handling responsibilities are provided with this same training prior to being involved in any oil operation.

The Facility Manager for all facility personnel holds annual discharge prevention briefings involved in oil operations. The briefings are aimed at ensuring continued understanding and adherence to the discharge prevention procedures presented in the SPCC Plan. The briefings also highlight and describe known discharge events or failures, malfunctioning components, and recently implemented precautionary measures and best practices. Facility operators and other personnel will have the opportunity during the briefings to share recommendations concerning health, safety, and environmental issues encountered during facility operations.

A simulation of an on-site discharge from the AST and a Leaking Pipe or Fitting be conducted at least annually, and future training exercises should be periodically held at LMGC discretion to assure response preparedness in case of an unauthorized discharge.

Simulations could be conducted concurrently; however, procedure for each response should be documented separately. Records of the briefings and discharge prevention training are kept on the form shown in Appendix E and maintained with this SPCC Plan for a period of three years.

3.9 Security (40 CFR 112.7(g))

The LMGC Maintenance Building is located in an open area with substantial parking at the south side. The fuel AST is surrounded by perimeter berms including steel security fencing topped with a metal roof and gates on the north. The fuel storage gates are locked at all times except when personnel are entering, working or leaving. The waste motor oil and new product shed is locked when the facility is closed. Area lights illuminate the Maintenance Building at night. The lights are placed to allow for the discovery of discharges and to illuminate parking and work areas at night.

3.10 Tank Truck Loading/Unloading Requirements (40 CFR 112.7(h))

The potential for discharges during tank truck loading and unloading operations is of particular concern at this facility. LMGC management is committed to ensuring the safe transfer of material to and from storage tanks. The following measures are implemented to prevent oil discharges during tank truck loading and unloading operations.

3.10.1 Secondary Containment (40 CFR 112.7(h)(1))

The facility has loading and unloading areas where oil is transferred to or from a tanker truck to or from the facility AST.

The loading and unloading areas are used by outside suppliers making deliveries to the facility and to supply or remove fuel from the AST if needed.

The tank truck loading/unloading area has a provision for secondary containment in the event of a discharge during transfer operations. The area is currently graded to direct the flow of oil or water away from the vehicle, and towards the oil water separator system. The secondary containment beamed structure may collect rainwater during high wind and rainstorms. LMGC personnel would drain the fuel storage area after verifying that the retained water is free of oil. The retained water would be released to the oil water separator. Documentation of such events will be recorded in Appendix D.

3.10.2 Loading/Unloading Procedures (40 CFR 112.7(h)(2) and (3))

All suppliers must meet the minimum requirements and regulations for tank truck loading/unloading established by the U.S. Department of Transportation. LMGC ensures that the vendor understands the site layout, knows the protocol for entering the facility and unloading

product, and has the necessary equipment to respond to a discharge from the vehicle or fuel delivery hose.

The Facility Manager or trained Facility Technician supervises oil deliveries by all new suppliers, and observes deliveries by existing, approved suppliers.

All loading and unloading of tank vehicles takes place only in the immediate area of the AST. The use of more than one connecting hose should be strongly discouraged.

The truck driver and Facility Technician remain with the vehicle at all times while fuel is being transferred. Transfer operations are performed according to the minimum procedures outlined in Table 3-3. It is recommended that the fuel transfer operating instructions be posted at the AST loading/unloading point for the tank truck driver and the Facility Technicians to follow.

Table 3-3: Fuel Transfer Procedures

Stage		Tasks
Prior to loading/ unloading	☐	Visually check all hoses for leaks and wet spots.
	☐	Verify that sufficient volume (ullage) is available in the storage tank or truck.
	☐	Secure the tank vehicle with wheel chocks and interlocks within the oil water separator drain area.
	☐	Ensure that the vehicle's parking brakes are set.
	☐	Verify proper alignment of valves and proper functioning of the pumping system.
	☐	If filling a tank truck, inspect the lowermost drain and all outlets.
	☐	Establish adequate bonding/grounding prior to connecting to the fuel transfer point.
	☐	Turn off any equipment that may cause a spark.
During loading/ unloading	☐	Driver must stay with the vehicle at all times during loading/unloading activities.
	☐	Periodically inspect all systems, hoses and connections.
	☐	When loading, keep internal and external valves on the receiving tank open along with the pressure relief valves.
	☐	When making a connection, shut off the vehicle engine. When transferring Class 3 materials, shut off the vehicle engine unless it is used to operate a pump.
	☐	Monitor the liquid level in the receiving tank to prevent overflow.
	☐	Monitor flow meters to determine rate of flow.
	☐	When topping off the tank, reduce flow rate to prevent overflow.
After loading/ unloading	☐	Make sure the transfer operation is completed.
	☐	Close all tank and loading valves before disconnecting.
	☐	Securely close all vehicle internal, external, and dome cover valves before disconnecting.
	☐	Secure all hatches.
	☐	Disconnect grounding/bonding wires.
	☐	Make sure the hoses are drained to remove the remaining oil before moving them away from the connection. Use a drip pan.
	☐	Cap the end of the hose and other connecting devices before moving them to prevent uncontrolled leakage.
	☐	Remove wheel chocks and interlocks.
	☐	Inspect the lowermost drain and all outlets on tank truck prior to departure. If necessary, tighten, adjust, or replace caps, valves, or other equipment to prevent oil leaking while in transit.

3.11 Brittle Fracture Evaluation (40 CFR 112.7(i))

Brittle fracture is not required as the AST are not field fabricated or partially buried.

3.12 Conformance with State and Local Applicable Requirements (40 CFR 112.7(j))

All bulk storage tanks at this facility are inspected by the San Mateo County Environmental Health Department. Special use permits are not required at the time of this document preparation. The oil water separator was installed with approval of the Daly City Building Department, per the Facility Manager.

This facility is subject to the California Aboveground Petroleum Storage Act (APSA). APSA requires the preparation of this SPCC plan and gives the local CUPA enforcement powers. APSA requires the reporting of any discharge to a storm drain or any amount of petroleum reaching water or shoreline to be reported to the OEM, RWQCB, and local CUPA.

The facility files a Hazardous Materials Business Plan in accordance with State law. This plan satisfies the annual tank facility statement requirement of APSA.

The facility is not subject to the California Accidental Release Program (CalARP).

PART 4: Discharge Prevention SPCC Provisions for Onshore Facilities

4.1 Facility Drainage (40 CFR 112.8(b))

The oil storage facility stormwater drainage is to an oil water separator, then to a Drain Field west of the separator. During high rainfall events, the drain field may direct excess rainwater off the property to SD in the public street that flow offsite to the Daly City stormwater drainage system. The SD system directs storm water to the west and eventually into the Pacific Ocean.

4.2 Bulk Storage Containers (40 CFR 112.8(c))

Table 4-1 summarizes the construction, volume, and content of bulk storage containers at the LMGC. The oil filled electric transformers are operating equipment, not oil storage containers, and are single walled steel containers filled with non-PCB Mineral Oil or Silicone Oil.

Table 4-1: List of Oil Containers

Tank #	Description	Location	Capacity gallons	Double or Single Walled	Discharge Prevention and Containment
AST # 1	Convault AST, double walled, concrete exterior	Grid # B-4	1000	Double	Overfill prevention by Facility Technician and Tanker Operator. Contained to secondary beamed containment.
AST #2	Convault AST, double walled, concrete exterior	Grid # B-4	500	Double	Overfill prevention by Facility Technician and Tanker Operator. Contained to secondary beamed containment.
Drum #3	Typical steel drum, 55 gallons, bung top	Grid # B-4	55	Single	Overfill prevention by Facility Technician during manual transfer from shop to drum, secondary containment.
Drum #4	Typical steel drum, 55 gallons, bung top	Grid # B-4	55	Single	Delivery and moving by trained employees or vendors, at area within oil water separator. Spill cleanup kits nearby
Drum #5	Typical steel drum, 55 gallons, bung top	Grid # B-4	55	Single	Delivery and moving by trained employees or vendors, at area within oil water separator. Spill cleanup kits nearby
TX #1	Electric Transformer, pole mounted, 45 kva	Southeast of Maint Building	approx 25 gallons	Single	Annual or Triennial Inspection and spill response by transformer owner- Pacific Gas & Electric Co.
TX #2	Electric Transformer, pad mounted, 75 kva	South of Clubhouse	approx 50 gallons	Single	Annual or Triennial Inspection and spill response by transformer owner- Pacific Gas & Electric Co.
TX #3	Electric Transformer, pad mounted, 125 kva	Northeast of Clubhouse	approx 75 gallons	Single	Annual or Triennial Inspection and spill response by transformer owner- Pacific Gas & Electric Co.
TX #4	Electric Transformer, pad mounted, 750 kva	West center of course at water tank	approx 300 gallons	Single	Annual or Triennial Inspection and spill response by transformer owner- Pacific Gas & Electric Co.

4.2.1 Construction (40 CFR 112.8 (c)(1))

The fuel AST at this facility are constructed of steel, in accordance with industry specifications as described above. The design and construction of the AST is compatible with the characteristics of the oil product it contains, and with temperature and pressure conditions. The AST are not grounded. The 55 gallon drums are factory made, and removed when empty by vendor and replaced with new drums by the vendor.

4.2.2 Secondary Containment (40 CFR 112.8(c)(2))

The fuel AST are factory constructed double walled steel tanks with factory applied exterior concrete. Double-wall construction provides intrinsic secondary containment. The annular space between the tank and the exterior concrete is not electronically monitored. Monthly inspections include installing a "dipstick" to visually inspect for oil in the interstitial space. Preliminary investigation should directly determine the presence or absence of oil in the annular space. If oil is present or if there is an inexplicable water intrusion in the interstitial space, LMGC, upon consulting with the local CUPA, may elect to immediately have the content of the primary tank pumped out. Such pump out and the management of the removed oil would be subject to section 3.10.2 and Table 3-3, resulting in proper disposal or recycling of the removed oil.

Operating procedures, fuel transfer and spill prevention actions are posted at the AST. Secondary containment pallets are used at the used motor oil drum and new motor oil drums to control nuisance spills.

4.2.3 Drainage of Diked Areas (40 CFR 112.8(c)(3))

The bermed area at the fuel AST is additional containment to the tank secondary containment. Trained Facility Technicians will clean spilled fuel or Spill Cleanup Contractors listed in Appendix H will be used for larger spill cleanups.

4.2.4 Corrosion Protection (40 CFR 112.8(c)(4))

The steel ASTs are not cathodically protected. It has been factory painted to prevent corrosion due to weather. The secondary containment serves to prevent spills and leakage into the environment.

4.2.5 Partially Buried and Bunkered Storage Tanks (40 CFR 112.8(c)(5))

This section is not applicable. There are no partially buried or bunkered storage tanks at this facility.

4.2.6 Inspections and Tests (40 CFR 112.8(c)(6))

Visual inspections of the AST by Facility Technicians are performed according to the procedure described in this SPCC Plan. Leaks from tank seams, gaskets, and bolts are promptly corrected. Records of inspections and tests are signed by the inspector and kept at the facility for at least three years.

The scope and schedule of certified inspections and tests performed on the facility's AST are specified in STI Standard SP-001. The external inspection includes ultrasonic testing of the shell, as specified in the standard, or if recommended by the certified tank inspector to assess the integrity of the tank for continued oil storage, or per the recommendations of the tank manufacturer. The manufacturer of these tanks has distributed a memorandum recommending that tank integrity testing by non-destructive testing such as hydrostatic or vacuum on the annular space is not necessary if it is possible to visually inspect the underside of the tanks. This memorandum is included at Appendix L.

Table 4-2 summarizes inspections and tests performed on bulk storage containers ("EE" indicates that an environmentally equivalent measure is implemented in place of the inspection/test, as discussed in Section 3.1 of this Plan).

Table 4-2: Scope and Frequency of Bulk Storage Containers Inspections and Tests

Inspection/Test	Double Walled Tanks	Single Walled Drums
Visual inspection by facility personnel (per checklists in Appendix C)	M, A	D, W, M
External inspection by certified inspector (as per STI Standard SP-001)	I, EE	I, EE
Internal inspection by certified inspector (as per STI Standard SP-001)	EE	EE
Integrity Testing	N/A	N/A

Legend:
I: Initial, non-destructive, hydrostatic or vacuum on interstitial space or primary tank
D: Daily
W: Weekly
M: Monthly
A: Annual
N/A: Not Applicable
EE: Inspection not required given use of environmentally equivalent measure (refer to Section 3.1 and Table 3-2 of this Plan).

4.2.7 Heating Coils (40 CFR 112.8(c)(7))

This section is not applicable. There are no heating coils on the fuel transfer pipes or the ASTs.

4.2.8 Overfill Prevention Systems (40 CFR 112.8(c)(8))

The fuel AST are equipped with direct reading level gauges. Facility personnel are present throughout the filling operations to monitor the product level in the tanks that are filled by the tank truck operator. Fuel transfer directions are posted on the tanks filled by the tank truck operator. The waste motor oil drum is manually filled from 5 gallon buckets and a funnel at the tank top opening. Facility Technicians are trained to perform fuel transfer and filling to prevent overfill incidents.

4.2.9 Effluent Treatment Facilities (40 CFR 112.8(c)(9))

There are no sewage or storm water effluent treatment facilities at LMGC. The facility's sewage is treatment is by the publicly owned treatment works (POTW), and storm water effluent from the fuel storage area is discharged from the oil water separator to the drain field and eventually into the Daly City storm water system during high rainfall events.

4.2.10 Visible Discharges (40 CFR 112.8(c)(10))

Visible discharges from any container or appurtenance including seams, gaskets, piping, pumps, and valves are quickly corrected upon discovery.

Spilled oil is promptly removed from the fuel storage area and disposed of according to the waste disposal method described in Part 5 of this Plan.

4.2.11 Mobile and Portable Containers (40 CFR 112.8(c)(11))

The use of mobile or portable oil containers at this facility is strongly discouraged. If mobile or portable containers are to be brought by various vendors for maintenance or repairs, LMGC will request vendors comply with the requirements of 40 CFR 112.

4.3 Transfer Operations, Pumping, and In-Plant Processes (40 CFR 112.8(d))

Transfer operations at this facility are as follows:

LMGC stores diesel fuel in one AST with capacity of 1000 gallons and one AST with capacity of 500 gallons of unleaded gasoline to supply vehicles and other maintenance equipment.

- The facility receives diesel and gasoline fuel by common carrier via tanker truck.
- The fuel is transferred from the tank truck to the AST.

The fuel transfers are currently made in tanker supplied flexible hose manually operated by the Tanker Operator.

Transfer of waste motor oil and new motor oil is made by Facility Technicians with buckets no larger than 5 gallons. Warning signs are posted at appropriate locations throughout the facility to prevent vehicles from damaging the tanks and drums. The aboveground fuel tanks are located within areas that are not accessible to vehicular traffic. Concrete filled bollards are placed where needed to prevent vehicular collisions with equipment. The used motor oil drum and new motor oil drums are stored in a shed behind the vehicle parking area. Bollards are installed in front of the storage shed to prevent vehicle damage to the tank and drums including rupture and spill incidents.

Part 5: Discharge Response

This section describes the response and cleanup procedures in the event of an oil discharge. The uncontrolled discharge of oil to groundwater, surface water, or soil is prohibited by state and possibly federal laws. Immediate action must be taken to control, contain, and recover discharged product.

In general, the following steps are taken:

- Eliminate potential spark sources;
- If possible and safe to do so, identify and shut down source of the discharge to stop the flow;
- Contain the discharge with sorbents, berms, fences, trenches, sandbags, drain seals or mats, or other material;
- Contact the Facility Manager or his/her alternate;
- Contact regulatory authorities and the response organization; and
- Collect and dispose of recovered products according to regulation.

For the purpose of establishing appropriate response procedures, this SPCC Plan classifies discharges as either "minor" or "major," depending on the volume and characteristics of the material released.

A list of Emergency Contacts is provided in Appendix H. A list of discharge response material kept at the facility is included in Appendix J.

5.1 Response to a Minor Discharge

A "minor" discharge is defined as one that poses no significant harm (or threat) to human health and safety or to the environment. Minor discharges are generally those where:

- The quantity of product discharged is small (e.g., may involve less than 42 gallons);
- Discharged material is easily stopped and controlled at the time of the discharge;
- Discharge is localized near the source;
- Discharged material is not likely to reach Daly City SD or water;
- There is little risk to human health or safety; and
- There is little risk of fire or explosion.

Minor discharges can usually be cleaned up by LMGC designated personnel. The following guidelines apply

- Under the direction of the Facility Manager, contain the spill with discharge response materials and equipment. Place discharge debris in properly labeled waste containers.
- The Facility Manager will complete the discharge notification form (Appendix I) and attach a copy to this SPCC Plan.
- If the discharge involves more than 42 gallons of oil, the Facility Manager will manage the incident as a major discharge.

5.2 Response to a Major Discharge

A "major" discharge is defined as one that cannot be safely controlled or cleaned up by facility personnel, such as when:

- The discharge is large enough to spread beyond the immediate discharge area;
- The discharged material enters storm drain or water;
- The discharge requires special equipment or training to clean up;
- The discharged material poses a hazard to human health or safety; or
- There is a danger of fire or explosion.

In the event of a major discharge, the following guidelines apply:

- All workers must immediately evacuate the discharge site via the designated exit routes and move to the Evacuation Assembly Area at a safe distance from the discharge. Exit routes are included on the Fuel Storage Area Map in Appendix A.
- If the Facility Manager is not present at the facility, the senior on-site person notifies the Facility Manager of the discharge and has authority to initiate notification and response. Certain notifications are dependent on the circumstances and type of discharge. For example, if oil reaches a sanitary sewer, the POTW should be notified immediately. A discharge that threatens the stormwater system may require immediate notification to the Daly City Public Works Department. They have the ability to isolate stormwater effluent prior to entering the navigable waterway.
- The Facility Manager (or senior on-site person) must call for medical assistance if workers are injured.
- The Facility Manager (or senior on-site person) must notify the Fire Department or Police Department.
- The Facility Manager (or senior on-site person) must call the spill response and cleanup contractors listed in the Emergency Contacts list in Appendix H.
- The Facility Manager (or senior on-site person) must immediately contact the California OES 800-852-7550 and the National Response Center (888-424-8802).
- The Facility Manager (or senior on-site person) must record the call on the Discharge Notification form in Appendix I and attach a copy to this SPCC Plan.
- The Facility Manager (or senior on-site person) coordinates cleanup and obtains assistance from a cleanup contractor or other response organization as necessary.

If the Facility Manager is not available at the time of the discharge, then the next highest person in seniority assumes responsibility for coordinating response activities.

5.3 Waste Disposal

Wastes resulting from a minor discharge response will be containerized in impervious bags, drums, or buckets. The Facility Manager will characterize the waste for proper disposal and ensure that it is removed from the facility by a licensed waste hauler as soon as convenient, or no longer than 90 days from accumulation.

Wastes resulting from a major discharge response may be removed and disposed of by a cleanup contractor under supervision by the lead agency or local CUPA.

5.4 Discharge Notification

Any size discharge (i.e., one that creates a sheen, emulsion, or sludge) that affects or threatens to affect navigable waters or adjoining shorelines must be reported immediately to the California OES and the National Response Center. The agencies are staffed 24 hours a day.

A summary sheet is included in Appendix I to facilitate reporting. The person reporting the discharge must provide the following information:

- ☐ Name, location, organization, and telephone number
- ☐ Name and address of the party responsible for the incident
- ☐ Date and time of the incident
- ☐ Location of the incident
- ☐ Source and cause of the release or discharge
- ☐ Types of material(s) released or discharged
- ☐ Quantity of materials released or discharged
- ☐ Danger or threat posed by the release or discharge
- ☐ Number and types of injuries (if any)
- ☐ Media affected or threatened by the discharge (i.e., water, land, air)
- ☐ Weather conditions at the incident location
- ☐ Any other information that may help emergency personnel respond to the incident

Contact information for reporting a discharge to the appropriate authorities is listed in Appendix H.

In addition to the above reporting, 40 CFR 112.4 requires that information be submitted to the United States Environmental Protection Agency (EPA) Regional Administrator and the appropriate state agency in charge of oil pollution control activities (see contact information in Appendix H) whenever the facility discharges (as defined in 40 CFR 112.1(b)) *more than 1,000*

gallons of oil in a single event, or discharges (as defined in 40 CFR 112.1(b)) *more than 42 gallons of oil in each of two discharge incidents within a 12-month period.* The following information must be submitted to the EPA Regional Administrator and to CalEPA within 60 days:

- Name of the facility;
- Name of the owner/operator;
- Location of the facility;
- Maximum storage or handling capacity and normal daily throughput;
- Corrective action and countermeasures taken, including a description of equipment repairs and replacements;
- Description of facility, including maps, flow diagrams, and topographical maps;
- Cause of the discharge(s) to navigable waters and adjoining shorelines, including a failure analysis of the system and subsystem in which the failure occurred;
- Additional preventive measures taken or contemplated to minimize possibility of recurrence; and
- Other pertinent information requested by the Regional Administrator.

A standard report for submitting the information to the EPA Regional Administrator and to CalEPA is included in Appendix K of this Plan.

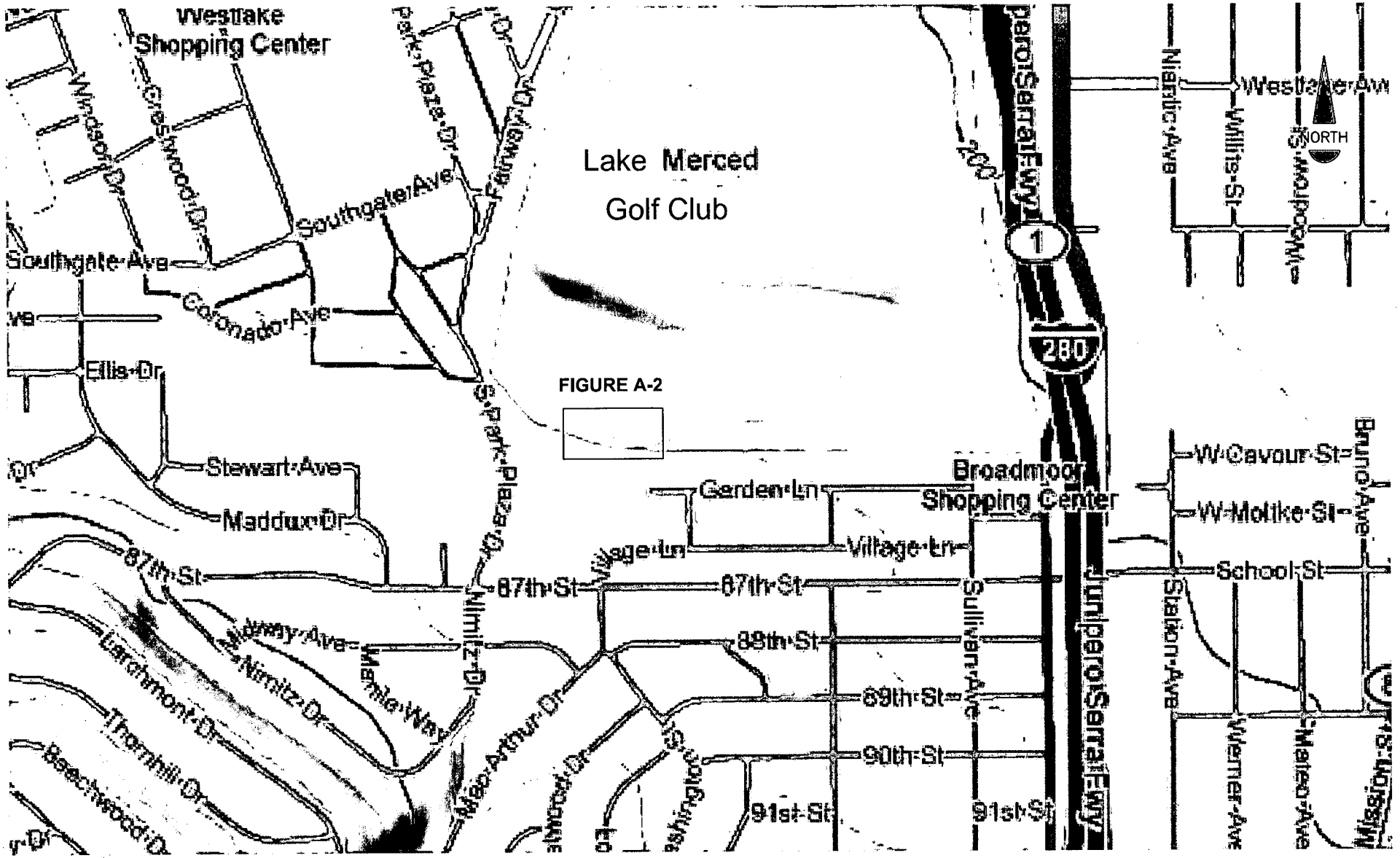
5.5 Cleanup Contractors and Equipment Suppliers

Contact information for specialized spill response and cleanup contractors are provided in Appendix H. These contractors have the necessary equipment to respond to a discharge of oil that affects LMGC property, SD, navigable waterways or adjoining shorelines, including boats, floating booms and oil skimmers.

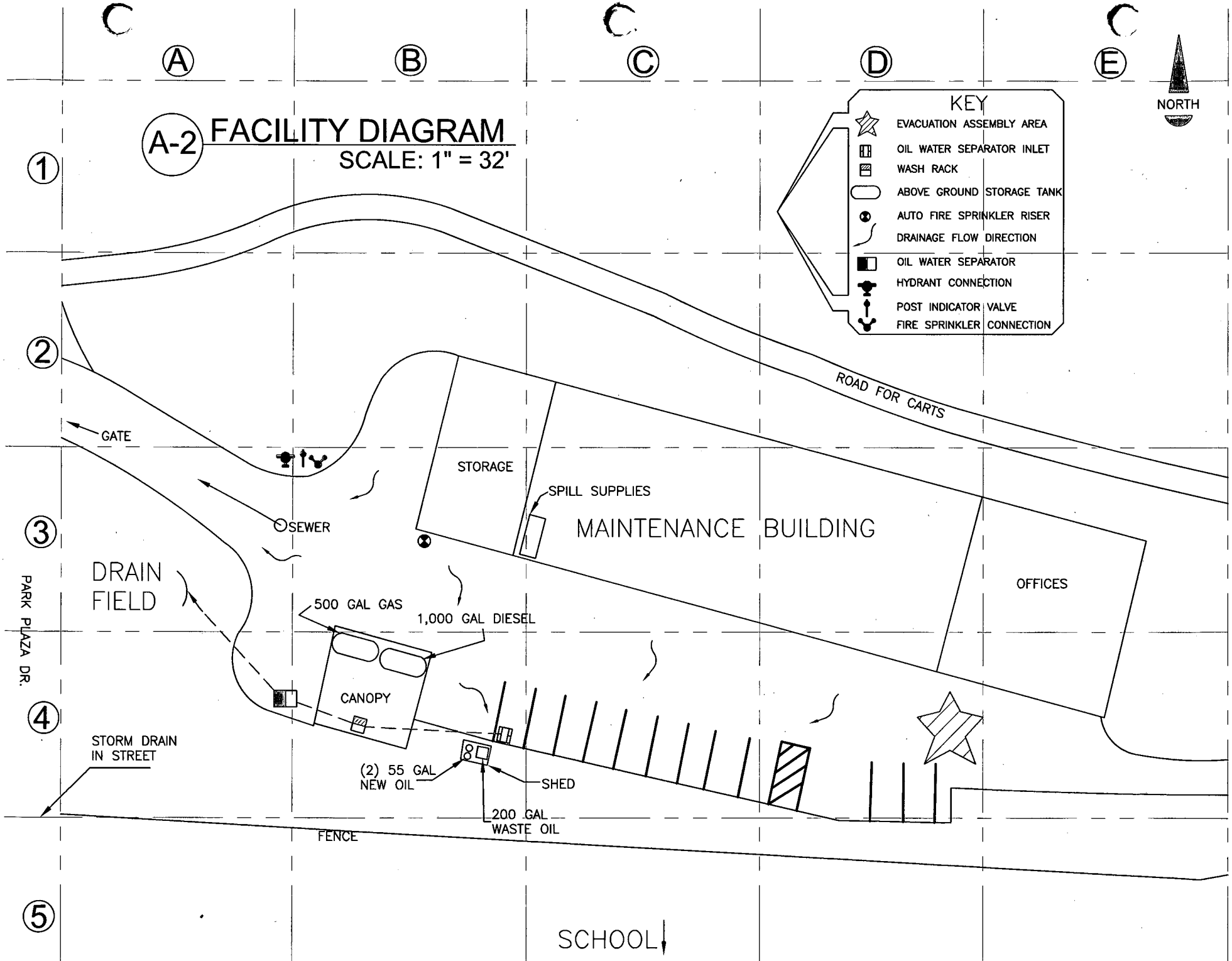
A Spill Kit and bags of absorbent are located in the Maintenance Shop close to the AST. The inventory of the spill kits is verified on a monthly basis. Additional supplies and equipment may be ordered from the following sources: Lab Safety Supply, Spill 911, Pig, and other suppliers of emergency spill cleanup equipment.

Appendix A

Site Plan Figure A-1
Fuel Storage Area Figure A-2



A-1 VICINITY MAP


A
B
C
D
E
1
2
3
4
5
A-2 FACILITY DIAGRAM
SCALE: 1" = 32'
KEY
EVACUATION ASSEMBLY AREA
OIL WATER SEPARATOR INLET
WASH RACK
ABOVE GROUND STORAGE TANK
AUTO FIRE SPRINKLER RISER
DRAINAGE FLOW DIRECTION
OIL WATER SEPARATOR
HYDRANT CONNECTION
POST INDICATOR VALVE
FIRE SPRINKLER CONNECTION
NORTH
ROAD FOR CARTS
GATE
STORAGE
SPILL SUPPLIES
SEWER
MAINTENANCE BUILDING
OFFICES
DRAIN FIELD
500 GAL GAS
1,000 GAL DIESEL
CANOPY
PARK PLAZA DR.
STORM DRAIN IN STREET
(2) 55 GAL NEW OIL
SHED
200 GAL WASTE OIL
FENCE
SCHOOL

Appendix B
Substantial Harm Determination

Facility Name: Lake Merced Golf Club
Facility Address: 2300 Junipero Serra Boulevard
Daly City, California 94015

1. Does the facility transfer oil over water to or from vessels and does the facility have a total oil storage capacity greater than or equal to 42,000 gallons? **NO**

2. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and does the facility lack secondary containment that is sufficiently large to contain the capacity of the largest aboveground oil storage tank plus sufficient freeboard to allow for precipitation within any aboveground storage tank area? **NO**

3. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and is the facility located at a distance (as calculated using the appropriate formula in 40 CFR part 112 Appendix C, Attachment C-III or a comparable formula) such that a discharge from the facility could cause injury to fish and wildlife and sensitive environments? **NO**

4. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and is the facility located at a distance (as calculated using the appropriate formula in 40 CFR part 112 Appendix C, Attachment C-III or a comparable formula) such that a discharge from the facility would shut down a public drinking water intake? **NO**

5. Does the facility have a total oil storage capacity greater than or equal to 1 million gallons and has the facility experienced a reportable oil spill in an amount greater than or equal to 10,000 gallons within the last 5 years? **NO**

Certification

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document, and that based on my inquiry of those individuals responsible for obtaining this information, I believe that the submitted information is true, accurate, and complete.

Signature _____ Date _____, 2015

Name: **Zach Ohsann** Title: **Superintendent**

APPENDIX C
Facility Inspection Checklists

The following checklists are to be used for monthly and annual facility-conducted inspections. Completed checklists must be signed by the inspector and maintained at the facility, with this SPCC Plan, for at least three years.

Monthly Inspection Checklist

This inspection record must be completed *each month* except the month in which an annual inspection is performed. Provide further description and comments, if necessary, on a separate sheet of paper and attach to this sheet. *Any item that receives "yes" as an answer must be described and addressed immediately. If one sheet is used tank ID #1-5 must be indicated.

	Y*	N	Description & Comments (tank ID)
Storage tank # 1, 2, 3 and Drums #4 & 5			
Tank/Drum surfaces show signs of leakage			
Tank/Drums are damaged, rusted or deteriorated			
Bolts, or seams are damaged			
Tank supports are deteriorated or buckled			
Tank foundations have eroded or settled			
Level gauges are inoperative or in wrong position			
Vents are obstructed or vent caps missing			
Secondary containment is damaged or stained			
Water/product in annular space of double-walled tank			
Normally closed valve is open or is not locked			
Piping			
Valve seals, gaskets, or other appurtenances are leaking			
Pipes or supports are damaged or deteriorated			
Joints, valves and other appurtenances are leaking			
Loading/unloading and transfer equipment			
Loading/unloading port is damaged or deteriorated. Connections are not capped			
Level gauges are inoperative or in wrong position			
Secondary containment is damaged or stained			
Liquid residue in fill containment box			
Fuel dispensing equipment			
Valve seals, gaskets, or other appurtenances are leaking			
Liquid residue in fill containment box			
Gauges, or sensors are inoperative or in wrong position			
Security			
Fencing, gates, or lighting is non-functional			
Response Equipment			
Response equipment inventory is incomplete			

Date: _____ **Signature:** _____

Annual Facility Inspection Checklist

This inspection record must be completed *each year.* If any response requires further elaboration, provide comments in Description & Comments space provided. Further description and comments, if necessary, must be provided on a separate sheet of paper and attached to this sheet. *Any item that receives "yes" as an answer must be described and addressed immediately.

	Y*	N	Description & Comment (Include Tank or Sump ID)
Storage tanks			
ASTs			
Tank surfaces show signs of leakage			
Tanks are damaged, rusted or deteriorated			
Hardware, bolts, or seams are damaged			
Tank supports are deteriorated or buckled			
Tank foundations have eroded or settled			
Level gauges are inoperative or in wrong position			
Vents are obstructed or missing			
Secondary containment is damaged or stained			
Water/product in interstice of double-walled tank			
Normally open/closed valve is closed/open or is not locked			
Piping			
Valve seals, gaskets, or other appurtenances are leaking			
Pipelines or supports are damaged or deteriorated			
Joints, valves and other appurtenances are leaking			
Rusted piping is not painted			
Loading/unloading and transfer equipment			
Loading/unloading port is damaged or deteriorated. Or, Connections are not capped			
Level gauges are inoperative or in wrong position			
Secondary containment is damaged or stained			
Liquid residue in fill containment box			
Fuel Dispensing Equipment			
Valve seals, gaskets, or other appurtenances are leaking			
Liquid residue in fill containment box			
Gauges are inoperative or in wrong position			
Concrete Secondary Containment Structure			
Concrete is stained			
Concrete walls or floors are cracked or are separating			
Security			
Fencing, gates, or lighting is non-functional			
Pumps and storage shed are not locked			

	Y*	N	Description & Comment (Include Tank or Sump ID)
Response equipment			
Response equipment inventory is incomplete			
Emergency Telephone Numbers			
Verify all number listed in Appendix H are current			
Additional Items, List Specific Equipment and Issue			

Annual reminders:

- Hold SPCC Briefing for all fueling and/or emergency generator handling personnel (and update briefing log in the Plan);
- Check contact information for key employees and response/cleanup contractors and update them in the Plan as needed;

Additional Remarks:

Date: _____ Signature: _____

APPENDIX D
Record of Containment Dike Drainage

There is a bermed area at the Fuel AST. If bermed areas are installed for containment of oil spills, this record would be completed when rainwater from bermed areas is drained into the oil water separator or into an open Drain Field, and bypasses the water treatment system.

Date	Area	Presence of	Volume	Time	Signature

APPENDIX E
Record of Annual Discharge Prevention Briefings and Training

Briefings will be scheduled and conducted by the facility owner or operator for operating personnel at regular intervals to ensure adequate understanding of this SPCC Plan. The briefings will also highlight and describe known discharge events or failures, malfunctioning components, and recently implemented precautionary measures and best practices. Personnel will also be instructed in operation and maintenance of equipment to prevent the discharge of oil, and in applicable pollution laws, rules, and regulations. Facility operators and other personnel will have an opportunity during the briefings to share recommendations concerning health, safety, and environmental issues encountered during facility operations.

Date	Subjects Covered	Employees in Attendance	Instructor(s)

APPENDIX F
Calculation of Secondary Containment Capacity

The maximum 24-hour rainfall recorded in the last 25 years at this location is approximately 4 inches. Calculations to be provided upon the creation of new containment areas. There is currently a secondary containment area at the LMGC fuel storage facility. This was designed and installed by others. Calculations of capacity are not available.

APPENDIX G
Records of Tank Integrity, Pressure Tests, And Annual Certifications

These records are located in this SPCC Plan, which is located in the Maintenance Building Office.

APPENDIX H
Emergency Contacts

EMERGENCY TELEPHONE NUMBERS:

Facility	
Primary Contact; Zach Ohsann, Superintendent	wk (650) 746-3610 cell (650) 814-2975
Secondary Contact; Robert Bordi, Facility Technician	wk (650) 746-3610 cell (650) 333-9170
Local Emergency Response	
Daly City Fire Department	911
Hospital: Seton Medical Center Emergency Care	650-991-6455
Response/Cleanup Contractors	
Technology Engineering and Construction, Inc	650-616-1200
NRC Environmental Services	510-749-1390
Notification	
California Office of Emergency Services	800-852-7550
National Response Center	800-424-8802

APPENDIX I
Discharge Notification Form

Part A: Discharge Information

General information when reporting a spill to outside authorities:

Name: Lake Merced Golf Club
Address: 2300 Junipero Serra Boulevard
Daly City, CA 94015

Telephone: _____
Owner/Operator: Operator - _____
Primary Contact: Work: _____
Cell (24 hrs): _____

Type of oil:_____	Discharge Date and Time: _____
Quantity released:_____	Discovery Date and Time: _____
Quantity released to a water body: _____gal.	Discharge Duration: _____

Location/Source:

Actions taken to stop, remove, and mitigate impacts of the discharge:

Affected media:

- air
- water
- soil
- storm water sewer/POTW
- dike/berm/oil-water separator
- other: _____

Notification person:	Telephone contact: Business: 24-hr:

Nature of discharges, environmental/health effects, and damages:

Injuries, fatalities or evacuation required?

Part B: Notification Checklist

	Date and time	Name of person receiving call
Discharge in any amount		
Facility Manager		
Discharge in amount exceeding 10 gallons and *not affecting a water body or groundwater*		
Local Fire Department call 911		
California Office of Emergency Services: 800-852-7550		
Discharge in any amount and affecting (or threatening to affect) a water body or storm drain		
Local Fire Department call 911		
California Office of Emergency Services: 800-852-7550		

National Response Center (800)-424-8802		
Daly City Public Works Department for Water and Wastewater (POTW) Issues work hrs and after hrs (650) 991- 8208		
Spill Cleanup Contractor (listed in App. H)		

* The POTW should be notified of a discharge only if oil has reached or threatens SD or Sanitary Sewer drains that connect to the POTW collection system.

APPENDIX J
Discharge Response Equipment Inventory

The discharge response equipment inventory is verified during the monthly inspection and must be replenished as needed.

Vicinity spill cleanup kit and bags of absorbent are located in the Maintenance Building Shop.

APPENDIX K
Agency Notification Standard Report

Information contained in this report, and any supporting documentation, must be submitted to the EPA Region 9 Regional Administrator within 60 days, and to Daly City Fire Dept, within 15 days of the qualifying discharge incident.

Facility:	Lake Merced Golf Club
Owner/operator:	Lake Merced Golf Club
Name of person filing report:	
Location:	2300 Junipero Serra Boulevard, California
Maximum storage capacity:	1,665 gallons oil
Daily throughput:	Unknown, approx 100 gal/day

Nature of qualifying incident(s):

- Discharge to navigable waters or adjoining shorelines exceeding 1,000 gallons
- Second discharge exceeding 42 gallons within a 12-month period.

Description of facility (attach maps, flow diagrams, and topographical maps):

The LMGC handles, stores, use petroleum products in the form of diesel and gasoline fuel for use in maintenance vehicles. LMGC receives products by common carrier via tanker truck. The diesel is stored in a 1,000 gallon AST. The gasoline is stored in a 500 gallon AST. Waste motor oil is stored in a 200 gallon AST. New motor oil is stored in two 55 gallon drums.

The facility is located in a primarily residential area at 2300 Junipero Serra Boulevard, Daly City, California. The site is comprised of approximately 136 acres of land and is bordered to the north, west and south by residential areas. There is a school at the southwest corner of the property. State Highway 280 and Junipero Serra Boulevard border the east side. The main entry is at the southeast corner, and the back entry to the Maintenance Building and the Oil Storage Area is located at the southwest corner of the property

The oil storage area includes a one-story Maintenance Building, three AST, two 55 gallon drums, and an oil water separator.

Agency Notification Standard Report (cont'd)
Cause of the discharge(s), including a failure analysis of the system and subsystems in which the failure occurred:
Corrective actions and countermeasures taken, including a description of equipment repairs and replacements:
Additional preventive measures taken or contemplated to minimize possibility of recurrence:
Other pertinent information:

APPENDIX L
LMGC Operating Procedures

Insert any Standard Operating Procedures not listed in

Table 3-3, Fuel Transfer Procedures

Tank Manufacturer Memorandums

Link to manufacturer website technical issues (painting, repairing)

www.convault.com

Complaint Investigation Form

San Mateo County, Environmental Health

Run by :

REPORT #6000 (7504)

Date run : 1/27/2015 4:46:30PM

COMPLAINT ID: CO0033231

OWNER INFORMATION

OW0017124 - LAKE MERCED GOLF &COUNTRY CLUB
DBA: None Specified
Owner Address: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
Mailing Address: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
Phone:
Wk: 650-746-3610

FACILITY INFORMATION

FA0017124 - LAKE MERCED GOLF & COUNTRY CLUB Record ID: PR0003622
Location: 2300 JUNIPERO SERRA BLVD, DC
Site Address: 2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
Mailing Address:
DALY CITY, CA 94015
Phone: 1st: 650-746-3610

* Differs from linked Owner/Facility record

COMPLAINT INVESTIGATION NUMBER: CO0033231

Date: 1/27/2015 Time

PE: 2163 APN:

Complainant: ANONYMOUS

Address: Address Not Specified

Home Phone:

Work Phone:

Email:

Nature of complaint:

JAN 21, STARTING 8:00 AM, WORKERS STARTED SPRAYING ALL OVER THE GOLF COURSE. NO ONE WAS TOLD TO STAY CLEAR OF SPRAY. A WORKER NOT ASSOC WITH SPRAYING CONTRACTOR GOT SPRAYED IN THE FACE AND ALSO ANOTHER WORKER WITH THE SPRAYING COMPANY. ONE OF THESE WORKERS HAD TO BE RUSHED TO THE EMERGENCY ROOM AND TREATED FOR AN ALLERGIC REACTION TO THE CHEMICAL. NONE OF THE WORKERS HAD PPE CLOTHING OR MASKS.

Taken by: EE0001114 - DETAR, JEAN

Referred to: EE0027311 - MEJIA, LILIANA

Date Abated 1/29/15
Inspector Mejia

Date of first response: 01/29/15

INVESTIGATION REPORT

Detail all progress report (s) chronologically. List dates, times, types of notices, names address and phone numbers of people involved. Describe conditions and actions taken. Attach all pertinent paperwork to this report.

- went to the facility to gather more information and. Reported it to the Agricultural Comission they. Responded to the complaint on 01/29/15.

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

Protecting Our Health and Environment

Inspection Report/Field Observations

San Mateo County Environmental Health Division
2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
Telephone: (650) 372-6200 Fax: (650) 627-8244
smchealth.org/environ/toxic

Site Name: Lake Merced Country Club

Site Address: 2300 Junipero Serra Blvd DC

Date: 1/28/15

Program:

On site to respond to an anonymous complaint
Interveared Zach Ohsann (Superintendent) and
Khaled Kader (affected employee)
On January 21ST the employee Khaled Kader
was using the lawn mower around a bunker (Green #5)
when Jaime Chavez passed by him applying herbicide
(Quicksilver) to the same area. Khaled
Received the MIST of the herbicide on his face.
He received the MIST a second time and stop working
on the area. He reported the incident to his supervisor
(Zach) and washed his face with water when he
started feeling an itchy sensation. (9:30 am). He was
treated for an allergic reaction and Returned to
the job the next day.
Employees are usually notified of the spraying/usage
of any chemical by a note on the general board
(lunch room) the day when the application will
take place. Both employees received Annual
Hazardous Materials training and Jaime Chavez received
Pesticide training.

Inspector: Mejia

L:\HAZMAT\Admin\CURRENT\MASTER HAZMAT FORMS

Received By: Mejia

ENVIRONMENTAL HEALTH
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Telephone: (650) 372-6200 Fax: (650) 627-8244
smchealth.org/environ/toxic

Site Name: Lake Merced Country Club

Site Address: 2300 Junipero Serra Blvd DC

Date: 1/20/15

Program:

Required Actions:

- Review the Contingency Plan for the facility. Revise chemical safety procedures if required.
- Provide Refresher training on chemical handling procedures and emergency response to all employees
- Report incident to pertinent agencies.

Inspector: Mejia

L:\HAZMAT\Admin\CURRENT MASTER HAZMAT FORMS

Received By: Mejia

From: Zach Ohsann <zach.ohsann@lmgc.org>
To: "Liliana Mejia (lmejia@smcgov.org)" <lmejia@smcgov.org>
Date: 1/30/2015 4:04 PM
Subject: Lake Merced Golf Club
Attachments: image001.jpg; image002.jpg; image003.jpg; WORKING WITH PESTICIDES AND FERTILIZERS.pdf; SIGNED PESTICIDE TRAINING_2015.pdf

Hello Liliana,

In response to your visit on Wednesday, January 28th, I believe that I have addressed all of the required actions. The information below details the required actions and the measures adopted.

REVIEW AND REVISE CONTINGENCY PLAN WITHIN THE HAZARDOUS MATERIALS BUSINESS PLAN:
I have reviewed and revised the contingency plan. At this time, I have uploaded two documents under the "Employee Training" section: (1) Training document concerning employees working with pesticides, and (2) Training document concerning Lake Merced Golf Club's Pesticide Methodologies.

I have added the San Mateo County Department of Agriculture as a contact under the "Agency Notification" section.

PROVIDE REFRESHER TRAINING ON CHEMCIAL HANDLING PROCEDURES AND EMERGENCY RESPONSE TO ALL EMPLOYEES:
Regarding pesticide and other chemical applications that are performed on property, I have developed and implemented refresher training for all employees. This training occurred on Friday, January 30th. I have attached the document for your review.

This training differs from our "Pesticide Handler Training," which is provided to those employees who deal with pesticides directly. Those employees who deal with pesticides directly receive this training annually.

The refresher training was focused on employees who do not handle pesticides directly, but may be indirectly exposed to pesticides and other chemicals while at work. We spoke of how employees can gain information on pesticides, how to respond if someone is exposed to pesticide or other chemicals, and the responsibilities of management, the spray applicator, and employees working around pesticides. Additionally, the training emphasized emergency response procedures regarding actions that an employee should take if he/she is exposed to pesticides or other chemicals.

I have also attached the signatures of all employees acknowledging the refresher training.

REPORT INCIDENT TO PERTINENT AGENCIES:
I have contacted Richard Garcia with the San Mateo County Department of Agriculture. He can be reached at (650) 363-4700. In conjunction with the California Department of Pesticide Regulation, Richard performs our annual inspection and issues Lake Merced Golf Club's "Restricted Materials Permit."

Richard and I spoke at great length on the morning of Thursday, January 29th. Richard mentioned that he will be following up with us shortly to complete his investigation.

CONCLUSION:
Please let me know if you have any questions or require additional information.

Zach Ohsann
Golf Course Superintendent

Lake Merced Golf Club
2300 Junipero Serra Boulevard | Daly City, CA 94015
T 650.746.3610 | F 650.755.4569 | zach.ohsann@lmgc.org<mailto:zach.ohsann@lmgc.org> |

www.lmgc.org<http://www.lmgc.org/>

[LMGC]<http://www.lmgc.org/>[LPGA]<http://www.lpga.com/>[SS]<http://www.swingingskirtslpgaclassic.com/>

Proud Host of the 2014, 2015 and 2016 Swinging Skirts LPGA Classic

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WORKING WITH PESTICIDES AND FERTILIZERS: SAFETY PROCEDURES AND RECOMMENDATIONS

PURPOSE:
Lake Merced Golf Club applies pesticides and fertilizers on a frequent basis throughout the year. As a result, employees of the Golf Maintenance department will be working in an environment where pesticides and fertilizers are applied. The Golf Maintenance management staff has implemented safety procedures and recommendations that each employee must follow.

Note that this training differs from "Annual Pesticide Handler Safety Training" that is performed annually and only provided to those employees who directly handle pesticides and other chemicals (i.e., fertilizers, surfactants, adjuvants). The purpose of this training is to remind employees who may be indirectly exposed to pesticides and fertilizers of the safety procedures that must be followed to avoid exposure and recommendations that must be followed if an employee is exposed.

EMPLOYEE'S RIGHT TO KNOW:
All employees of Golf Maintenance have the right to inquire as to which pesticides, fertilizers, and other products are being used at Lake Merced Golf Club. Employees should inquire with the Superintendent and/or Assistant Superintendents at any time and with any questions concerning an application.

Every time an application is scheduled to be performed, notice of the application will be posted on the job task board in the employee break room. In the event that an employee has any questions concerning the products used in the application, he/she may inquire with Golf Maintenance management or access the Material Safety Data Sheet Center, which is also located in the employee break room and directly across from the job task board.

Employees also have rights against discharge, discrimination, and the right to receive information.

MANAGEMENT'S RESPONSIBILITY:
It is the responsibility of Golf Maintenance management to ensure that employees do not suffer harmful effects that result from the use of pesticides. Management will schedule pesticide applications to be performed in a manner that will prevent exposure to pesticides:

- **Job Task Sequences:** When pesticides are performed, the application will be the last job task performed. In other words, there will be no job task scheduled to be performed on the surface that has just received the pesticide application. It is the responsibility of management to follow label requirements and ensure that the restricted entry interval for each pesticide is followed.
- **Communication:** It is the responsibility of management to communicate to all employees any deviation from normal routine or changes made following the morning staff meeting.
- **Posting of Pesticide Applications:** Management is responsible for posting all pesticide applications on the job task board. Additionally, management is responsible for verbally mentioning the anticipated performance of a pesticide application during the morning staff meeting.

- **Monitoring of Pesticide Application:** It is the responsibility of management to monitor the pesticide application during the morning hours. Management will monitor for the purpose of making sure the pesticide is being applied in a safe manner.
- **Management of Pesticide Storage and Mixing Areas:** Management and trained pesticide handlers will be responsible for property caring for, and inspecting pesticide storage and mixing areas. In addition to performing inspections prior to, and after pesticide applications, management will be responsible for performing documented weekly inspections.

EMPLOYEE'S RESPONSIBILITY:
Each employee is responsible for ensuring each other's safety during the performance of a pesticide application and until the restricted entry interval has passed. Employees must be mindful when a pesticide application is being performed.

- **Employees will be responsible for communicating** with one another effectively during the morning hours when pesticide applications are being performed. There are a handful of job tasks that are performed each morning. Consequently, it is not uncommon for equipment-related problems or irrigation needs to delay or alter the sequence in which the pesticide application will be performed. Ideally, employees will not have the need to communicate with one another during the morning hours because of management's responsibility to monitor the application and then communicate as necessary to employees if there happens to be any deviations. Employees are encouraged to communicate with both management and each other throughout the performance of a pesticide application.
- **The Restricted Entry Interval Must Be Obeyed:** The majority of chemicals applied at Lake Merced Golf Club are non-toxic. However, we must treat all chemicals as being equally dangerous. Where a chemical application requires a restricted entry interval (which is the amount of time that must pass before an employee is allowed to enter the treated area), this will be communicated to employees by management during the morning staff meeting. In such an event, employees will be mindful of the restricted entry interval and not enter the treated area before the restricted entry interval has expired.
- **Employees Will Not Handle Pesticides Or Used Containers:** Under no circumstance should an employee who is not directed by management to assist with a pesticide application handle pesticide containers. Additionally, employees are not allowed to use empty pesticide containers for storage purposes.
- **An Employee Must Notify Management In The Event He/She Is Exposed To Pesticides:** If an employee has been exposed either directly or indirectly to pesticides, the employee should notify management as soon as possible. Even if you believe that you are not experiencing harmful effects (i.e., headache, irritation, dizziness, nausea), an employee are responsible for notifying management if he/she believes exposure has occurred.
- **Do Not Work Too Close To The Pesticide Application:** Each employee is motivated to perform well at work and complete each job task in a timely manner. However, no employee should be working too close to a pesticide application when it is being performed. Employees should never allow the drift of a pesticide to make contact with their clothes or skin. If an employee ever believes that he/she is working too close to a pesticide application, the employee should move to another location on the golf course. In other words, the employee should continue with the job task in other areas of the course where the pesticide application has not been performed and return to the work area where the pesticide was performed after the restricted entry interval has passed.

- **Use The Emergency Eye Wash And Shower Station** in the event you are exposed to pesticides and cannot locate a supervisor. In any event that your skin is exposed to pesticide residue, immediately wash your skin with the emergency eye wash station. Lightly rub your skin for 15 to 20 minutes as the water is flowing onto the portion of skin that was exposed to pesticide. Thereafter, an employee may use mild soap and warm water on the affected area. Always notify management if you have been exposed to pesticide. Use the emergency eye wash function of the wash station to flush your eyes if your eyes have been exposed to pesticide. Allow the water from the eye wash nozzles to flow into your opened eyes for at least 15 minutes in duration.

TREATMENT OF PESTICIDE-RELATED INJURIES:
Where an employee is injured by a pesticide or harmful chemical at work, the employee is to notify a supervisor immediately. In the event of an emergency, an ambulance will be called and the injured employee will be taken to Seton Medical Center. In non-emergency cases, where the employee does not require immediate medical treatment, the injured employee and a supervisor will contact the Worker's Compensation Insurance Company to briefly report the situation and receive instructions on where the employee should travel to seek appropriate medical attention.

SYMPTOMS OF PESTICIDE/CHEMICAL EXPOSURE:
- Pinpoint pupils
- Nausea
- Shortness of breath
- Dizziness
- Blurred vision

TO ENSURE A SAFE AND HEALTHY WORKING ENVIRONMENT, ALL EMPLOYEES OF LAKE MERCED GOLF CLUB ARE ENCOURAGED TO COMMUNICATE AND ASK QUESTIONS AT ANY MOMENT THROUGHOUT THE WORK SHIFT.

Employee_____ has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on_____. The training was performed by supervisor_____.

_____ _____

EMPLOYEE SIGNATURE DATE

_____ _____

TRAINER SIGNATURE DATE

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Employee Juan Gonzalez has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1/30/15. The training was performed by supervisor Zach Ohsaw.

Juan Gonzalez _____

EMPLOYEE SIGNATURE DATE

_____ 1-30-15

TRAINER SIGNATURE DATE

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Employee Mark Hannigan has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Zach Ottawn.

Mark Hannigan — 1-30-15

EMPLOYEE SIGNATURE — DATE

[signature] — 1-30-15

TRAINER SIGNATURE — DATE

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Employee Fernando Garcia has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Zach Ditsan.

EMPLOYEE SIGNATURE — DATE 1-30-15

TRAINER SIGNATURE — DATE 1-30-15

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Employee DECLAN O'CONNOR has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor ZACH OSTROW.

EMPLOYEE SIGNATURE — DATE 01/30/15

TRAINER SIGNATURE — DATE 1-30-15

- **Use The Emergency Eye Wash And Shower Station** in the event you are exposed to pesticides and cannot locate a supervisor. In any event that your skin is exposed to pesticide residue, immediately wash your skin with the emergency eye wash station. Lightly rub your skin for 15 to 20 minutes as the water is flowing onto the portion of skin that was exposed to pesticide. Thereafter, an employee may use mild soap and warm water on the affected area. Always notify management if you have been exposed to pesticide. Use the emergency eye wash function of the wash station to flush your eyes if your eyes have been exposed to pesticide. Allow the water from the eye wash nozzles to flow into your opened eyes for at least 15 minutes in duration.

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Employee Donald Cozad has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Matt Ditano.

EMPLOYEE SIGNATURE

1-30-15
DATE

TRAINER SIGNATURE

1-30-15
DATE

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Employee Jose Lopez has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Zazet Oitsano.

Jose Lopez — 1-30-2015
EMPLOYEE SIGNATURE — DATE

[signature] — 1-30-15
TRAINER SIGNATURE — DATE

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Employee _____ has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Ernest Ortsman.

_____ 1-30-15

EMPLOYEE SIGNATURE DATE

_____ 1-30-15

TRAINER SIGNATURE DATE

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Employee Ezequiel Reyes has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Zach Oikawa.

Ezequiel Reyes — 1-30-15

EMPLOYEE SIGNATURE — DATE

[signature] — 1-30-15

TRAINER SIGNATURE — DATE

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Employee KHALED KADER has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor ZAZA ORTSANO.

KHALED KADER — 1-30 2015

EMPLOYEE SIGNATURE — DATE

[signature] — 1-30-15

TRAINER SIGNATURE — DATE

- **Use The Emergency Eye Wash And Shower Station** in the event you are exposed to pesticides and cannot locate a supervisor. In any event that your skin is exposed to pesticide residue, immediately wash your skin with the emergency eye wash station. Lightly rub your skin for 15 to 20 minutes as the water is flowing onto the portion of skin that was exposed to pesticide. Thereafter, an employee may use mild soap and warm water on the affected area. Always notify management if you have been exposed to pesticide. Use the emergency eye wash function of the wash station to flush your eyes if your eyes have been exposed to pesticide. Allow the water from the eye wash nozzles to flow into your opened eyes for at least 15 minutes in duration.

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Where an employee is injured by a pesticide or harmful chemical at work, the employee is to notify a supervisor immediately. In the event of an emergency, an ambulance will be called and the injured employee will be taken to Seton Medical Center. In non-emergency cases, where the employee does not require immediate medical treatment, the injured employee and a supervisor will contact the Worker's Compensation Insurance Company to briefly report the situation and receive instructions on where the employee should travel to seek appropriate medical attention.

SYMPTOMS OF PESTICIDE/CHEMICAL EXPOSURE:

- Pinpoint pupils
- Nausea
- Shortness of breath
- Dizziness
- Blurred vision

TO ENSURE A SAFE AND HEALTHY WORKING ENVIRONMENT, ALL EMPLOYEES OF LAKE MERCED GOLF CLUB ARE ENCOURAGED TO COMMUNICATE AND ASK QUESTIONS AT ANY MOMENT THROUGHOUT THE WORK SHIFT.

Employee Francisco V Pinto. has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Zach Ditsky.

Francisco V Pinto — 1-30-15

EMPLOYEE SIGNATURE — DATE

[signature] — 1-30-15

TRAINER SIGNATURE — DATE

- **Use The Emergency Eye Wash And Shower Station** in the event you are exposed to pesticides and cannot locate a supervisor. In any event that your skin is exposed to pesticide residue, immediately wash your skin with the emergency eye wash station. Lightly rub your skin for 15 to 20 minutes as the water is flowing onto the portion of skin that was exposed to pesticide. Thereafter, an employee may use mild soap and warm water on the affected area. Always notify management if you have been exposed to pesticide. Use the emergency eye wash function of the wash station to flush your eyes if your eyes have been exposed to pesticide. Allow the water from the eye wash nozzles to flow into your opened eyes for at least 15 minutes in duration.

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- Blurred vision

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Employee Galdino Roberto has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor ZACH OITSMAN.

Galdino Roberto — EMPLOYEE SIGNATURE

01-30-15 — DATE

[signature] — TRAINER SIGNATURE

1-30-15 — DATE

- **Use The Emergency Eye Wash And Shower Station** in the event you are exposed to pesticides and cannot locate a supervisor. In any event that your skin is exposed to pesticide residue, immediately wash your skin with the emergency eye wash station. Lightly rub your skin for 15 to 20 minutes as the water is flowing onto the portion of skin that was exposed to pesticide. Thereafter, an employee may use mild soap and warm water on the affected area. Always notify management if you have been exposed to pesticide. Use the emergency eye wash function of the wash station to flush your eyes if your eyes have been exposed to pesticide. Allow the water from the eye wash nozzles to flow into your opened eyes for at least 15 minutes in duration.

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Employee G. Ibero Acosta has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Zach Ortano.

G. Ibero Acosta — 01/30/15

EMPLOYEE SIGNATURE — DATE

[signature] — 1-30-15

TRAINER SIGNATURE — DATE

- **Use The Emergency Eye Wash And Shower Station** in the event you are exposed to pesticides and cannot locate a supervisor. In any event that your skin is exposed to pesticide residue, immediately wash your skin with the emergency eye wash station. Lightly rub your skin for 15 to 20 minutes as the water is flowing onto the portion of skin that was exposed to pesticide. Thereafter, an employee may use mild soap and warm water on the affected area. Always notify management if you have been exposed to pesticide. Use the emergency eye wash function of the wash station to flush your eyes if your eyes have been exposed to pesticide. Allow the water from the eye wash nozzles to flow into your opened eyes for at least 15 minutes in duration.

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- Shortness of breath
- Dizziness
- Blurred vision

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Employee Robert Riborozo has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Zach Ortman.

EMPLOYEE SIGNATURE — DATE 1-30-15

TRAINER SIGNATURE — DATE 1-30-15

- **Use The Emergency Eye Wash And Shower Station** in the event you are exposed to pesticides and cannot locate a supervisor. In any event that your skin is exposed to pesticide residue, immediately wash your skin with the emergency eye wash station. Lightly rub your skin for 15 to 20 minutes as the water is flowing onto the portion of skin that was exposed to pesticide. Thereafter, an employee may use mild soap and warm water on the affected area. Always notify management if you have been exposed to pesticide. Use the emergency eye wash function of the wash station to flush your eyes if your eyes have been exposed to pesticide. Allow the water from the eye wash nozzles to flow into your opened eyes for at least 15 minutes in duration.

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- Nausea
- Shortness of breath
- Dizziness
- Blurred vision

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Employee Sergio Ochoa has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Zach Ditano.

	1-30-2015
EMPLOYEE SIGNATURE	DATE
	1-7
TRAINER SIGNATURE	DATE
	1-30-15

- **Use The Emergency Eye Wash And Shower Station** in the event you are exposed to pesticides and cannot locate a supervisor. In any event that your skin is exposed to pesticide residue, immediately wash your skin with the emergency eye wash station. Lightly rub your skin for 15 to 20 minutes as the water is flowing onto the portion of skin that was exposed to pesticide. Thereafter, an employee may use mild soap and warm water on the affected area. Always notify management if you have been exposed to pesticide. Use the emergency eye wash function of the wash station to flush your eyes if your eyes have been exposed to pesticide. Allow the water from the eye wash nozzles to flow into your opened eyes for at least 15 minutes in duration.

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- Dizziness
- Blurred vision

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Employee JAIME ARUNO has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor ZACH ORTEGA.

EMPLOYEE SIGNATURE — DATE 1-30-15

TRAINER SIGNATURE — DATE 1-30-15

- **Use The Emergency Eye Wash And Shower Station** in the event you are exposed to pesticides and cannot locate a supervisor. In any event that your skin is exposed to pesticide residue, immediately wash your skin with the emergency eye wash station. Lightly rub your skin for 15 to 20 minutes as the water is flowing onto the portion of skin that was exposed to pesticide. Thereafter, an employee may use mild soap and warm water on the affected area. Always notify management if you have been exposed to pesticide. Use the emergency eye wash function of the wash station to flush your eyes if your eyes have been exposed to pesticide. Allow the water from the eye wash nozzles to flow into your opened eyes for at least 15 minutes in duration.

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Employee Pedro Sandoval has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor ZACH DURAN.

EMPLOYEE SIGNATURE — DATE 1/30/15

TRAINER SIGNATURE — DATE 1-30-15

- **Use The Emergency Eye Wash And Shower Station** in the event you are exposed to pesticides and cannot locate a supervisor. In any event that your skin is exposed to pesticide residue, immediately wash your skin with the emergency eye wash station. Lightly rub your skin for 15 to 20 minutes as the water is flowing onto the portion of skin that was exposed to pesticide. Thereafter, an employee may use mild soap and warm water on the affected area. Always notify management if you have been exposed to pesticide. Use the emergency eye wash function of the wash station to flush your eyes if your eyes have been exposed to pesticide. Allow the water from the eye wash nozzles to flow into your opened eyes for at least 15 minutes in duration.

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Employee Jaime Chavez has completed Lake Merced Golf Club's "Working With Pesticides And Fertilizers" training on 1-30-15. The training was performed by supervisor Zach Ortland.

Jaime Chavez II — 1-30-15

EMPLOYEE SIGNATURE — DATE

[signature] — 1-30-15

TRAINER SIGNATURE — DATE

Safety-Kleen Systems, Inc.

2600 N Central Expy, Suite 400
Richardson, TX 75080
CORPORATE: 800-669-5740
24 HR EMERGENCY: 800-468-1760 (Safety-Kleen)
4082948778

REFERENCE NBR. 65939204

CUSTOMER# LA31390 Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City CA 94015-1630
PHONE 925-766-8800

SRVC WEEK: 2015-
SRVC DATE: 01/20/15 11:1

BILL TO CUSTOMER# LA31390

BILL TO ADDRESS:
Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City CA 94015-1630
PHONE 925-766-8800

PURCHASE ORDER#

TAX EXEMPT#

PRODUCT/SERVICES

SERVICE/ PRODUCT		QTY	UNIT PRICE	TAX	TOTAL CHARGE
3395	DRUM,30 GAL FOR O.F. SERVICE TERM 24 WEEK	2.000	65.0000	0.00	130.00
3345	DRUM, 30 GL BLACK STEEL O SERVICE TERM 24 WEEK CAUSE CODE VoidHeaderAndLine -SERVICE NOT NEEDED	1.000	0.0000	0.00	0.00
83395	DRUM,30 WASTE O.F. SERVICE TERM 24 WEEK	1.000	0.0000	0.00	0.00
879388/ 875461	NON HAZARDOUS SOLID 30GL SERVICE TERM 24 WEEK	1.000	232.0500	0.00	232.05
# CONTS: 1	TSDF: SJ MANIFEST#: 004406330SKS FORM CD: US SK SHIP# 215176763				
	CNT#: 150114697135 QTY: 150 WT/VOL P PROF# 879388			SKD01 /526711	
100001	FEE, FUEL SURCHARGE	1.000	14.1400	0.00	14.14
3230	TAX HANDLING N/C DRUM DROP 30	2.000	0.0000	0.00	0.0
	TOTAL SERVICE/PRODUCTS		311.1900	0.00	376.19
			TOTAL CHARGE		376.19
			CREDITS		0.00
			TOTAL DUE		376.19

UNPAID BALANCE THIS RECEIPT 376.19

GENERATOR STATUS
0-220 lbs/month

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation and (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent parts washer solvent, paint thinners, solvents and paints generated by customer; or dry cleaning filter cartridges, powder, and still residues containing perchloroethylene, petroleum naphtha, or trifluorotrichloroethane dry cleaning solvents. Customer agrees that it is responsible for properly classifying its waste streams as Used Oil or Nonhazardous Waste in accordance with the provision of 40 CFR 262.11 and applicable state laws. Customer agrees that it will not introduce any non-conforming substance into the SK Property, including, without limitation, any hazardous waste or hazardous waste constituent, (i.e., polychlorinated biphenyls ("PCBs"), herbicides, pesticides, dioxins, or listed hazardous wastes) except to the extent such introduction is incidental to the normal use of the SK Property. In the event of the introduction of such non-conforming hazardous waste, Customer agrees that it will be responsible for

SHIPPING DOCUMENT

REFERENCE NBR. 65939204

CUSTOMER#/GENERATOR: LA31390 Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City CA 94015-1630
PHONE 925-766-8800

SRVC DATE: 01/20/15

GENERATOR USEPA ID. CALD000181152 GENERATOR STATE
MANIFEST#: FORM CD: NH SK SHIP# 215176756
TRANSPORTER 1 IXN000081205 SAFETY-KLEEN SYSTEMS, INC.
1147 N 10TH STREET
SAN JOSE,CA. 95112
TNSP PHONE: 408-294-8778

TRANSPORTER 2

US DOT DESCRIPTION (INCLUDING PROPER SHIPPING NAME, HAZARD CLASS, AND ID)

DRAINED USED OIL FILTERS
FEDERAL WASTE CODES NONE
STATE WASTE CODES
TOTAL CONT 1 TYPE DM WT/VOL P SKDOT 14476
CNT#: 150114697062 SZ: 55 GAL/205 L CONTAINERS QTY: 175 PROF# 156035 C

DESIGNATED FACILITY NAME/ADDRESS:
SAFETY-KLEEN SYSTEMS, INC.
1147 N 10TH STREET
SAN JOSE CA 95112
TSD PHONE: 408-294-8778

FACILITY USEPA ID NO CAD980817159
FACILITY STATE ID NO

GENERATOR STATUS
0-220 lbs/month

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation and (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent parts washer solvent; paint thinners, solvents and paints generated by customer; or dry cleaning filter cartridges, powder, and still residues containing perchloroethylene, petroleum naphtha, or trifluorotrichloroethane dry cleaning solvents. Customer agrees that it is responsible for properly classifying its waste streams as Used Oil or Nonhazardous Waste in accordance with the provision of 40 CFR 262.11 and applicable state laws. Customer agrees that it will not introduce any non-conforming substance into the SK Property, including, without limitation, any hazardous waste or hazardous waste constituent, (i.e., polychlorinated biphenyls ("PCBs"), herbicides, pesticides, dioxins, or listed hazardous wastes) except to the extent such introduction is incidental to the normal use of the SK Property. In the event of the introduction of such non-conforming hazardous waste, Customer agrees that it will be responsible for all costs and remediation expenses related to or arising from the proper management and disposal of the non-conforming waste, including the cost of equipment decontamination and subsequent disposal. Final invoicing will be based on the actual services provided, which may include additional charges for off specification waste and surcharges. Final invoice amount may be more than the amount listed on the printed receipt. If any legal action is commenced because of an alleged dispute, breach, default or misrepresentation, the Customer also agrees that the prevailing party will be entitled to recover reasonable attorney's fees and costs associated with the non-conforming contamination event. Safety-Kleen's failure to screen Customer's [illegible] or take a retain sample, in no way constitutes a waiver of [illegible] obligation to properly classify its materials. Safety Kleen relies on Customer's representations and Customer is responsible for informing Safety Kleen of any process changes that may alter the characteristics of the materials provided. IN THE EVENT OF AN EMERGENCY CALL [illegible] 1-800-468-1760 (Safety-Kleen)

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number
			SKS

GENERATOR

5. Generator's Name and Mailing Address

Generator's Site Address (if different than mailing address)

Generator's Phone:

6. Transporter 1 Company Name — U.S. EPA ID Number

7. Transporter 2 Company Name — U.S. EPA ID Number

8. Designated Facility Name and Site Address — U.S. EPA ID Number

Facility's Phone:

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
	1.					
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name — Signature — Month — Day — Year

INT'L

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:

Transporter signature (for exports only): Date leaving U.S.:

TRANSPORTER

17. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name — Signature — Month — Day — Year

Transporter 2 Printed/Typed Name — Signature — Month — Day — Year

DESIGNATED FACILITY

18. Discrepancy

18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

18b. Alternate Facility (or Generator) — U.S. EPA ID Number

Facility's Phone:

18c. Signature of Alternate Facility (or Generator) — Month — Day — Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)

1.	2.	3.	4.
H141			

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a

Printed/Typed Name — Signature — Month — Day — Year

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO GENERATOR

APPENDIX C
Facility Inspection Checklists

The following checklists are to be used for monthly and annual facility-conducted inspections. Completed checklists must be signed by the inspector and maintained at the facility, with this SPCC Plan, for at least three years.

Monthly Inspection Checklist

This inspection record must be completed *each month* except the month in which an annual inspection is performed. Provide further description and comments, if necessary, on a separate sheet of paper and attach to this sheet. *Any item that receives "yes" as an answer must be described and addressed immediately. If one sheet is used tank ID #1-5 must be indicated.

	Y*	N	Description & Comments (tank ID)
Storage tank # 1, 2, 3 and Drums #4 & 5			
Tank/Drum surfaces show signs of leakage		X	
Tank/Drums are damaged, rusted or deteriorated		X	
Bolts, or seams are damaged		X	
Tank supports are deteriorated or buckled		X	
Tank foundations have eroded or settled		X	
Level gauges are inoperative or in wrong position		X	
Vents are obstructed or vent caps missing		X	
Secondary containment is damaged or stained		X	
Water/product in annular space of double-walled tank		X	
Normally closed valve is open or is not locked		X	
Piping			
Valve seals, gaskets, or other appurtenances are leaking		X	
Pipes or supports are damaged or deteriorated		X	
Joints, valves and other appurtenances are leaking		X	
Loading/unloading and transfer equipment			
Loading/unloading port is damaged or deteriorated. Connections are not capped		X	
Level gauges are inoperative or in wrong position		X	
Secondary containment is damaged or stained		X	
Liquid residue in fill containment box		X	
Fuel dispensing equipment			
Valve seals, gaskets, or other appurtenances are leaking		X	
Liquid residue in fill containment box		X	
Gauges, or sensors are inoperative or in wrong position		X	
Security			
Fencing, gates, or lighting is non-functional		X	
Response Equipment			
Response equipment inventory is incomplete		X	

Date: 12/28/16 **Signature:** [signature]

Annual Facility Inspection Checklist

This inspection record must be completed *each year*. If any response requires further elaboration, provide comments in Description & Comments space provided. Further description and comments, if necessary, must be provided on a separate sheet of paper and attached to this sheet. *Any item that receives "yes" as an answer must be described and addressed immediately.

	Y*	N	Description & Comment (Include Tank or Sump ID)
Storage tanks			
ASTs		X	
Tank surfaces show signs of leakage		X	
Tanks are damaged, rusted or deteriorated		X	
Hardware, bolts, or seams are damaged		X	
Tank supports are deteriorated or buckled		X	
Tank foundations have eroded or settled		X	
Level gauges are inoperative or in wrong position		X	
Vents are obstructed or missing		X	
Secondary containment is damaged or stained		X	
Water/product in interstice of double-walled tank		X	
Normally open/closed valve is closed/open or is not locked		X	
Piping			
Valve seals, gaskets, or other appurtenances are leaking		X	
Pipelines or supports are damaged or deteriorated		X	
Joints, valves and other appurtenances are leaking		X	
Rusted piping is not painted		X	
Loading/unloading and transfer equipment			
Loading/unloading port is damaged or deteriorated. Or, Connections are not capped		X	
Level gauges are inoperative or in wrong position		X	
Secondary containment is damaged or stained		X	
Liquid residue in fill containment box		X	
Fuel Dispensing Equipment			
Valve seals, gaskets, or other appurtenances are leaking		X	
Liquid residue in fill containment box		X	
Gauges are inoperative or in wrong position		X	
Concrete Secondary Containment Structure			
Concrete is stained		X	
Concrete walls or floors are cracked or are separating		X	
Security			
Fencing, gates, or lighting is non-functional		X	
Pumps and storage shed are not locked		X	

	Y*	N	Description & Comment (Include Tank or Sump ID)
Response equipment			
Response equipment inventory is incomplete		X	
Emergency Telephone Numbers			
Verify all number listed in Appendix H are current	X		
Additional Items, List Specific Equipment and Issue			

Annual reminders:

- Hold SPCC Briefing for all fueling and/or emergency generator handling personnel (and update briefing log in the Plan);
- Check contact information for key employees and response/cleanup contractors and update them in the Plan as needed;

Additional Remarks:

Date: 12/28/16 Signature: [signature]

DATE: 1/10/17

BUSINESS NAME: Lake Merced Golf Club

ADDRESS

ANNUAL HAZAROUS MATERIALS/WASTE TRAINING

1. INTERNAL ALARM NOTIFICATION (ALERT FACILITY STAFF) – VERBAL, CELLUAR PHONE, INTERCOM OR RADIO.
2. REPORT EMERGENCY INCIDENTS TO THE EMERGENCY COORDINATOR.
3. KNOWLEDGE OF THE CHEMICALS ON SITE, THEIR PROPERTIES (FLAMMABLE, TOXIC, REACTIVE OR CORROSIVE) AND THE PROTECTIVE EQUIPMENT NEEDED TO WORK WITH THE CHEMICALS.
4. WHAT TO DO IN THE CASE OF AN EMERGENCY SUCH AS FIRE, EARTHQUAKE AND THE LOCATION OF THE EVACUATION ASSEMBLY AREA.
5. FACILITY AREAS, EQUIPMENT AND SYSTEMS VULNERABLE TO EARTHQUAKE.
6. PROCEEDURES FOR MITIGATION OF A RELEASE OR THREATEHED RELEASE.
7. WHAT TO DO IN THE EVENT OF A CHEMICAL SPILL/RELEASE (SMALL VS. LARGE.)
8. NOTIFICATION-WHEN THERE IS A THREAT TO HUMAN HEALTH OR THE ENVIRONMENT – **911 (medical or fire), OFFICE OF EMERGENCY SERVICES 800-852-7550, Alameda County 510-567-6700**
9. REVIEW OF THE EMERGENCY EQUIPMENT (EYE WASH, FIRE EXTINGUISHER, SPILL KIT AND FIRST AID SUPPLIES.)
10. KNOW THE LOCATION OF THE STORM DRAINS AND PREVENTION OF CONTAMINATE DISCHARGE.

HAZARDOUS WASTE

1. CLEAN UP SPILLS IMMEDIATELY!
2. SPILLS IN THE SECONDARY CONTAINMENT NEED TO BE CLEANED UP AS WELL.
3. IS ALL HAZARDOUS WASTE IN A CLOSED CONTAINER?
4. ARE ALL CONTAINERS LABELED WITH THE PROPER INFORMATION?
   A) HAZARDOUS WASTE
   B) NAME AND ADDRESS
   C) ACCUMULATION START DATE (WHEN YOU FIRST ADD WASTE TO THE CONTAINER)
   D) PHYSICAL STATE (LIQUID OR SOLID)
   E) HAZARDOUS PROPERTIES (FLAMMABLE,CORROSIVE,REACTIVE,TOXIC)
   F) CONTENTS OF THE WASTE CONTAINER
5. ARE ALL CONTAINERS IN GOOD CONDITION (FREE OF CORROSION, DETERIORATION, CRACKS, AND BULDGING)?
6. ARE SPILL SUPPLIES AVAILABLE?
7. ARE THE TOPS OF DRUMS FREE OF HAZARDOUS WASTE
8. ARE ALL FLOURESCENT LAMPS, SMALL BATTERIES, AND BALLASTS IN A CLOSED CONTAINER, AND WITH A START DATE? (1 YEAR FOR DISPOSAL FROM ACCUMULATION DATE)
9. DRAINED USED FILTERS NEED TO BE IN A CLOSED CONTAINER, LABELED (SPECIAL LABEL) WITH A START DATE.

10. HAS ALL HAZARDOUS WASTE BEEN DISPOSED OF IN THE PROPER TIMEFRAME? (DISPOSAL EVERY 6 MONTHS IF YOU GENERATE UNDER 5 DRUMS (270 gallons) A MONTH, OVER 5 DRUMS A MONTH WOULD BE DISPOSAL EVERY 90 DAYS).

ATTENDENCE:

PRINT NAME	SIGN NAME
William Geary	
Francisco V Pinto	
Jaime Chavez	Jaime Chavez
Pedro Sandoval	
William Milliman	
Matt Ibarra	
Jose Lopez	
Stuart Donlon	
Jorge Orozco	
KHALED	
JAIME AQUINO	

4/20/16

10/4/16

Signature

TRANSPORTER: Greg J Miranda

CSG SK-SSJ-BOX-21 Greg J Miranda 04/20/16 10:53

SHIPPING DOCUMENT

CUSTOMER#/GENERATOR: LK00027 Lake Merced Golf & Cntry Clb REFER
2300 Junipero Serra Blvd
Daly City CA 94015-1630 SRVC DATE:
PHONE 650-755-2233 CONTACT NAME: Lake Mer
GENERATOR USEPA ID. CAL000181152 GENERATOR STATE 9060019999
MANIFEST#: 005133286SKS FORM CD: 1D SHIP# 218825732
TRANSPORTER 1 TXR000081205 SAFETY-KLEEN SYSTEMS, INC.
1147 N 10TH STREET
SAN JOSE,CA. 95112
TNSP PHONE: 408-294-8778

TRANSPORTER 2

US DOT DESCRIPTION (INCLUDING PROPER SHIPPING NAME, HAZARD CLASS, AND ID

NON-RCRA HAZARDOUS WASTE, LIQUID
(AQUEOUS PARTS WASHER SOLUTION)
FEDERAL WASTE CODES NONE
STATE WASTE CODES 134
TOTAL CONT 1 TYPE DM WT/VOL G SKDOT 14941
CNT#: 160326761173 SZ: 30 GAL/114 L CONTAINERS QTY: 21 PROF# 1

DESIGNATED FACILITY NAME/ADDRESS:
SAFETY-KLEEN SYSTEMS, INC.
6000 88TH STREET
SACRAMENTO CA 95828
TSD PHONE: 916-386-4913

FACILITY USEPA ID NO CA0000084517
FACILITY STATE ID NO

GENERATOR STATUS
0-220 lbs/month

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material, and (iii) the above referenced Generator Status is correct. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. If Customer fails to make payment when due, an amount equal to the lesser of (i) 1.5% per month (18% per annum) or (ii) the maximum amount allowed by law, will be added to all unpaid amounts outstanding. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. Customer acknowledges that it is responsible for maintaining its Generator Status and obtaining an EPA ID number if required by applicable law. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such

CSG SK-SSJ-BOX-21 Jose A Garcia 10/04/16 11:33 PAGE 2

SHIPPING DOCUMENT

REFERENCE NBR.
CUSTOMER#/GENERATOR: LK00027 Lake Merced Golf & Cntry Clb 71450052-1603162721
2300 Junipero Serra Blvd
Daly City CA 94015-1630 SRVC DATE: 10/04/16
PHONE 650-755-2233 CONTACT NAME: Lake Merced Golf &
GENERATOR USEPA ID. CAL000181152 GENERATOR STATE 9060019999
MANIFEST#: 010270050fle FORM CD: 1D SHIP# 220269011
TRANSPORTER 1 TXR000081205 SAFETY-KLEEN SYSTEMS, INC.
1147 N 10TH STREET
SAN JOSE,CA. 95112
TNSP PHONE: 408-294-8778

TRANSPORTER 2

US DOT DESCRIPTION (INCLUDING PROPER SHIPPING NAME, HAZARD CLASS, AND ID)

NON-RCRA HAZARDOUS WASTE, LIQUID
(AQUEOUS PARTS WASHER SOLUTION)
FEDERAL WASTE CODES NONE
STATE WASTE CODES 134
TOTAL CONT 1 TYPE DM WT/VOL G SKDOT 14941
CNT#: 160910070225 SZ: 30 GAL/114 L CONTAINERS QTY: 20 PROF# 156023

DESIGNATED FACILITY NAME/ADDRESS:
SAFETY-KLEEN SYSTEMS, INC.
6000 88TH STREET
SACRAMENTO CA 95828
TSD PHONE: 916-386-4913

FACILITY USEPA ID NO CA0000084517
FACILITY STATE ID NO

GENERATOR STATUS
0-220 lbs/month

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material, and (iii) the above referenced Generator Status is correct. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. If Customer fails to make payment when due, an amount equal to the lesser of (i) 1.5% per month (18% per annum) or (ii) the maximum amount allowed by law, will be added to all unpaid amounts outstanding. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. Customer acknowledges that it is responsible for maintaining its Generator Status and obtaining an EPA ID number if required by applicable law. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent parts washer solvent; paint thinners, solvents and paints generated by [illegible] powder, and still residues containing perchloroethylene, petroleum naphtha, [illegible] trifluorotrichloroethane dry cleaning solvents. Customer agrees that it [illegible]

12/4/14

12/22/15

SHIPPING DOCUMENT

REFERENCE NBR.
65436905

CUSTOMER#/GENERATOR: LK00027 Lk Merced Golf & Cntry Clb
2300 Junipero Serra Blvd
Daly City CA 94015-1630 SRVC DATE: 12/04/14
PHONE 650-755-2233 CONTACT NAME: Lk Merced Golf & C
GENERATOR USEPA ID. CAL000181152 GENERATOR STATE 9060019999
MANIFEST#: 004407536sks FORM CD: 1D SK SHIP# 214704677
TRANSPORTER 1 TXR000081205 SAFETY-KLEEN SYSTEMS, INC.
1147 N 10TH STREET
SAN JOSE,CA. 95112
TNSP PHONE: 408-294-8778

TRANSPORTER 2

US DOT DESCRIPTION (INCLUDING PROPER SHIPPING NAME, HAZARD CLASS, AND ID)

NON-RCRA HAZARDOUS WASTE, LIQUID
(AQUEOUS PARTS WASHER SOLUTION)
FEDERAL WASTE CODES NONE
STATE WASTE CODES 134
TOTAL CONT 1 TYPE DM WT/VOL G SKDOT 14941
CNT#: 141115169883 SZ: 30 GAL/114 L CONTAINERS QTY: 27 PROF# 156023

DESIGNATED FACILITY NAME/ADDRESS:
SAFETY-KLEEN SYSTEMS, INC.
6000 88TH STREET
SACRAMENTO CA 95828
TSD PHONE: 916-386-4913

FACILITY USEPA ID NO CA0000084517
FACILITY STATE ID NO

GENERATOR STATUS
0-220 lbs/month

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation and (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent parts washer solvent; paint thinners, solvents and paints generated by customer; or dry cleaning filter cartridges, powder, and still residues containing perchloroethylene, petroleum naphtha, or trifluorotrichloroethane dry cleaning solvents. Customer agrees that it is responsible for properly classifying its waste streams as Used Oil or Nonhazardous Waste in accordance with the provisions of 40 CFR

SHIPPING DOCUMENT

REFERENCE NBR.
69034145

CUSTOMER#/GENERATOR: LA31390 Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City CA 94015-1630 SRVC DATE: 12/22/15
PHONE 925-766-8800 CONTACT NAME: Lake Merced Countr
GENERATOR USEPA ID. CAL000181152 GENERATOR STATE
MANIFEST#: 005062619SKS FORM CD: 1D SHIP# 217995445
TRANSPORTER 1 TXR000081205 SAFETY-KLEEN SYSTEMS, INC.
1147 N 10TH STREET
SAN JOSE,CA. 95112
TNSP PHONE: 408-294-8778

TRANSPORTER 2

US DOT DESCRIPTION (INCLUDING PROPER SHIPPING NAME, HAZARD CLASS, AND ID)

NON-RCRA HAZARDOUS WASTE, LIQUID
(USED OIL)
FEDERAL WASTE CODES NONE
STATE WASTE CODES 221
TOTAL CONT 1 TYPE TT WT/VOL G SKDOT 11249
CNT#: 151218917582 SZ: BULK VOLUME CONTAINER QTY: 55 PROF# 156017 CA

DESIGNATED FACILITY NAME/ADDRESS:
SAFETY-KLEEN OF CALIFORNIA, INC.
6880 SMITH AVE.
NEWARK CA 94560
TSD PHONE: 510-795-4400

FACILITY USEPA ID NO CAD980887418
FACILITY STATE ID NO

If high risk source, SK rep. certifies that load specific PCB & Silicon testing have been completed prior to pumping this load.

GENERATOR STATUS
CESQG: Vehicle

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation and (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. If Customer fails to make payment when due, an amount equal to the lesser of (i) 1.5% per month (18% per annum) or (ii) the maximum amount allowed by law, will be added to all unpaid amounts outstanding. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent parts washer solvent; paint thinners, solvents and paints generated by customer; or dry cleaning filter cartridges, powder, and still residues containing perchloroethylene, petroleum naphtha, or trifluorotrichloroethane dry cleaning solvents. Customer agrees that it

8/9/16

CSG SK-SS2-UMO-05 Xavier Christy 08/09/16 11:47 PAGE 2

SHIPPING DOCUMENT

CUSTOMER#/GENERATOR: LA31390 Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City CA 94015-1630
PHONE 925-766-8800 CONTACT NAME: Lake Merced Countr

REFERENCE NBR.
71073094

SRVC DATE: 08/09/16

GENERATOR USEPA ID. CAL000181152 GENERATOR STATE
MANIFEST#: 005343348SKS FORM CD: 1D SHIP# 219916923
TRANSPORTER 1 TXR000081205 SAFETY-KLEEN SYSTEMS, INC.
1147 N 10TH STREET
SAN JOSE,CA. 95112
TNSP PHONE: 408-294-8778

TRANSPORTER 2

US DOT DESCRIPTION (INCLUDING PROPER SHIPPING NAME, HAZARD CLASS, AND ID)

NON-RCRA HAZARDOUS WASTE, LIQUID
(USED OIL)
FEDERAL WASTE CODES NONE
STATE WASTE CODES 221
TOTAL CONT 1 TYPE TT WT/VOL G SKDOT 11249
CNT#: 160803286406 SZ: BULK VOLUME CONTAINER QTY: 55 PROF# 156017 CA

DESIGNATED FACILITY NAME/ADDRESS:
SAFETY-KLEEN OF CALIFORNIA, INC.
6880 SMITH AVE.
NEWARK CA 94560
TSD PHONE: 510-795-4400

FACILITY USEPA ID NO CAD980887418
FACILITY STATE ID NO

If high risk source, rep. certifies that load specific PCB & Silicon testing have been completed prior to pumping this load.

GENERATOR STATUS
CESQG: Vehicle

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material, and (iii) the above referenced Generator Status is correct. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. If Customer fails to make payment when due, an amount equal to the lesser of (i) 1.5% per month (18% per annum) or (ii) the maximum amount allowed by law, will be added to all unpaid amounts outstanding. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. Customer acknowledges that it is responsible for maintaining its Generator Status and obtaining an EPA ID number if required by applicable law. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent

11/4/15

...RTER: Greg J Miranda

...X-21

...Greg J Miranda 11/04/15 13:16 PAGE

SHIPPING DOCUMENT

CUSTOMER#/GENERATOR: LK0...0027 Lk Merced Golf & Cntry Clb
2300 Junipero Serra Blvd
Daly City CA 94015-1630
PHONE 650-755-2233 CONTACT NAME: Lk Merced Golf

REFERENCE NBR
68412180

SRVC DATE: 11/04/

GENERATOR USEPA ID. CALO...00181152 GENERATOR STATE 9060019999
MANIFEST#: 005032915SKS FORM CD: 1D SHIP# 217389317
TRANSPORTER 1 TXR000081...205 SAFETY-KLEEN SYSTEMS, INC.
1147 N 10TH STREET
SAN JOSE,CA. 95112
TNSP PHONE: 408-294-8778

TRANSPORTER 2

US DOT DESCRIPTION (INCLUDING PROPER SHIPPING NAME, HAZARD CLASS, AND ID)

NON-RCRA HAZARDOUS WASTE, LIQUID
(AQUEOUS PARTS WASHER SOLUTION)
FEDERAL WASTE CODES NONE
STATE WASTE CODES 134
TOTAL CONT 1 TYPE DM WT/VOL G SKDOT 14941
CNT#: 151010588590 SZ: 30 GAL/114 L CONTAINERS QTY: 25 PROF# 15602

DESIGNATED FACILITY NAME/ADDRESS:
SAFETY-KLEEN SYSTEMS, INC.
6000 88TH STREET
SACRAMENTO CA 95828
TSD PHONE: 916-386-4913

FACILITY USEPA ID NO CA0000084517
FACILITY STATE ID NO

GENERATOR STATUS
0-220 lbs/month

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation and (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. If Customer fails to make payment when due, an amount equal to the lesser of (i) 1.5% per month (18% per annum) or (ii) the maximum amount allowed by law, will be added to all unpaid amounts outstanding. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent parts wa...ner solvent; paint thinners, solvents and paints generated by ...stomer; or dry cleaning filter cartridges, powder, and still ...sidues containing perchloroethylene, petroleum naphtha, or ...iflurotrichloroethane dry cleaning solvents. Customer aurees that it

PHIL FINZA
REFRIGERATION & A/C, INC.

LAKE MERCED GOLF MAINTENANCE SAFETY TRAINING

Training Performed: CHAINSAW SAFETY

Date of Training: 12/12/16

Employee Name:	Signature:
WILLIAM GEARY	
Francisco V Pinto.	
Jaime Chavez	Jaime Chavez
William Milliman	
Matt Ibarra	
JOSE LOPEZ	
Stuart Paulon	
Jorge Orozco	
KHALED KADER	
Juan Gayaly	
JAIME AQUINO	
EDUARDO GARCIA V.	
Donald Cozad	
Matt Bachowski	

LAKE MERCED GOLF MAINTENANCE SAFETY TRAINING

Training Performed: HARD HAT SAFETY / SIGN-OFF THAT HARD HAT WAS RECEIVED

Date of Training: 1/10/17

Employee Name:	Signature:
WILLIAM GEARY	
Francisco V Pinto.	
Jaime chavez	Jaime Chavez
Pedro R Sandoval	
Jose Cruz	
Stuart Donlon	
KHALED KADER	
JAIME AQUINO	
Jesus Gonzalez	
EDMUNDO GARCIA JR.	
DONALD COX	
William Milliman	
Matt Dachowski	
Matt Ibarra	

Safety-Kleen Systems, Inc.

2600 N Central Expy, Suite 200
Richardson, TX 75080
CORPORATE: 800-669-5740
24 HR EMERGENCY: 800-468-1760 (Safety-Kleen)
4082948778

REFERENCE NBR.
CUSTOMER# LA31390 Lake Merced Country Club 72640812-1700320283
2300 Junipero Serra Blvd SRVC WEEK: 2017-3
Daly City CA 94015-1630 SRVC DATE: 01/25/17 11:57
PHONE 925-766-8800

BILL TO CUSTOMER# BILL TO ADDRESS:
LA31390 Lake Merced Country Club
2300 Junipero Serra Blvd
Daly City CA 94015-1630
PHONE 925-766-8800

PURCHASE ORDER# TAX EXEMPT#

PRODUCT/SERVICES

SERVICE/ PRODUCT		QTY	UNIT PRICE	TAX	TOTAL CHARGE
3395	DRUM,30 GAL FOR O.F. SERVICE TERM 24 WEEK	1.000	26.0000	0.00	26.00
3345	DRUM, 30 GL BLACK STEEL O SERVICE TERM 24 WEEK	1.000	68.0000	5.05	73.05
83395	DRUM,30 WASTE O.F. SERVICE TERM 24 WEEK	1.000	75.4100	0.00	75.41
1355858/ 875461	CNQ-NON HAZARDOUS SOLID 3 SERVICE TERM 24 WEEK	1.000	338.9100	0.00	338.91
# CONTS: 1	TSDF: SJ MANIFEST#: 010289461fle FORM CD: US SHIP# 221394758				
	CNT#: 170119697639 QTY: 30 WT/VOL P PROF# 1355858 SKDOT 7904140				
100001	FEE, FUEL SURCHARGE	1.000	10.5000	0.92	11.42
3230	TAX HANDLING N/C DRUM DROP 30	1.000	0.0000	0.00	0.00
	TOTAL SERVICE/PRODUCTS		518.8200	6.87	525.69

TOTAL CHARGE 525.69
CREDITS 0.00
TOTAL DUE 525.69

UNPAID BALANCE THIS RECEIPT 525.69

GENERATOR STATUS
0-220 lbs/month

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material, and (iii) the above referenced Generator Status is correct. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. If Customer fails to make payment when due, an amount equal to the lesser of (i) 1.5% per month (18% per annum) or (ii) the maximum amount allowed by law, will be added to all unpaid amounts outstanding. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. Customer acknowledges that it is responsible for maintaining its Generator Status and obtaining an EPA ID number if required by applicable law. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent parts washer solvent; paint thinners, solvents and paints generated by customer; or dry cleaning filter cartridges, powder, and still residues containing perchloroethylene, petroleum naphtha, or trifluorotrichloroethane dry cleaning solvents. Customer agrees that it is responsible for properly classifying its waste streams as Used Oil or Nonhazardous Waste in accordance with the provision of 40 CFR 262.11 and applicable state laws. Customer agrees that it will not introduce any non-conforming substance into the SK Property, including, without limitation, any hazardous waste or hazardous waste constituent,(i.e., polychlorinated biphenyls ("PCBs"), herbicides, pesticides, dioxins, or listed hazardous wastes) except to the extent such introduction is incidental to the normal use of the SK Property. In the event of the introduction of such non-conforming hazardous waste, Customer agrees that it will be responsible for all costs and remediation expenses related to or arising from the proper management and disposal of the non-conforming waste, including the cost of equipment decontamination and subsequent disposal. Final invoicing will be based on the actual services provided, which may include additional charges for off specification waste and surcharges. Final invoice amount may be more than the amount listed on the printed receipt. If any legal action is commenced because of an alleged dispute, breach, default or misrepresentation, the Customer also agrees that the prevailing party will be entitled to recover reasonable attorney's fees and costs associated with the non-conforming contamination event. Safety-Kleen's failure to screen Customer's material or take a retain sample, in no way constitutes a waiver of Customer's obligation to properly classify its materials. Safety-Kleen relies on Customer's representations and Customer is responsible for informing Safety-Kleen of any process changes that may alter the characteristics of the materials provided. IN THE EVENT OF AN EMERGENCY CALL **24-HR NUMBER** 1-800-468-1760 (Safety-Kleen)
I have established a program to reduce the volume or quantity and toxicity of the hazardous waste to the degree to be economically practicable.

Jaime Chave
Signature

CUSTOMER / GENERATOR: jaime

Signature

TRANSPORTER: Jose A Garcia

SHIPPING DOCUMENT

REFERENCE NBR.
CUSTOMER#/GENERATOR: LA31390 Lake Merced Country Club 72640812-1700320283
2300 Junipero Serra Blvd
Daly City CA 94015-1630 SRVC DATE: 01/25/17
PHONE 925-766-8800 CONTACT NAME: Lake Merced Countr
GENERATOR USEPA ID. CAL000181152 GENERATOR STATE
MANIFEST#: 010221310fle FORM CD: JD SHIP# 221393838
TRANSPORTER 1 TXR000081205 SAFETY-KLEEN SYSTEMS, INC.
1147 N 10TH STREET
SAN JOSE,CA. 95112
TNSP PHONE: 408-294-8778

TRANSPORTER 2

US DOT DESCRIPTION (INCLUDING PROPER SHIPPING NAME, HAZARD CLASS, AND ID)

NON-RCRA HAZARDOUS WASTE, SOLID
(DRAINED/UNDRAINED USED OIL FILTERS)
FEDERAL WASTE CODES NONE
STATE WASTE CODES
TOTAL CONT 1 TYPE DM WT/VOL P SKDOT 7872676
CNT#: 170119695605 SZ: 30 GAL/114 L CONTAINERS QTY: 60 PROF# 156033

DESIGNATED FACILITY NAME/ADDRESS:
THERMO FLUIDS INC
4301 W JEFFERSON ST
PHOENIX AZ 85043
TSD PHONE: 800-350-7565

FACILITY USEPA ID NO AZR000003681
FACILITY STATE ID NO

GENERATOR STATUS
0-220 lbs/month

Customer certifies that (i) the above-named materials are properly classified, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation (ii) no material change has occurred either in the characteristics of the waste/material or in the process generating the waste/material, and (iii) the above referenced Generator Status is correct. Customer agrees to pay the above charges and to be bound by the terms and conditions (1) set forth in (a) the General Terms and Conditions provided separately to Customer or (b) any SK agreement signed by Customer and SK, and (2) incorporated herein by reference. Unless otherwise indicated in the payment received section, SK is authorized to charge Customer's account for this transaction. If Customer fails to make payment when due, an amount equal to the lesser of (i) 1.5% per month (18% per annum) or (ii) the maximum amount allowed by law, will be added to all unpaid amounts outstanding. Customer certifies that the individual signing this Service Acknowledgement is duly authorized to sign and bind Customer. Customer acknowledges that it is responsible for maintaining its Generator Status and obtaining an EPA ID number if required by applicable law. The following provision is applicable to Safety-Kleen's parts cleaner and paint gun cleaner services: Customer agrees that it will not introduce any substance into the solvent or aqueous cleaning solution, including without limitation any hazardous waste or hazardous waste constituent, except to the extent such introduction is incidental to the normal use of the machine. Customer further agrees that it will not clean parts/paint guns that have been contaminated with or otherwise introduce polychlorinated biphenyls (PCB's), herbicides, pesticides, dioxins or listed hazardous waste into the solvent or aqueous cleaning solution. Safety-Kleen has the capacity and is permitted to accept, store, and/or reclaim the spent parts washer solvent; paint thinners, solvents and paints generated by customer; or dry cleaning filter cartridges, powder, and still residues containing perchloroethylene, petroleum naphtha, or trifluorotrichloroethane dry cleaning solvents. Customer agrees that it is responsible for properly classifying its waste streams as Used Oil or Nonhazardous Waste in accordance with the provision of 40 CFR 262.11 and applicable state laws. Customer agrees that it will not introduce any non-conforming substance into the SK Property, including, without limitation, any hazardous waste or hazardous waste constituent,(i.e., polychlorinated biphenyls ("PCBs"), herbicides, pesticides, dioxins, or listed hazardous wastes) except to the extent such introduction is incidental to the normal use of the SK Property. In the event of the introduction of such non-conforming hazardous waste, Customer agrees that it will be responsible for all costs and remediation expenses related to or arising from the proper management and disposal of the non-conforming waste, including the cost of equipment decontamination and subsequent disposal. Final invoicing will be based on the actual services provided, which may include additional charges for off specification waste and surcharges. Final invoice amount may be more than the amount listed on the printed receipt. If any legal action is commenced because of an alleged dispute, breach, default or misrepresentation, the Customer also agrees that the prevailing party will be entitled to recover reasonable attorney's fees and costs associated with the non-conforming contamination event. Safety-Kleen's failure to screen Customer's material or take a retain sample, in no way constitutes a waiver of Customer's obligation to properly classify its materials. Safety-Kleen relies on Customer's representations and Customer is responsible for informing Safety-Kleen of any process changes that may alter the characteristics of the materials provided. IN THE EVENT OF AN EMERGENCY CALL **24-HR NUMBER** 1-800-468-1760 (Safety-Kleen)
I have established a program to reduce the volume or quantity and toxicity of the hazardous waste to the degree to be economically practicable.

Jaime Chave
Signature

CUSTOMER / GENERATOR: jaime

Signature

TRANSPORTER: Jose A Garcia

LAST PAGE

LAKE MERCED GOLF & COUNTRY CLUB (CERSID: 10065664)

Facility Information **Accepted Dec 2, 2019**

Submitted on 11/29/2019 6:21:21 AM by *matt dachowski* of LAKE MERCED GOLF & COUNTRY CLUB (DALY CITY, CA)
Submittal was ***Accepted*** on 12/2/2019 7:11:05 AM by Monica Banning

- Business Activities
- Business Owner/Operator Identification

Hazardous Materials Inventory **Accepted Dec 2, 2019**

Submitted on 11/29/2019 6:21:21 AM by *matt dachowski* of LAKE MERCED GOLF & COUNTRY CLUB (DALY CITY, CA)
Submittal was ***Accepted*** on 12/2/2019 7:11:05 AM by Monica Banning

- Hazardous Material Inventory (5)
- Site Map (Official Use Only)
  - *Facility Map* (Adobe PDF, 61KB)

Emergency Response and Training Plans **Accepted Dec 2, 2019**

Submitted on 11/29/2019 6:21:21 AM by *matt dachowski* of LAKE MERCED GOLF & COUNTRY CLUB (DALY CITY, CA)
Submittal was ***Accepted*** on 12/2/2019 7:11:05 AM by Monica Banning

- Emergency Response/Contingency Plan
  - *Emergency Response Plan* (Adobe PDF, 613KB)
- Employee Training Plan
  - *Employee Training Plan* (Adobe PDF, 55KB)

Site Identification

LAKE MERCED GOLF & COUNTRY CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015
County
San Mateo

CERS ID
10065664
EPA ID Number
CAL000181152

Submittal Status

Submitted on 11/29/2019 by *matt dachowski* of LAKE MERCED GOLF & COUNTRY CLUB (DALY CITY, CA)
Submittal was ***Accepted***; Processed on 12/2/2019 by *Monica Banning* for San Mateo County Environmental Health

Hazardous Materials

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or is regulated under more restrictive inventory local reporting requirements (shown below if present); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	**Yes**

Underground Storage Tank(s) (UST)

Does your facility own or operate underground storage tanks?	**No**

Hazardous Waste

Is your facility a Hazardous Waste Generator?	**Yes**
Does your facility treat hazardous waste on-site?	**No**
Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	**No**
Does your facility consolidate hazardous waste generated at a remote site?	**No**
Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	**No**
Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	**No**
Is your facility a Household Hazardous Waste (HHW) Collection site?	**No**

Excluded and/or Exempted Materials

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	**No**
Does your facility own or operate ASTs above these thresholds? Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	**Yes**
Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	**No**

Additional Information

No additional comments provided.

Facility/Site

LAKE MERCED GOLF & COUNTRY CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015

CERS ID
10065664

Submittal Status

Submitted on 11/29/2019 by *matt dachowski* of LAKE MERCED GOLF & COUNTRY CLUB (DALY CITY, CA)
Submittal was ***Accepted***; Processed on 12/2/2019 by *Monica Banning* for San Mateo County Environmental Health

Identification

Lake Merced Golf Club

Operator Phone	Business Phone	Business Fax
(650) 746-3610	(650) 746-3610	(650) 755-2233

Beginning Date	Ending Date	
Dun & Bradstreet	**SIC Code**	**Primary NAICS**
		713910

Facility/Site Mailing Address

2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015

Primary Emergency Contact

Matt Dachowski
Title
Golf Course Superintendent

Business Phone	24-Hour Phone	Pager Number
(650) 746-3610	(310) 569-8509	

Owner

LAKE MERCED GOLF &COUNTRY CLUB
(650) 746-3610
2300 JUNIPERO SERRA
DALY CITY, CA 94015

Secondary Emergency Contact

Robert Bordi
Title
Assistant Superintendent

Business Phone	24-Hour Phone	Pager Number
(650) 746-3610	(650) 333-9170	

Billing Contact

LAKE MERCED GOLF &COUNTRY CLUB
(650) 755-2233 accountspayable@lmgc.org
2300 JUNIPERO SERRA BLVD
DALY CITY, CA 94015

Environmental Contact

Matt Dachowski
(650) 746-3610 mdachowski@lmgc.org
2300 Junipero Serra Blvd
Daly City, CA 94015

Name of Signer	Signer Title	Document Preparer
Matt Dachowski	Golf Course Superintendent	Matt Dachowski

Additional Information

Locally-collected Fields

Some or all of the following fields may be required by your local regulator(s).

Property Owner

Nick Bailey, General Manager
Phone

Mailing Address

,

Assessor Parcel Number (APN)

Number of Employees

Facility ID
191129_017124

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **LAKE MERCED GOLF & COUNTRY CLUB**
Facility Name **LAKE MERCED GOLF & COUNTRY CLUB**
2300 JUNIPERO SERRA BLVD , DALY CITY 94015

Chemical Location
Across from Mechanic's shop

CERS ID **10065664**
Facility ID **191129_017124**
Status **Submitted** on 11/29/2019 6:21 AM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities: Max. Daily	Quantities: Largest Cont.	Quantities: Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only): Component Name	% Wt	EHS	CAS No.
Flammable Liquid, Class I-A, Toxic	**UNLEADED GASOLINE** CAS No 8006-61-09	**Gallons** State Liquid Type Pure	**500** Storage Container Aboveground Tank Days on Site: 365	**500**	250 Pressue Ambient Temperature Ambient	0 Waste Code	- Physical Flammable - Health Carcinogenicity - Health Skin Corrosion Irritation - Health Serious Eye Damage Eye Irritation - Health Specific Target Organ Toxicity - Health Germ Cell Mutagenicity				
Flammable Liquid, Class I-A	**DIESEL FUEL NO. 2** CAS No 68334-30-5	**Gallons** State Liquid Type Pure	**1000** Storage Container Aboveground Tank Days on Site: 365	**1000**	700 Pressue Ambient Temperature Ambient	0 Waste Code	- Physical Flammable - Health Carcinogenicity - Health Acute Toxicity - Health Skin Corrosion Irritation - Health Serious Eye Damage Eye Irritation - Health Aspiration Hazard				

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **LAKE MERCED GOLF & COUNTRY CLUB**
Facility Name **LAKE MERCED GOLF & COUNTRY CLUB**
2300 JUNIPERO SERRA BLVD , DALY CITY 94015

Chemical Location
Storage shed across from Mechanic's shop

CERS ID **10065664**
Facility ID **191129_017124**
Status **Submitted** on 11/29/2019 6:21 AM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities: Max. Daily	Quantities: Largest Cont.	Quantities: Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only): Component Name	% Wt	EHS	CAS No.
Combustible Liquid, Class III-A, Flammable Liquid, Class I-A	**WASTE PETROLEUM MOTOR OIL** CAS No 8002-05-9	**Gallons** State Liquid Type Waste	**55** Storage Container Steel Drum Days on Site: 365	**55**	27 Pressue Ambient Temperature Ambient	0 Waste Code	- Physical Hazard Not Otherwise Classified - Health Acute Toxicity - Health Skin Corrosion Irritation - Health Respiratory Skin Sensitization - Health Serious Eye Damage Eye Irritation	WASTE PETROLEUM MOTOR OIL			
Combustible Liquid, Class II	**PETROLEUM MOTOR OIL** CAS No 8002-05-9	**Gallons** State Liquid Type Pure	**55** Storage Container Steel Drum Days on Site: 365	**55**	27 Pressue Ambient Temperature Ambient	0 Waste Code	- Physical Hazard Not Otherwise Classified - Health Skin Corrosion Irritation - Health Serious Eye Damage Eye Irritation				
Flammable Solid	**USED OIL/FUEL FILTERS** CAS No	**Pounds** State Solid Type Waste	**400** Storage Container Steel Drum Days on Site: 365	**400**	200 Pressue Ambient Temperature Ambient	0 Waste Code	- Physical Hazard Not Otherwise Classified - Health Carcinogenicity - Health Reproductive Toxicity - Health Skin Corrosion Irritation - Health Respiratory Skin Sensitization - Health Serious Eye Damage Eye Irritation - Health Specific Target Organ Toxicity - Health Aspiration Hazard - Health Germ Cell Mutagenicity	Used oil, gasoline, and transmission filters			

CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS)

CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN

Prior to completing this Plan, please refer to the INSTRUCTIONS FOR COMPLETING A CONSOLIDATED CONTINGENCY PLAN

A. FACILITY IDENTIFICATION AND OPERATIONS OVERVIEW

FACILITY ID # 1.	CERS ID A1.	DATE OF PLAN PREPARATION/REVISION A2.
FA0017124		11/29/2019

BUSINESS NAME *(Same as Facility Name or DBA - Doing Business As)* 3.
LAKE MERCED GOLF & COUNTRY CLUB

BUSINESS SITE ADDRESS 103.
2300 JUNIPERO SERRA BLVD

BUSINESS SITE CITY 104.		ZIP CODE 105.
DALY CITY	CA	94015

TYPE OF BUSINESS (e.g., Painting Contractor) A3.	INCIDENTAL OPERATIONS (e.g., Fleet Maintenance) A4.
Golf Course	

THIS PLAN COVERS CHEMICAL SPILLS, FIRES, AND EARTHQUAKES INVOLVING: (Check all that apply) A5.

☒ 1. HAZARDOUS MATERIALS; ☒ 2. HAZARDOUS WASTES

B. INTERNAL RESPONSE

INTERNAL FACILITY EMERGENCY RESPONSE WILL OCCUR VIA: (Check all that apply) B1.

☒ 1. CALLING PUBLIC EMERGENCY RESPONDERS (i.e., 9-1-1)
☒ 2. CALLING HAZARDOUS WASTE CONTRACTOR
☐ 3. ACTIVATING IN-HOUSE EMERGENCY RESPONSE TEAM

C. EMERGENCY COMMUNICATIONS, PHONE NUMBERS AND NOTIFICATIONS

Whenever there is an imminent or actual emergency situation such as an explosion, fire, or release, the Emergency Coordinator (or his/her designee when the Emergency Coordinator is on call) shall:

1. Activate internal facility alarms or communications systems, where applicable, to notify all facility personnel.
2. Notify appropriate local authorities (i.e., call 9-1-1).
3. Notify the California Emergency Management Agency at (800) 852-7550.

Before facility operations are resumed in areas of the facility affected by the incident, the emergency coordinator shall notify the California Department of Toxic Substances Control (DTSC), the local Unified Program Agency (UPA), and the local fire department's hazardous materials program that the facility is in compliance with requirements to:

1. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility; and
2. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.

INTERNAL FACILITY EMERGENCY COMMUNICATIONS OR ALARM NOTIFICATION WILL OCCUR VIA: (Check all that apply) C1.

☒ 1. VERBAL WARNINGS;	☐ 2. PUBLIC ADDRESS OR INTERCOM SYSTEM;	☒ 3. TELEPHONE;
☐ 4. PAGERS;	☐ 5. ALARM SYSTEM;	☒ 6. PORTABLE RADIO

NOTIFICATIONS TO NEIGHBORING FACILITIES THAT MAY BE AFFECTED BY AN OFF-SITE RELEASE WILL OCCUR BY: (Check all that apply) C2.

☒ 1. VERBAL WARNINGS;	☐ 2. PUBLIC ADDRESS OR INTERCOM SYSTEM;	☐ 3. TELEPHONE;
☐ 4. PAGERS;	☐ 5. ALARM SYSTEM;	☐ 6. PORTABLE RADIO

EMERGENCY RESPONSE PHONE NUMBERS:

AMBULANCE, FIRE, POLICE AND CHP	9-1-1
CALIFORNIA EMERGENCY MANAGEMENT AGENCY (CAL/EMA)	(800) 852-7550
NATIONAL RESPONSE CENTER (NRC)	(800) 424-8802
POISON CONTROL CENTER	(800) 222-1222
LOCAL UNIFIED PROGRAM AGENCY (UPA/CUPA)	(650) 372-6200 C3.
OTHER (Specify): C4.	C5.

NEAREST MEDICAL FACILITY / HOSPITAL NAME: Seton Medical Center C6. | 6509942000 C7.

AGENCY NOTIFICATION PHONE NUMBERS:

CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC)	(916) 255-3545
REGIONAL WATER QUALITY CONTROL BOARD	C8.
U.S. ENVIRONMENTAL PROTECTION AGENCY (US EPA)	(800) 300-2193
CALIFORNIA DEPT OF FISH AND WILDLIFE (CDFW)	(916) 358-2900
U.S. COAST GUARD	(202) 267-2180
CAL/OSHA	(916) 263-2800
STATE FIRE MARSHAL	(916) 445-8200
OTHER (Specify): San Mateo County Dept. Agriculture C9.	(650) 363-4700 C10.
OTHER (Specify): C11.	C12.

D. EMERGENCY CONTAINMENT AND CLEANUP PROCEDURES

SPILL PREVENTION, CONTAINMENT, AND CLEANUP PROCEDURES: (Check all boxes that apply to indicate your procedures for containing spills, releases, fires or explosions; and. preventing and mitigating associated harm to persons, property, and the environment.)

D1.

- ☒ 1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.;
- ☒ 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., Portable spill containment walls);
- ☒ 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., Pads, pigs, pillows);
- ☐ 4. COVER OR BLOCK FLOOR AND/ OR STORM DRAINS;
- ☐ 5. BUILT-IN BERM IN WORK / STORAGE AREA;
- ☒ 6. AUTOMATIC FIRE SUPPRESSION SYSTEM;
- ☒ 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS (e.g. Flammable liquids, Propane);
- ☒ 8. STOP PROCESSES AND/OR OPERATIONS;
- ☒ 9. AUTOMATIC / ELECTRONIC EQUIPMENT SHUT-OFF SYSTEM;
- ☒ 10. SHUT-OFF WATER, GAS, ELECTRICAL UTILITIES AS APPROPRIATE;
- ☒ 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE / MEDICAL AID;
- ☒ 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AREAS;
- ☒ 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION CALL;
- ☐ 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE RESPONSE TEAM;
- ☒ 15. REMOVE OR ISOLATE CONTAINERS / AREA AS APPROPRIATE;
- ☒ 16. HIRE LICENSED HAZARDOUS WASTE CONTRACTOR;
- ☒ 17. USE ABSORBENT MATERIAL FOR SPILLS WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE;
- ☐ 18. SUCTION USING SHOP VACUUM WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE;
- ☐ 19. WASH / DECONTAMINATE EQUIPMENT W/ CONTAINMENT and DISPOSAL OF EFFLUENT / RINSATE AS HAZARDOUS WASTE;
- ☐ 20. PROVIDE SAFE TEMPORARY STORAGE OF EMERGENCY-GENERATED WASTES;
- ☐ 21. OTHER (Specify):

D2.

E. FACILITY EVACUATION

THE FOLLOWING ALARM SIGNAL(S) WILL BE USED TO BEGIN EVACUATION OF THE FACILITY (CHECK ALL THAT APPLY): E1.

- ☐ 1. BELLS;
- ☐ 2. HORNS/SIRENS;
- ☒ 3. VERBAL (i.e., SHOUTING);
- ☐ 4. OTHER (Specify): E2.

THE FOLLOWING LOCATION(S) IS/ARE EVACUEE EMERGENCY ASSEMBLY AREA(S) (i.e., Front parking lot, specific street corner, etc.) E3.

North side of Maintenance Building on #17 green.

Note: The Emergency Coordinator must account for all on site employees and/or site visitors after evacuation.

☒ EVACUATION ROUTE MAP(S) POSTED AS REQUIRED E4.

Note: The map(s) must show primary and alternate evacuation routes, emergency exits, and primary and alternate staging areas, and must be prominently posted throughout the facility in locations where it will be visible to employees and visitors.

F. ARRANGEMENTS FOR EMERGENCY SERVICES

Explanation of Requirement: Advance arrangements with local fire and police departments, hospitals, and/or emergency services contractors should be made as appropriate for your facility. You may determine that such arrangements are not necessary.

ADVANCE ARRANGEMENTS FOR LOCAL EMERGENCY SERVICES (Check one of the following) F1.

- ◉ 1. HAVE BEEN DETERMINED NOT NECESSARY; *or*
- ○ 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify): F2.

G. EMERGENCY EQUIPMENT

Check all boxes that apply to list emergency response equipment available at the facility and identify the location(s) where the equipment is kept and the equipment's capability, if applicable. [e.g., ☒ CHEMICAL PROTECTIVE GLOVES │ Spill response kit │ One time use, Oil & solvent resistant only.]

TYPE	EQUIPMENT AVAILABLE G1.	LOCATION	CAPABILITY *(If applicable)*
Safety and First Aid	1. ☒ CHEMICAL PROTECTIVE SUITS, APRONS, OR VESTS	G2. Assistant's office.	G3.
	2. ☒ CHEMICAL PROTECTIVE GLOVES	G4. Assistant's office.	G5.
	3. ☒ CHEMICAL PROTECTIVE BOOTS	G6. Assistant's office.	G7.
	4. ☒ SAFETY GLASSES / GOGGLES / SHIELDS	G8. Assistant's office.	G9.
	5. ☒ HARD HATS	G10. Assistant's office.	G11.
	6. ☒ CARTRIDGE RESPIRATORS	G12. Assistant's office.	G13.
	7. ☐ SELF-CONTAINED BREATHING APPARATUS (SCBA)	G14.	G15.
	8. ☒ FIRST AID KITS / STATIONS	G16. Employee Break Room	G17.
	9. ☐ PLUMBED EYEWASH FOUNTAIN / SHOWER	G18. Mechanic's Shop	G19.
	10. ☐ PORTABLE EYEWASH KITS	G20.	G21.
	11. ☐ OTHER	G22.	G23.
	12. ☐ OTHER	G24.	G25.
Fire Fighting	13. ☒ PORTABLE FIRE EXTINGUISHERS	G26. Office and Mechanic's shop	G27.
	14. ☒ FIXED FIRE SYSTEMS / SPRINKLERS / FIRE HOSES	G28. Throughout building.	G29.
	15. ☒ FIRE ALARM BOXES OR STATIONS	G30. Office.	G31.
	16. ☐ OTHER	G32.	G33.
Spill Control and Clean-Up	17. ☐ ALL-IN-ONE SPILL KIT	G34.	G35.
	18. ☒ ABSORBENT MATERIAL	G36. Mechanic's shop.	G37.
	19. ☒ CONTAINER FOR USED ABSORBENT	G38. Mechanic's shop	G39.
	20. ☐ BERMING / DIKING EQUIPMENT	G40.	G41.
	21. ☒ BROOM	G42. Mechanic's shop	G43.
	22. ☒ SHOVEL	G44. Mechanic's shop	G45.
	23. ☒ SHOP VAC	G46. Office	G47.
	24. ☐ EXHAUST HOOD	G48.	G49.
	25. ☐ EMERGENCY SUMP / HOLDING TANK	G50.	G51.
	26. ☐ CHEMICAL NEUTRALIZERS	G52.	G53.
	27. ☐ GAS CYLINDER LEAK REPAIR KIT	G54.	G55.
	28. ☒ SPILL OVERPACK DRUMS	G56. Mechanic's shop	G57.
	29. ☐ OTHER	G58.	G59.
Communi-cations and Alarm Systems	30. ☒ TELEPHONES (Includes cellular)	G60. On person, office, Mechanic's shop.	G61.
	31. ☐ INTERCOM / PA SYSTEM	G62.	G63.
	32. ☒ PORTABLE RADIOS	G64. On person.	G65.
	33. ☐ AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT	G66.	G67.
Other	34. ☐ OTHER	G68.	G69.
	35. ☐ OTHER	G70.	G71.

H. EARTHQUAKE VULNERABILITY

Identify areas of the facility that are vulnerable to hazardous materials releases / spills due to earthquake-related motion. These areas require immediate isolation and inspection.

VULNERABLE AREAS: (Check all that apply)		LOCATIONS (e.g., shop, outdoor shed, forensic lab)	
☒ 1. HAZARDOUS MATERIALS / WASTE STORAGE AREA	H1.	Above ground storage tanks across from Mechanic's shop and	H2.
☐ 2. PROCESS LINES / PIPING			H3.
☐ 3. LABORATORY			H4.
☐ 4. WASTE TREATMENT AREA			H5.

Identify mechanical systems vulnerable to releases / spills due to earthquake-related motion. These systems require immediate isolation and inspection.

VULNERABLE SYSTEMS: (Check all that apply)		LOCATIONS	
☐ 1. SHELVES, CABINETS AND RACKS			H7.
☐ 2. TANKS (EMERGENCY SHUTOFF)			H8.
☐ 3. PORTABLE GAS CYLINDERS			H9.
☐ 4. EMERGENCY SHUTOFF AND/OR UTILITY VALVES			H10.
☒ 5. SPRINKLER SYSTEMS	H6.	Throughout building.	H11.
☐ 6. STATIONARY PRESSURIZED CONTAINERS (e.g., Propane dispensing tank)			H12.

I. EMPLOYEE TRAINING

Explanation of Requirement: Employee training is required for all employees handling hazardous materials and hazardous wastes in day-to-day or clean-up operations including volunteers and/or contractors. Training must be:

- Provided within 6 months for new hires;
- Amended as necessary prior to change in process or work assignment;
- Given upon modification to the Emergency Response / Contingency Plan, and updated/refreshed annually for all employees.

Required content includes all of the following:

- Material Safety Data Sheets;
- Hazard communication related to health and safety;
- Methods for safe handling of hazardous substances;
- Fire hazards of materials / processes;
- Conditions likely to worsen emergencies;
- Coordination of emergency response;
- Notification procedures;
- Applicable laws and regulations;
- Communication and alarm systems;
- Personal protective equipment;
- Use of emergency response equipment (e.g. Fire extinguishers, respirators, etc.);
- Decontamination procedures;
- Evacuation procedures;
- Control and containment procedures;
- UST monitoring system equipment and procedures (if applicable).

INDICATE HOW EMPLOYEE TRAINING PROGRAM IS ADMINISTERED (Check all that apply) I1.

☒ 1. FORMAL CLASSROOM; ☐ 2. VIDEOS; ☐ 3. SAFETY / TAILGATE MEETINGS;

☐ 4. STUDY GUIDES / MANUALS (Specify): WORKING WITH PESTICIDES AND FERTILIZERS: SAFETY PROCEDURES AND RECOMM I2.

☐ 5. OTHER (Specify): I3.

☐ 6. NOT APPLICABLE BECAUSE FACILITY HAS NO EMPLOYEES

Large Quantity Generator (LQG) Training Records: Large quantity hazardous waste generators (i.e., who generate more than 270 gallons/1,000 kilograms of hazardous waste per month) must retain written documentation of employee hazardous waste management training sessions which includes:

- A written outline/agenda of the type and amount of both introductory and continuing training that will be given to persons filling each job position having responsibility for the management of hazardous waste (e.g., labeling, manifesting, compliance with accumulation time limits, etc.).
- The name, job title, and date of training for each hazardous waste management training session given to an employee filling such a job position; and
- A written job description for each of the above job positions that describes job duties and the skills, education, or other qualifications required of personnel assigned to the position.
- Current employee training records must be retained until closure of the facility.
- Former employee training records must be retained at least three years after termination of employment.

J. LIST OF ATTACHMENTS

(Check one of the following) J1.

☐ 1. NO ATTACHMENTS ARE REQUIRED; *or*

☐ 2. THE FOLLOWING DOCUMENTS ARE ATTACHED: J2.

K. SIGNATURE / CERTIFICATION

Certification: Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete, and that a copy is available on site.

SIGNATURE OF OWNER/OPERATOR	DATE SIGNED K1.
	10/30/2013
NAME OF SIGNER (print) K2.	TITLE OF SIGNER K3.
Matt Dachowski	Superintendent

EMPLOYEE TRAINING PLAN

1. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As)	**FACILITY ID**
LAKE MERCED GOLF & COUNTRY CLUB	FA0017124

ADDRESS	2300 JUNIPERO SERRA BLVD

2. TRAINING FOR PERSONNEL

☐	Not applicable because facility has no employees
Personnel are trained in the following procedures:	
☒	Internal alarm/notification
☒	Evacuation/re-entry procedures & assembly point locations
☒	Emergency incident reporting
☒	External emergency response organization notification
☒	Location(s) and contents of Emergency Response/Contingency Plan
☐	Facility evacuation drills, that are conducted at least: (Specify: “Quarterly", etc.)
Specify	

3. TRAINING FOR CHEMICAL HANDLERS

Chemical Handlers are additionally trained in the following:	
☒	Safe methods for handling and storage of hazardous materials
☒	Location(s) and proper use of fire and spill control equipment
☒	Spill procedures/emergency procedures
☒	Proper use of personal protective equipment
☒	Specific hazard(s) of each chemical to which they may be exposed, including routes of exposure (i.e., inhalation, ingestion, absorption)
☒	Hazardous Waste Handlers/Managers are trained in all aspects of hazardous waste management specific to their job duties (e.g., container accumulation time requirements, labeling requirements, storage area inspection requirements, manifesting requirements, etc.)

4. EMERGENCY RESPONSE TEAM

Members are capable of and engaged in the following:
Complete this section only if you have an in-house emergency response team

☐	Personnel rescue procedures
☐	Shutdown of operations
☐	Liaison with responding agencies
☐	Use, maintenance, and replacement of emergency response equipment
☐	Refresher training, which is provided at least annually
☐	Emergency response drills, which are conducted at least: (Specify: “Quarterly", etc.)
Specify	

5. RECORD KEEPING	
The following records are maintained at the facility (Check all that apply). *Note: This list of records does not necessarily identify every type of record required to be maintained by the facility.*	
☒	Current employees training records (to be retained until closure of the facility)
☒	Former employees' training records (to be retained at least three years after termination of employment)
☐	Training Program(s) (i.e., written description of introductory and continuing training)
☐	Current copy of this Emergency Response/Contingency Plan
☐	Record of recordable/reportable hazardous material/waste releases
☐	Record of hazardous material/waste storage area inspections
☐	Record of hazardous waste tank daily inspections
☐	Description and documentation of facility emergency response drills

ACCOUNT INQUIRY

Account	Rec Cde	Description	Area Code	Phone	Ext	Trans Date	Operator
000220004	111	LAKE MERCED GOLF &COUNTRY CLUB		-		10/14/86	CONVERT
	121	2300 JUNIPERO SERRA BLVD		-		10/14/86	CONVERT
	124	DALY CITY CA94015		-		10/14/86	CONVERT
	131	S225043		-		10/19/88	WAGNER
	132	S227043		-		10/19/88	WAGNER
	133	S220004		-		04/09/91	WAGNER
	211	LAKE MERCED GOLF &COUNTRY CLUB		000-0000		10/14/86	CONVERT
	221	2300 JUNIPERO SERRA BLVD		-		10/14/86	CONVERT
	224	DALY CITY CA94015		-		10/14/86	CONVERT
				-		/ /	

Rec Cde	Bill Number	Category	Unit	Mo.	C	Fee	Description	Trans Date	Operator
411	000220004	DA01.01	1	03		.00	GENERATES & RECYCLES WASTE OIL/SOLVENT	11/07/90	WAGNER
412	000220004	DB01.01	1	03		.00	UNDERGROUND TANK (FIRST TANK) 038500195	04/09/91	WAGNER
413	000220004	DD01.01	1	03		.00	STORES HAZ MATERIALS CATEGORY II (B)	10/19/88	WAGNER
								/ /	
								/ /	

2061

Kathy:
Both tanks removed already. MAR 1 7 1992
1 - in 1989 By Estrada
1 - in 1991 By me
NO more underground tanks at site
Thanks
Joyce)

APR - 9 1991

Fax delete TK

ACCOUNT INQUIRY

Account	Rec Cde	Description	Area Code	Phone	Ext	Trans Date	Operator
000220004	111	LAKE MERCED GOLF &COUNTRY CLUB		-		10/14/86	CONVERT
	121	2300 JUNIPERO SERRA BLVD		-		10/14/86	CONVERT
	124	DALY CITY CA94015		-		10/14/86	CONVERT
	131	S225043		-		10/19/88	WAGNER
	132	S227043		-		10/19/88	WAGNER
	133	S220004		-		10/19/88	WAGNER
	211	LAKE MERCED GOLF &COUNTRY CLUB		000-0000		10/14/86	CONVERT
	221	2300 JUNIPERO SERRA BLVD		-		10/14/86	CONVERT
	224	DALY CITY CA94015		-		10/14/86	CONVERT
				-		/ /	

Rec Cde	Bill Number	Category	Unit	Mo	C	Fee	Description	Trans Date	Operator
411	000220004	DA01.01	1	03		.00	GENERATES & RECYCLES WASTE OIL/SOLVENT	11/07/90	WAGNER
412	000220004	DB01.01	1	03		.00	UNDERGROUND TANK (FIRST TANK) 038500195	01/13/88	WAGNER
413	000220004	DD01.01	1	03		.00	STORES HAZ MATERIALS CATEGORY II (B)	10/19/88	WAGNER
								/ /	
								/ /	

3/21/91

MAR 21 1991

*Add AR+ Delete TK

NO TANKS REMAIN

Just to clear

Stores

per Jorge

Judy - Ella

APR - 9 1991 (Correction - 1 tk remains per Estrada. Client advised for billing)

STATE OF CALIFORNIA — WATER RESOURCES CONTROL BOARD

FORM 'A':

SITE

UNDERGROUND STORAGE TANK PROGRAM
FACILITY/SITE, INFORMATION and/or PERMIT APPLICATION

COMPLETE THIS FORM FOR EACH FACILITY/SITE

MARK ONE ITEM: ☐ 1 NEW PERMIT ☐ 2 INTERIM PERMIT ☐ 3 RENEWAL PERMIT ☐ 4 AMENDED PERMIT ☐ 5 CHANGE OF INFORMATION ☐ 6 TEMPORARY SITE CLOSURE ☐ 7 PERMANENTLY CLOSED SITE

No. 5069

I. FACILITY/SITE INFORMATION & ADDRESS — (MUST BE COMPLETED)

FACILITY/SITE NAME: LAKE MERCED COUNTRY CLUB	CARE OF ADDRESS INFORMATION: LOU TONELLI
ADDRESS: 2300 JUNIPERO SERRA BLVD	NEAREST CROSS STREET
CITY NAME: DALY CITY, CA	STATE: CA — ZIP CODE: 94015 — SITE PHONE #, WITH AREA CODE: 415-755-2233
TYPE OF BUSINESS: ☐ 1 GAS STATION ☐ 2 DISTRIBUTOR ☐ 3 FARM ☐ 4 PROCESSOR ☒ 5 OTHER — ☐ Box if INDIAN RESERVATION or TRUST LANDS	EPA ID #: CAC000564608 — # of TANK's AT THIS SITE: 1

EMERGENCY CONTACT PERSON (PRIMARY)		EMERGENCY CONTACT PERSON (SECONDARY)	
DAYS: NAME (LAST, FIRST)	PHONE # WITH AREA CODE	DAYS: NAME (LAST, FIRST)	PHONE # WITH AREA CODE
TONELLI, LOU	415-755-2233	SAME	
NIGHTS: NAME (LAST, FIRST)	PHONE # WITH AREA CODE	NIGHTS: NAME (LAST, FIRST)	PHONE # WITH AREA CODE
SAME		SAME	

II. PROPERTY OWNER INFORMATION & ADDRESS — (MUST BE COMPLETED)

NAME: LAKE MERCED COUNTRY CLUB	CARE OF ADDRESS INFORMATION: LOU TONELLI
MAILING or STREET ADDRESS: 2300 JUNIPERO SERRA BLVD	☑ Box to indicate ☐ CORPORATION ☐ INDIVIDUAL ☐ PARTNERSHIP ☐ LOCAL-AGENCY ☐ COUNTY-AGENCY ☐ STATE-AGENCY ☐ FEDERAL-AGENCY
CITY NAME: DALY CITY	STATE: CA — ZIP CODE: 94015 — PHONE #, WITH AREA CODE:

III. TANK OWNER INFORMATION & ADDRESS — (MUST BE COMPLETED)

NAME: LAKE MERCED COUNTRY CLUB	CARE OF ADDRESS INFORMATION:
MAILING or STREET ADDRESS: 2300 JUNIPERO SERRA BLVD.	☑ Box to indicate ☐ CORPORATION ☐ INDIVIDUAL ☐ PARTNERSHIP ☐ LOCAL-AGENCY ☐ COUNTY-AGENCY ☐ STATE-AGENCY ☐ FEDERAL-AGENCY
CITY NAME: DALY CITY, CA=	STATE: CA 9401594015 — PHONE #, WITH AREA CODE: 415-755-2233

IV. LEGAL NOTIFICATION AND BILLING ADDRESS

CHECK ONE (1) BOX INDICATING **WHICH ABOVE ADDRESS** SHOULD BE USED FOR **BOTH** LEGAL NOTIFICATION AND BILLING: I. ☒ II. ☐ III. ☐

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE)	DATE
Dermot Casey	

LOCAL AGENCY USE ONLY

COUNTY #	JURISDICTION #	AGENCY #	FACILITY ID #	# of TANKS at SITE
41	000	001	ZZ0004	1

CURRENT LOCAL AGENCY FACILITY ID #	APPROVED BY NAME	PHONE # WITH AREA CODE
ZZ0004	Jorge L. Gomez	(415) 363-4564

PERMIT NUMBER	PERMIT APPROVAL DATE	PERMIT EXPIRATION DATE

LOCATION CODE	CENSUS TRACT #	SUPERVISOR-DISTRICT CODE	BUSINESS PLAN FILED	DATE FILED
			YES ☐ NO ☐	

CHECK #	PERMIT AMOUNT	SURCHARGE AMOUNT	FEE CODE	RECEIPT #	BY:

THIS FORM MUST BE ACCOMPANIED BY AT LEAST (1) OR MORE TANK PERMIT FORM 'B' APPLICATION(S), UNLESS THIS IS A CHANGE OF SITE INFORMATION ONLY.

FORM A (3-2-88)

LOCAL AGENCY COPY

STATE OF CALIFORNIA — WATER RESOURCES CONTROL BOARD

FORM B: **TANK**

UNDERGROUND STORAGE TANK PROGRAM
TANK PERMIT APPLICATION INFORMATION

COMPLETE A SEPARATE FORM WITH THE FOLLOWING INFORMATION FOR EACH TANK.

No 43948

MARK ONLY ONE ITEM				
☐ 1 NEW PERMIT	☐ 3 RENEWAL PERMIT	☐ 5 CHANGE OF INFORMATION	☐ 7 PERMANENTLY CLOSED TANK
☐ 2 INTERIM PERMIT	☐ 4 AMENDED PERMIT	☐ 6 TEMPORARY TANK CLOSURE	☒ 8 TANK REMOVED

FACILITY/SITE NAME WHERE TANK IS INSTALLED: LAKE MERCED COUNTRY CLUB **FARM TANK - YES** ☐ **NO** ☒

I. TANK DESCRIPTION — COMPLETE ALL ITEMS - IF UNKNOWN — SO SPECIFY

A. OWNERS TANK ID #	B. MANUFACTURED BY:
C. YEAR INSTALLED	D. TANK CAPACITY IN GALLONS: 1,000

II. TANK CONTENTS — IF (A.1), IS MARKED, COMPLETE ITEM C. IF (A.1), IS NOT MARKED, COMPLETE ITEM D.

A.	B.	C.
☒ 1 MOTOR VEHICLE FUEL ☐ 2 PETROLEUM	☒ 1 PRODUCT	☒ 1 UNLEADED ☐ 2 LEADED ☐ 3 DIESEL
☐ 3 CHEMICAL PRODUCT ☐ 4 OIL	☐ 2 WASTE	☐ 4 GASAHOL ☐ 5 JET FUEL ☐ 6 AVIATION GAS
☐ 5 HAZARDOUS ☐ 80 EMPTY ☐ 95 UNKNOWN		☐ 7 METHANOL ☐ 99 OTHER (DESCRIBE IN ITEM D. BELOW)

D. IF NOT MOTOR VEHICLE FUEL, ENTER NAME OF HAZARDOUS SUBSTANCE STORED & C.A.S. # C.A.S. #:

III. TANK CONSTRUCTION — MARK ONE ITEM ONLY IN BOX A, B, C, & D

A. TYPE OF SYSTEM	☐ 1 DOUBLE WALLED	☐ 3 SINGLE WALLED WITH EXTERIOR LINER		☐ 95 UNKNOWN
	☒ 2 SINGLE WALLED	☐ 4 SECONDARY CONTAINMENT		☐ 99 OTHER
B. TANK MATERIAL	☒ 1 STEEL/IRON	☐ 2 STAINLESS STEEL	☐ 3 FIBERGLASS	☐ 4 STEEL CLAD W/FIBERGLASS REINFORCED PLASTIC
	☐ 5 CONCRETE	☐ 6 POLYVINYL CHLORIDE	☐ 7 ALUMINUM	☐ 8 100% METHANOL COMPATIBLE FRP
	☐ 9 BRONZE	☐ 10 GALVANIZED STEEL	☐ 95 UNKNOWN	☐ 99 OTHER
C. INTERIOR LINING	☐ 1 RUBBER LINED	☐ 2 ALKYD LINING	☐ 3 EPOXY LINING	☐ 4 PHENOLIC LINING
	☐ 5 GLASS LINING	☐ 6 UNLINED		☐ 95 UNKNOWN
	☐ IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL?		☐ YES ☒ NO	☐ 99 OTHER
D. CORROSION PROTECTION	☐ 1 POLYETHLENE WRAP	☐ 2 TAR OR ASPHALT	☐ 3 VINYL WRAP	☐ 4 FIBERGLASS REINFORCED PLASTIC
	☐ 5 CATHODIC PROTECTION	☐ 91 NONE	☒ 95 UNKNOWN	☐ 99 OTHER

IV. PIPING INFORMATION — CIRCLE **A** IF ABOVE GROUND, **U** IF UNDERGROUND, **BOTH IF APPLICABLE**

A. SYSTEM TYPE	(A) U 1 SUCTION	A U 2 PRESSURE	A U 3 GRAVITY	A U 91 NONE	A U 95 UNKNOWN	A U 99 OTHER
B. CONSTRUCTION	A (U) 1 SINGLE WALLED	A U 2 DOUBLE WALLED	A U 3 LINED TRENCH	A U 91 NONE	A U 95 UNKNOWN	A U 99 OTHER
C. MATERIAL	A (U) 1 STEEL/IRON	A U 2 STAINLESS STEEL	A U 3 POLYVINYL CHLORIDE (PVC)	A U 4 FIBERGLASS PIPE	A U 91/NONE	
	A U 5 ALUMINUM	A U 6 CONCRETE	A U 7 STEEL CLAD W/FRP	A U 8 100% METHANOL COMPATIBLE FRP		
	A U 9 GALVANIZED STEEL	A U 95 UNKNOWN	A U 99 OTHER			

V. LEAK DETECTION SYSTEM — CIRCLE **P** FOR PRIMARY, OR **S** FOR SECONDARY, **A PRIMARY LEAK DETECTION SYSTEM MUST BE CIRCLED.**

P S 1 VISUAL CHECK	(P) S 2 INVENTORY RECONCILIATION	P S 3 VADOSE WELLS	P S 4 ELECTRONIC MONITOR	P S 5 GROUND WATER MONITORING WELLS
P S 6 PRECISION TESTING	P (S) 7 PRESSURE TESTING	P S 91 NONE	P S 95 UNKNOWN	P S 99 OTHER

VI. INFORMATION ON TANK PERMANENTLY CLOSED IN PLACE

1. ESTIMATED DATE LAST USED (MO/YR)	2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING IN GALLONS	3. WAS TANK FILLED WITH INERT MATERIAL? ☐ YES ☐ NO

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE)	DATE
Dermot Casey DERMOT CASEY	

LOCAL AGENCY USE ONLY

COUNTY #	JURISDICTION #	AGENCY #	FACILITY ID #	TANK ID #
41	000	001	Z20000 4	-1

CURRENT LOCAL AGENCY FACILITY ID #	APPROVED BY NAME	PHONE # WITH AREA CODE
220004	Jorge L. Gomez	(415) 363-4564

PERMIT NUMBER	PERMIT APPROVAL DATE	PERMIT EXPIRATION DATE

CHECK #	PERMIT AMOUNT	SURCHARGE AMT.	FEE CODE	RECEIPT #	BY:

FORM B (6-29-88) **THIS FORM MUST BE ACCOMPANIED BY A FACILITY/SITE APPLICATION, FORM 'A', UNLESS A CURRENT FORM 'A' HAS BEEN FILED**

LOCAL AGENCY COPY

Sue: 9.18.89

1 U.G. tank removed today, but it was not registered.

1 tank remains

UNDERGROUND TANK PROGRAM OFFICIAL INSPECTION REPORT

COUNTY NAME San Mateo COUNTY # 41

SITE NAME: Lake merced Golf Club INSPECTION DATE: 9/18/89

SITE ADDRESS: 3500 Junipero Serra Blvd CITY/STATE/ZIP Daly City, CA

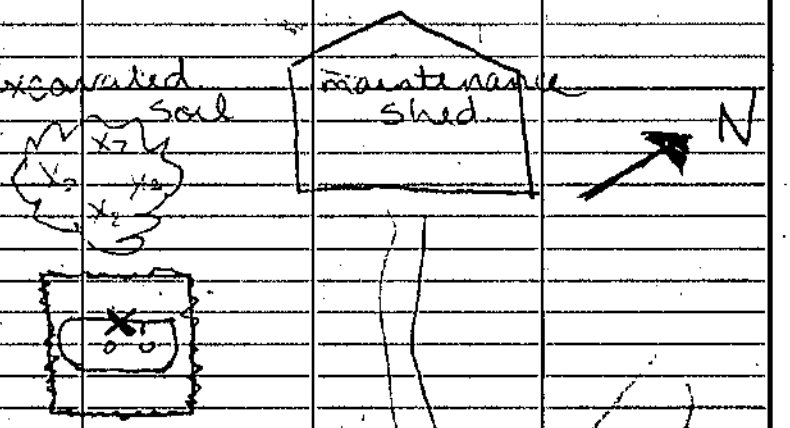
CHANGES SITE/OWNER/PERMIT? YES NO
FORM A AND/OR B SUBMITTED? NA

TYPE OF INSPECTION: closure

SITE COMPUTER #

	TANK	TANK	TANK	TANK
	500 G			
COMPUTER NUMBER				
PER #				
EXP. DATE				

	TANK CONTENTS MAJOR	TANK CONTENTS MINOR
OPERATIONAL TANK		
PERMIT TO OPERATE	1	2
CHANGE IN CONDITIONS TO OPERATE	3	4
APPROVED CONSTRUCTION	5	6
WRITTEN MONITORING PROCEDURES	7	8
APPROVED MONITORING SYSTEM	9	10
MONITORING SYSTEM	11	12
APPROVED MONITOR FREQUENCY	13	14
MONITORING RECORDS MAINTAINED	15	16
ACCESS CASING SECURED	17	18
PIPING	19	20
INVENTORY RECONCILIATION	21	22
TANK GAUGING	23	24
APPROVED RESPONSE PLAN	25	26
UNAUTHORIZED RELEASE OCCURRENCE	27	28
SAMPLING	29	30
APPROVED TANK REPAIRS	31	32
UNAUTHORIZED RELEASES REPORTED	33	34
SAFETY HAZARD	35	36
CONDITIONS ABATED	37	
TEMPORARY TANK CLOSURE		
REMOVAL OF RESIDUAL	38	39
FLAMMABLE VAPORS REMOVED	40	
ACCESS LOCATIONS SEALED	41	42
POWER DISCONNECTED		43
OWNER/OPERATOR MONITORING	44	45
PERMANENT TANK CLOSURE		
REMOVAL OF RESIDUAL MATERIALS	46	47
PIPING	48	49
FLAMMABLE VAPORS REMOVED	50	
UNAUTHORIZED RELEASE	51	52
SAMPLING	53	54
IMPROPER ABANDONMENT	55	56



SYSTEM STATUS (MUST MARK ONE)

MAJOR VIOL. 57 ☐ MINOR VIOL. 58 ☐ NO VIOL. 59 ☐

THE MARKED ITEMS REPRESENT VIOLATIONS AND MUST BE CORRECTED AS FOLLOWS:

OFFICE: San Mateo County Environmental Health

INSP: Estuardo Montufar, Teresa Velasco

TITLE: Haz Mat Specialist

RECEIVED BY:

PHONE: 363-4420 RECK:

FEE $250.00 (per tank) PAID $250.

DATE PAID 8/28/89

RECEIPT # 152616

03 Permit # HM-12-89

1K

SAN MATEO COUNTY OFFICE OF ENVIRONMENTAL HEALTH
590 HAMILTON STREET, REDWOOD CITY, CA 94063
(415) 363-4305

SAN MATEO COUNTY ENVIRONMENTAL HEALTH
SEP 1 - 1989
RECEIVED

APPLICATION FOR PERMIT TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

S220004

(Please submit a separate application for EACH tank to be removed.)

1. Facility Information

Acct 8510

Name of Facility	Type of Business	
LAKE MERCED COUNTRY CLUB	GOLF COURSE	
Street Address	City	Zip Code
2300 JUNIPERO SERRA BLVD.	DALY CITY	94015
Contact Person	Position with Company	Telephone
LOU TONELLI	SUPERINTENDENT	415-755 2233
Owner Name (Corporation, Agency, or Individual)		Telephone
SAME AS ABOVE		
Street Address (if different from above)	City	Zip Code
" " "		

2. Contractor Removing Tank

Company Name	Contact Person	Telephone
ACCUTITE	Dan Koch	415-952-5551
Street Address	City	Zip Code
35 So. Linden Avenue	So. San Francisco	94080

3. Soil Analysis Laboratory

Company Name	Contact Person	Telephone
Sequoia Analytical Lab	Belinda Vega	415-364-9222
Street Address	City	Zip Code
680 Chesapeake Drive	Redwood City	94063

4. Hazardous Waste Hauler

Company Name	Contact Person	Telephone
H&H SHIP SERVICE	Cleveland Valery	415-543-4835
Street Address	City	Zip Code
220 China Basin	San Francisco	94107

5. Tank Identification & Construction

Tank #	UL #	Year Tank Installed	Volume of Tank (Gallons)	Cathodic Protection
1			550	☑ No ☐ Yes, Type

Primary Containment: ☐ Concrete ☑ Steel ☐ Fiberglass ☐ Fiberglass Coated Steel ☐ Other:

6. Chemical Composition of Materials Currently or Previously Stored in Tank

☑ Motor Vehicle Fuel: ☑ Unleaded ☐ Regular ☐ Premium ☐ Diesel ☐ Waste Oil ☐ Other:

7. Disposition of Tank

Proposed Disposition of Tank	Reason for Removal
H & H SHIP SERVICE	INACTIVE

8. Certification by Applicant

I hereby certify that I have read and will follow the "Procedure for the Removal of Underground Storage Tanks" printed on the opposite side of this page.

Name of Applicant (Owner or owner's representative)	Signature	Date
DAN KOCH	Dan Koch	8/24/89

AUTHORIZATION TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

Date Permit Issued	By:
9.1.89	Estevaldo Montalvo
	Title: H.M.S. II

BILL #: 000008510 BIN: A/R INQUIRY

Rec Code	Name/Address/Description		Tran Date	Operator
311	OLYMPIAN OIL CO		09/01/89	WAGNER
321	260 MICHELE CT		09/01/89	WAGNER
324	S SAN FRANCISCO	CA94080	09/01/89	WAGNER
331	S220004		09/01/89	WAGNER

Description	BIN	Rec Cde	MOD	Unit	Amount	Adjust Amount	Tran Date	Effect Date	Account Number	Operator
ABANDONMENT/REMOVAL FEE	9244	A01		1	250.00	.	09/01/89	09/01/89	000008510	WAGNER
*** BALANCE DUE ***	9244	Z99			250.00	.	09/01/89	/ /		WAGNER
					.	.	/ /	/ /		
					.	.	/ /	/ /		
					.	.	/ /	/ /		
					.	.	/ /	/ /		
					.	.	/ /	/ /		
					.	.	/ /	/ /		
					.	.	/ /	/ /		
					.	.	/ /	/ /		

UNDERGROUND TANK PROGRAM OFFICIAL INSPECTION REPORT

COUNTY NAME San Mateo COUNTY # 41

SITE NAME: Lake Merced Golf + C.C. INSPECTION DATE: 3-14-89

SITE ADDRESS: 2300 Junipero Serra Blvd. CITY/STATE/ZIP Daly City, CA. 94015

CHANGES SITE/OWNER/PERMIT? YES (NO)
FORM A AND/OR B SUBMITTED? Yes

TYPE OF INSPECTION: Initial
SITE COMPUTER #: 220004

	TANK	TANK	TANK	TANK
	COMPUTER NUMBER 1	COMPUTER NUMBER 2	COMPUTER NUMBER	COMPUTER NUMBER
	PER #	PER #	PER #	PER #
	EXP. DATE Unlea	EXP. DATE	EXP. DATE	EXP. DATE

OPERATIONAL TANK	TANK CONTENTS MAJOR	MINOR				
PERMIT TO OPERATE	1	2		1		
CHANGE IN CONDITIONS TO OPERATE	3	4				
APPROVED CONSTRUCTION	5	6				
WRITTEN MONITORING PROCEDURES	7	8		7		
APPROVED MONITORING SYSTEM	9	10				
MONITORING SYSTEM	11	12				
APPROVED MONITOR FREQUENCY	13	14				
MONITORING RECORDS MAINTAINED	15	16				
ACCESS CASING SECURED	17	18				
PIPING	19	20	20			
INVENTORY RECONCILIATION	21	22				
TANK GAUGING	23	24				
APPROVED RESPONSE PLAN	25	26				
UNAUTHORIZED RELEASE OCCURRENCE	27	28				
SAMPLING	29	30				
APPROVED TANK REPAIRS	31	32				
UNAUTHORIZED RELEASES REPORTED	33	34				
SAFETY HAZARD	35	36				
CONDITIONS ABATED		37				

TEMPORARY TANK CLOSURE						
REMOVAL OF RESIDUAL	38	39		38		
FLAMMABLE VAPORS REMOVED	40					
ACCESS LOCATIONS SEALED	41	42				
POWER DISCONNECTED		43		43		
OWNER/OPERATOR MONITORING	44	45				

PERMANENT TANK CLOSURE						
REMOVAL OF RESIDUAL MATERIALS	46	47				
PIPING	48	49				
FLAMMABLE VAPORS REMOVED	50					
UNAUTHORIZED RELEASE	51	52				
SAMPLING	53	54				
IMPROPER ABANDONMENT	55	56				

SYSTEM STATUS (MUST MARK ONE)

MAJOR VIOL 57 ☐ MINOR VIOL 58 ☒ NO VIOL 59 ☐

THE MARKED ITEMS REPRESENT VIOLATIONS AND MUST BE CORRECTED AS FOLLOWS: Vapor line has to be up to 10 feet from ground. Tank #2 will have to be registered or removed.

OFFICE:

INSP: E. Montufar

TITLE: H.M.S. II

RECEIVED BY:

PHONE: RECK:

STATE OF CALIFORNIA — WATER RESOURCES CONTROL BOARD

FORM 'A':
SITE

UNDERGROUND STORAGE TANK PROGRAM
FACILITY/SITE, INFORMATION and/or PERMIT APPLICATION

COMPLETE THIS FORM FOR EACH FACILITY/SITE

MARK ONE ITEM: ☐ 1 NEW PERMIT ☒ 3 RENEWAL PERMIT ☐ 5 CHANGE OF INFORMATION ☐ 7 PERMANENTLY CLOSED SITE ☐ 2 INTERIM PERMIT ☐ 4 AMENDED PERMIT ☐ 6 TEMPORARY SITE CLOSURE

No. 5504

I. FACILITY/SITE INFORMATION & ADDRESS — (MUST BE COMPLETED)

FACILITY/SITE NAME: Lake Merced Golf + C.C.	CARE OF ADDRESS INFORMATION:
ADDRESS: 2300 Junipero Serra Blvd.	NEAREST CROSS STREET: School ☒ Box to indicate CORPORATION ☐ INDIVIDUAL ☐ PARTNERSHIP ☐ LOCAL-AGENCY ☐ COUNTY-AGENCY ☐ STATE-AGENCY ☐ FEDERAL-AGENCY
CITY NAME: Daly City	STATE: CA ZIP CODE: 94015 SITE PHONE #, WITH AREA CODE: (415) 755-2233
TYPE OF BUSINESS: ☐ 1 GAS STATION ☐ 2 DISTRIBUTOR ☐ 3 FARM ☐ 4 PROCESSOR ☒ 5 OTHER ☐ ✓ Box if INDIAN RESERVATION or TRUST LANDS	EPA ID #: # of TANK's AT THIS SITE: 1
EMERGENCY CONTACT PERSON (PRIMARY)	**EMERGENCY CONTACT PERSON (SECONDARY)**
DAYS: NAME (LAST, FIRST): Tonelli, Lou PHONE # WITH AREA CODE: (415) 871-4931	DAYS: NAME (LAST, FIRST): Abreu, Marton PHONE # WITH AREA CODE: (415) 570-4313
NIGHTS: NAME (LAST, FIRST): Walsh, Jack PHONE # WITH AREA CODE: (415) 755-6471	NIGHTS: NAME (LAST, FIRST): Dingcong, Bernard PHONE # WITH AREA CODE: (415) 756-4776

II. PROPERTY OWNER INFORMATION & ADDRESS — (MUST BE COMPLETED)

NAME: LAKE MERCED GOLF, C.C. Same As Above	CARE OF ADDRESS INFORMATION:
MAILING or STREET ADDRESS: 2300 JUNEPERO SERRA BLV	✓ Box to indicate ☒ CORPORATION ☐ INDIVIDUAL ☐ PARTNERSHIP ☐ LOCAL-AGENCY ☐ COUNTY-AGENCY ☐ STATE-AGENCY ☐ FEDERAL-AGENCY
CITY NAME: DALY CITY CA. 94015	STATE: ZIP CODE: PHONE # WITH AREA CODE: 415-755-2233

III. TANK OWNER INFORMATION & ADDRESS — (MUST BE COMPLETED)

NAME: LAKE MERCED GOLF, C.C. Same As Above	CARE OF ADDRESS INFORMATION:
MAILING or STREET ADDRESS: 2300 JUNEPERO BLV.	✓ Box to indicate ☒ CORPORATION ☐ INDIVIDUAL ☐ PARTNERSHIP ☐ LOCAL-AGENCY ☐ COUNTY-AGENCY ☐ STATE-AGENCY ☐ FEDERAL-AGENCY
CITY NAME: DALY CITY, CALIF. 94015	STATE: ZIP CODE: PHONE #, WITH AREA CODE: 415-755-2233

IV. LEGAL NOTIFICATION AND BILLING ADDRESS

CHECK ONE (1) BOX INDICATING **WHICH ABOVE ADDRESS** SHOULD BE USED FOR **BOTH** LEGAL NOTIFICATION AND BILLING: I. ☒ II. ☐ III. ☐

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE)	DATE
Lou Tonelli	3/14/89

LOCAL AGENCY USE ONLY

COUNTY #	JURISDICTION #	AGENCY #	FACILITY ID #	# of TANKS at SITE
41	000	001	220004	2

CURRENT LOCAL AGENCY FACILITY ID #		APPROVED BY NAME: E.M.	PHONE # WITH AREA CODE: 415-363-4420	
PERMIT NUMBER: 220004	PERMIT APPROVAL DATE	PERMIT EXPIRATION DATE		
LOCATION CODE	CENSUS TRACT #	SUPERVISOR-DISTRICT CODE	BUSINESS PLAN FILED YES ☐ NO ☐	DATE FILED
CHECK #	PERMIT AMOUNT	SURCHARGE AMOUNT	FEE CODE	RECEIPT # / BY:

THIS FORM MUST BE ACCOMPANIED BY AT LEAST (1) OR MORE TANK PERMIT FORM 'B' APPLICATION(S), UNLESS THIS IS A CHANGE OF SITE INFORMATION ONLY.

FORM A (3-2-88)

O

LOCAL AGENCY COPY

STATE OF CALIFORNIA — WATER RESOURCES CONTROL BOARD

FORM 'B': **TANK**

UNDERGROUND STORAGE TANK PROGRAM
TANK PERMIT APPLICATION INFORMATION

COMPLETE A SEPARATE FORM WITH THE FOLLOWING INFORMATION FOR EACH TANK.

MARK ONLY ONE ITEM
- [ ] 1 NEW PERMIT
- [X] 3 RENEWAL PERMIT
- [ ] 5 CHANGE OF INFORMATION
- [ ] 7 PERMANENTLY CLOSED TANK
- [ ] 2 INTERIM PERMIT
- [ ] 4 AMENDED PERMIT
- [ ] 6 TEMPORARY TANK CLOSURE
- [ ] 8 TANK REMOVED

FACILITY/SITE NAME WHERE TANK IS INSTALLED: Lake Merced Golf & C.C. **FARM TANK - YES** [ ] **NO** [X]

No. 8347

I. TANK DESCRIPTION — COMPLETE ALL ITEMS - IF UNKNOWN — SO SPECIFY

A. OWNERS TANK ID #	B. MANUFACTURED BY:
C. YEAR INSTALLED: 1964 Approx.	D. TANK CAPACITY IN GALLONS: 1,000

II. TANK CONTENTS — IF (A.1), IS MARKED, COMPLETE ITEM C. IF (A.1), IS NOT MARKED, COMPLETE ITEM D.

A.
- [X] 1 MOTOR VEHICLE FUEL
- [ ] 2 PETROLEUM
- [ ] 3 CHEMICAL PRODUCT
- [ ] 4 OIL
- [ ] 5 HAZARDOUS
- [ ] 60 EMPTY
- [ ] 95 UNKNOWN

B.
- [X] 1 PRODUCT
- [ ] 2 WASTE

C.
- [X] 1 UNLEADED
- [ ] 2 LEADED
- [ ] 3 DIESEL
- [ ] 4 GASAHOL
- [ ] 5 JET FUEL
- [ ] 6 AVIATION GAS
- [ ] 7 METHANOL
- [ ] 99 OTHER (DESCRIBE IN ITEM D, BELOW)

D. IF NOT MOTOR VEHICLE FUEL, ENTER NAME OF HAZARDOUS SUBSTANCE STORED & C.A.S. # — C.A.S. #:

xIII. TANK CONSTRUCTION — MARK ONE ITEM ONLY IN BOX A, B, C, & D

A. TYPE OF SYSTEM
- [ ] 1 DOUBLE WALLED
- [ ] 2 SINGLE WALLED
- [ ] 3 SINGLE WALLED WITH EXTERIOR LINER
- [ ] 4 SECONDARY CONTAINMENT
- [X] 95 UNKNOWN
- [ ] 99 OTHER

B. TANK MATERIAL
- [ ] 1 STEEL/IRON
- [ ] 2 STAINLESS STEEL
- [ ] 3 FIBERGLASS
- [ ] 4 STEEL CLAD W/FIBERGLASS REINFORCED PLASTIC
- [ ] 5 CONCRETE
- [ ] 6 POLYVINYL CHLORIDE
- [ ] 7 ALUMINUM
- [ ] 8 100% METHANOL COMPATIBLE FRP
- [ ] 9 BRONZE
- [ ] 10 GALVANIZED STEEL
- [X] 95 UNKNOWN
- [ ] 99 OTHER

C. INTERIOR LINING
- [ ] 1 RUBBER LINED
- [ ] 2 ALKYD LINING
- [ ] 3 EPOXY LINING
- [ ] 4 PHENOLIC LINING
- [ ] 5 GLASS LINING
- [ ] 6 UNLINED
- [X] 95 UNKNOWN
- [ ] IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? [ ] YES [ ] NO
- [ ] 99 OTHER

D. CORROSION PROTECTION
- [ ] 1 POLYETHLENE WRAP
- [ ] 2 TAR OR ASPHALT
- [ ] 3 VINYL WRAP
- [ ] 4 FIBERGLASS REINFORCED PLASTIC
- [ ] 5 CATHODIC PROTECTION
- [ ] 91 NONE
- [X] 95 UNKNOWN
- [ ] 99 OTHER

IV. PIPING INFORMATION — CIRCLE **A** IF ABOVE GROUND, **U** IF UNDERGROUND, **BOTH IF APPLICABLE**

A. SYSTEM TYPE	(A) (U) 1 SUCTION	A U 2 PRESSURE	A U 3 GRAVITY	A U 99 OTHER
B. CONSTRUCTION	A U 1 SINGLE WALLED	A U 2 DOUBLE WALLED	A U 3 LINED TRENCH	(A) U 95 UNKNOWN — A U 99 OTHER
C. MATERIAL	A U 1 STEEL/IRON	A U 2 STAINLESS STEEL	A U 3 POLYVINYL CHLORIDE (PVC)	A U 4 FIBERGLASS PIPE
	A U 5 ALUMINUM	A U 6 CONCRETE	A U 7 STEEL CLAD W/FRP	A U 8 100% METHANOL COMPATIBLE FRP
	(A) U 9 GALVANIZED STEEL	A U 95 UNKNOWN	A U 99 OTHER	

V. LEAK DETECTION SYSTEM — CIRCLE **P** FOR PRIMARY, OR **S** FOR SECONDARY, **A PRIMARY LEAK DETECTION SYSTEM MUST BE CIRCLED.**

P S 1 VISUAL CHECK — (P) S 2 INVENTORY RECONCILIATION — P S 3 VADOSE WELLS — P S 4 ELECTRONIC MONITOR — P S 5 GROUND WATER MONITORING WELLS

(P) S 6 PRECISION TESTING — (P) S 7 PRESSURE TESTING — P S 91 NONE — P S 95 UNKNOWN — P S 99 OTHER

VI. INFORMATION ON TANK PERMANENTLY CLOSED IN PLACE

1. ESTIMATED DATE LAST USED (MO/YR)	2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING IN GALLONS	3. WAS TANK FILLED WITH INERT MATERIAL?
[illegible] 89 27		[ ] YES [ ] NO

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE)	DATE
Lou Tonelli. Lou Tonelli	3/14/89

LOCAL AGENCY USE ONLY

COUNTY #	JURISDICTION #	AGENCY #	FACILITY ID #	TANK ID #
41	000	001	2200004	1

CURRENT LOCAL AGENCY FACILITY ID #	APPROVED BY NAME	PHONE # WITH AREA CODE
	E.M.	415-363-4420

PERMIT NUMBER	PERMIT APPROVAL DATE	PERMIT EXPIRATION DATE
220004 — 1		

CHECK #	PERMIT AMOUNT	SURCHARGE AMT.	FEE CODE	RECEIPT #	BY:

FORM B (3-7-88) **THIS FORM MUST BE ACCOMPANIED BY A FACILITY/SITE APPLICATION, FORM 'A', UNLESS A CURRENT FORM 'A' HAS BEEN FILED.**
LOCAL AGENCY COPY

STATE OF CALIFORNIA — WATER RESOURCES CONTROL BOARD

FORM 'B': TANK

UNDERGROUND STORAGE TANK PROGRAM
TANK PERMIT APPLICATION INFORMATION

COMPLETE A SEPARATE FORM WITH THE FOLLOWING INFORMATION FOR EACH TANK.

MARK ONLY ONE ITEM

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- [ ] 3 RENEWAL PERMIT
- [ ] 4 AMENDED PERMIT
- [ ] 5 CHANGE OF INFORMATION
- [ ] 6 TEMPORARY TANK CLOSURE
- [ ] 7 PERMANENTLY CLOSED TANK
- [ ] 8 TANK REMOVED

FACILITY/SITE NAME WHERE TANK IS INSTALLED: Lake Merced Golf and C.C. **FARM TANK - YES** [ ] **NO** [X]

NO 8125

I. TANK DESCRIPTION — COMPLETE ALL ITEMS - IF UNKNOWN — SO SPECIFY

A. OWNERS TANK ID #	B. MANUFACTURED BY:
C. YEAR INSTALLED: UNKNOWN	D. TANK CAPACITY IN GALLONS: UNKNOWN

II. TANK CONTENTS — IF (A.1), IS MARKED, COMPLETE ITEM C. IF (A.1), IS NOT MARKED, COMPLETE ITEM D.

A.
- [ ] 1 MOTOR VEHICLE FUEL
- [ ] 2 PETROLEUM
- [ ] 3 CHEMICAL PRODUCT
- [ ] 4 OIL
- [ ] 5 HAZARDOUS
- [ ] 80 EMPTY
- [X] 95 UNKNOWN

B.
- [ ] 1 PRODUCT
- [ ] 2 WASTE

C.
- [ ] 1 UNLEADED
- [ ] 2 LEADED
- [ ] 3 DIESEL
- [ ] 4 GASAHOL
- [ ] 5 JET FUEL
- [ ] 6 AVIATION GAS
- [ ] 7 METHANOL
- [ ] 99 OTHER (DESCRIBE IN ITEM D, BELOW)

D. IF NOT MOTOR VEHICLE FUEL, ENTER NAME OF HAZARDOUS SUBSTANCE STORED & C.A.S. # — C.A.S. #:

xIII. TANK CONSTRUCTION — MARK ONE ITEM ONLY IN BOX A, B, C, & D

A. TYPE OF SYSTEM
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- [ ] 2 SINGLE WALLED
- [ ] 3 SINGLE WALLED WITH EXTERIOR LINER
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- [ ] 5 CONCRETE
- [ ] 6 POLYVINYL CHLORIDE
- [ ] 7 ALUMINUM
- [ ] 8 100% METHANOL COMPATIBLE FRP
- [ ] 9 BRONZE
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- [ ] 1 RUBBER LINED
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- [ ] 4 PHENOLIC LINING
- [ ] 5 GLASS LINING
- [ ] 6 UNLINED
- [X] 95 UNKNOWN
- [ ] IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? [ ] YES [ ] NO
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D. CORROSION PROTECTION
- [ ] 1 POLYETHLENE WRAP
- [ ] 2 TAR OR ASPHALT
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IV. PIPING INFORMATION — CIRCLE **A** IF ABOVE GROUND, **U** IF UNDERGROUND, **BOTH IF APPLICABLE**

A. SYSTEM TYPE	A (U) 1 SUCTION	A U 2 PRESSURE	A U 3 GRAVITY	A U 99 OTHER
B. CONSTRUCTION	A (U) 1 SINGLE WALLED	A U 2 DOUBLE WALLED	A U 3 LINED TRENCH	A (U) 95 UNKNOWN — A U 99 OTHER
C. MATERIAL	A U 1 STEEL/IRON	A U 2 STAINLESS STEEL	A U 3 POLYVINYL CHLORIDE (PVC)	A U 4 FIBERGLASS PIPE
	A U 5 ALUMINUM	A U 6 CONCRETE	A U 7 STEEL CLAD W/FRP	A U 8 100% METHANOL COMPATIBLE FRP
	A U 9 GALVANIZED STEEL	A (U) 95 UNKNOWN	A U 99 OTHER	

V. LEAK DETECTION SYSTEM — CIRCLE **P** FOR PRIMARY, OR **S** FOR SECONDARY, **A PRIMARY LEAK DETECTION SYSTEM MUST BE CIRCLED.**

P S 1 VISUAL CHECK — P S 2 INVENTORY RECONCILIATION — P S 3 VADOSE WELLS — P S 4 ELECTRONIC MONITOR — P S 5 GROUND WATER MONITORING WELLS
P S 6 PRECISION TESTING — P S 7 PRESSURE TESTING — P S 91 NONE — (P) S 95 UNKNOWN — P S 99 OTHER

VI. INFORMATION ON TANK PERMANENTLY CLOSED IN PLACE

1. ESTIMATED DATE LAST USED (MO/YR)	2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING IN GALLONS	3. WAS TANK FILLED WITH INERT MATERIAL? [ ] YES [ ] NO

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

APPLICANT'S NAME (PRINTED & SIGNATURE)	DATE

LOCAL AGENCY USE ONLY

COUNTY #	JURISDICTION #	AGENCY #	FACILITY ID #	TANK ID #
41	000	001	220004	— — — 2

CURRENT LOCAL AGENCY FACILITY ID #	APPROVED BY NAME	PHONE # WITH AREA CODE
	E.M.	415-363-4420

PERMIT NUMBER	PERMIT APPROVAL DATE	PERMIT EXPIRATION DATE
220004 — 2		

CHECK #	PERMIT AMOUNT	SURCHARGE AMT.	FEE CODE	RECEIPT #	BY:

FORM B (3-7-88) **THIS FORM MUST BE ACCOMPANIED BY A FACILITY/SITE APPLICATION, FORM 'A', UNLESS A CURRENT FORM 'A' HAS BEEN FILED**

LOCAL AGENCY COPY

Department of Health Services
PUBLIC HEALTH DIVISION — Environmental Health

BOARD OF SUPERVISORS
ANNA G. ESHOO
MARY GRIFFIN
TOM HUENING
TOM NOLAN
WILLIAM J. SCHUMACHER

COUNTY OF SAN MATEO

MARGARET TAYLOR
DIRECTOR OF HEALTH SERVICES

590 HAMILTON STREET • REDWOOD CITY • CALIFORNIA 94063 363-4305

11-04-1987

Lou Tonelli received the Hazardous Materials Release Response Plans and Inventory statement on 11-04-1987.

Submission of completed plans shall be within (45) days.

Thank you for your cooperation in this matter.

Signed this day of 11-04-1987.

Lou Tonelli

Lake Merced Golf & Country Club
2300 Junipero Serra Blvd. D.C.

EM/so

ACCUTITE

Company Name LAKE MERCED GOLF COURSE

Contact Mr. Lutenelli

Address 2300 Junipero Serra

City, State, Zip Daly City, CA 94015

Telephone (415) 755-2233

Contractor Accutite Tank Testing & Maintenance

Address 35 S. Linden Avenue

City, State, Zip SSF CA 94080

Tank Farm Location Same

Contact

Address

City, State, Zip

Telephone

Operator Jeff Steele

Date April 1, 1986

Telephone (415) 952-5551

TANK NO.	CAPACITY	DIAMETER	PRODUCT	HIGH TEST RESULTS	LOW TEST RESULTS	CERTIFIED TIGHT
1	1,000	46"F	Regular No Lead	-.0281		YES

Remarks Tank tested tight

Department of Health Services
PUBLIC HEALTH DIVISION — Environmental Health

BOARD OF SUPERVISORS
ANNA G. ESHOO
TOM NOLAN
WILLIAM J. SCHUMACHER
K. JACQUELINE SPEIER
JOHN M. WARD

COUNTY OF SAN MATEO
JAY GELLERT
DIRECTOR OF HEALTH SERVICES
590 HAMILTON STREET • REDWOOD CITY • CALIFORNIA 94063 363-4305

UNDERGROUND TANK PROGRAM - Initial Permit Inspection Form

File # 220004

Facility Name Lake Merced Golf & Country Club

Address 2300 Junipero Serra Blvd., Daly City 94015

Operator/Contact: Lou Tonelli Phone: 755-2233

Owner: _____ Phone: _____

1. Type of Business
   A. ___ Gas Dealer Only ___ Full Service Station
      ___ Agricultural ✓ Other: Country Club
   B. ___ Chain ___ Independent

2. Has operator read permit packet? ✓ yes ___ no

3. Is interim permit complete and correct? ✓ yes ___ no
   Comments:

4. Is permit application complete and correct? ✓ yes ✓ no
   Comments: Suction System, not pressurized

5. Date of last precision test: none / / Type of test: _____
   Date of last piping test: / /

6. Leak History:
   1985 Replaced pump - no leak problem
   Decatite to do testing - Olympic Co

OCT 27 11 09 AM '86
ENVIRONMENTAL HEALTH

7. Inventory Reconciliation
   A. Frequency: ___ Daily ___ Weekly ✓ Monthly - off 5-10 gal. usually
   ___ Tank Gauging ✓ No reconciliation performed
   B. Are values within allowable error measurements (Alternative #5)? ✓ yes ___ no

8. Are tanks checked for water? ✓ yes ___ no Frequency: Infrequently

9. Can operator perform 72-hour hold? ✓ yes ___ no
   (for facilities elegible for Alternative #7)

10. Last Maintenance Checks — Checked by
    Meters: 1980 — County
    Leak Detectors: N/A - Suction
    Shut-Off Valves: N/A

11. Overfill Protection installed? ___ yes ✓ no above ground fill

12. Sump/drain lines on site? ___ yes ✓ no
    Does Sanitary District check sump? ___ yes ___ no

13. Any apparent unauthorized release? ___ yes ✓ no
    Comments:

14. Any monitoring/observation wells on site? ___ yes ✓ no
    If yes, are wells checked regularly? ___ yes ___ no
    (include diagram of well type and location)

15. Facility generates the following hazardous wastes: ✓ Waste Oil
    ✓ Solvent ___ Transmission Fluid ___ Antifreeze
    ___ Other: ___
    (Fill out and attach necessary generator forms)

16. Probable monitoring alternatives: #7

17. Additional Comments:
Safety Kleen - self contained system. - operator replaces 5 gal containers every 4-5 months.
Olympic tries waste oil 50 gal every 4-5 months - needs berming. Tank not used on weekends.

Inspected by: M. Day Date: 1/27/86

San Mateo County Office of Environmental Health
Hazardous Materials Section - Underground Tank Program
CERTIFICATE OF COMPLETION OF INITIAL INSPECTION

Facility Address: Date: 1/27/86

Lake Merced Golf & Country Club
2300 Junipero Serra Blvd.
Daly City, CA. 94015

Dear Underground Tank Owner/Operator:

This letter is to certify that an initial permitting inspection was completed by our Office at the above site. Based on this inspection, the following timetable for completion of permit requirements has been adopted:

ACTIVITY	COMPLETION DATE
1. Precision testing of tanks and pipelines. Methods used for testing must be able to detect a release of a hazardous substance at a rate of 0.05 gallons per hour.	4/21/86
2. Submission of plans for monitoring underground storage tanks. The monitoring plan must include your choice of alternatives as adopted by the Water Resources Control Board.	5/27/86
Other Requirements:	

This is to acknowledge that I have been informed of my deadlines for satisfying underground storage tank permitting requirements.

Signature Lou Tonelli Date 1-27-86

Name (print) Lou Tonelli Title Supt

Inspected by M. Doy Title Asst. Sanitarian

Comp # 220004

ENVIRONMENTAL
OFFICE OF ENVIRONMENTAL HEALTH • 590 HAMILTON STREET, REDWOOD CITY, CA 94063
(415) 363-4305

$128.00 CK# 05768

MAR 22 11 24 AM '85

3/21/85

UNDERGROUND STORAGE TANK PERMIT APPLICATION

1. Facility

Facility Name	Lake Merced Golf & Country Club		Dealer/Foreman/Supervisor	Lou Tonelli	
Street Address	2300 Junipero Serra Blvd. Daly City, California 94015			Nearest Cross Street	
City	Zip Code	Telephone	Type of Business	# of Underground Tanks	
		(415) 755-2233	Private Club	1	
Mailing Address	Same As Above		City	State	ZIP

2. 24-Hour Emergency Contact Person

Days: Name (last name first) and Phone w/area code: Tonelli, Lou (415) 871-4931	Day Alternate: (415) 755-2233
Nights: Name (last name first) and Phone w/area code	Night Alternate

3. Owner

Name (Corporation, individual or Public Agent)	Lake Merced Golf & Country Club		
Street Address	2300 Junipero Serra Blvd. Daly City, California 94015	City	State / ZIP

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH TANK

4. Description

Manufacturer (if appropriate)	Year Manufactured: 1964	Year Installed: 1964	Tank I.D. #
Tank Capacity in Gallons: 1,000	Does the Tank Store (check one): ☐ WASTE ☒ PRODUCT		
Comments:			

5. Construction

A. Thickness of Primary Containment: _____ ☐ Gauge ☐ Inches ☐ cm ☒ Unknown

B. ☒ 01 Vaulted (Located in an underground Vault.) ☐ 02 Non-vaulted ☐ 03 Unknown

C. ☒ 01 Double Walled ☐ 02 Single Walled ☐ 03 Lined

D. ☒ 01 Carbon Steel ☐ 02 Stainless Steel ☐ 03 Fiberglass ☐ 04 Polyvinyl Chloride ☐ 05 Concrete
☐ 06 Aluminum ☐ 07 Steel Clad ☐ 08 Bronze ☐ 09 Composite ☐ 10 Non-metallic ☐ 11 Earthen Walls
☐ 12 Unknown ☐ 13 Other: _____

E. ☐ 01 Rubber Lined ☐ 02 Alkyd Lining ☐ 03 Epoxy Lining ☐ 04 Phenolic Lining ☐ 05 Glass Lining
☐ 06 Clay Lining ☐ 07 Unlined ☒ 08 Unknown ☐ 09 Other: _____

F. ☐ 01 Polyethlene Wrap ☐ 02 Vinyl Wrapping ☐ 03 Cathodic Protection
☒ 04 Unknown ☐ 05 None ☐ 06 Tar or Asphalt ☐ 09 Other: _____

6. Piping

Comp # 220004

A. Aboveground Piping: ☐ 01 Double-walled pipe ☐ 02 Concrete-lined trench ☐ 03 Gravity ☒ 04 Pressure ☐ 05 Suction
[(Check) appropriate box(es)] ☐ 06 Unknown ☐ 07 None

B. Underground Piping: ☐ 01 Double-walled pipe ☐ 02 Concrete-lined trench ☐ 03 Gravity ☐ 04 Pressure ☒ 05 Suction
[(Check) appropriate box(es)] ☒ 06 Unknown ☐ 07 None

7. Leak Detection

☒ 01 Visual ☐ 02 Stock Inventory ☐ 03 Tile Drain ☐ 04 Vapor Sniff Wells ☐ 05 Sensor Instrument
☐ 06 Ground Water Monitoring Wells ☐ 07 Precision Test ☐ 08 Internal Inspection ☐ 09 None
☐ 10 Other: _____

8. Chemical Composition of Materials *Currently* or *Previously* Stored In Underground Tanks

8A. Does the Tank Store Motor Vehicle Fuel or Waste Oil? ☐ 01 Yes ☐ 02 No If Yes, Check appropriate box(es):
☐ 01 Unleaded ☒ 02 Regular ☐ 03 Premium ☐ 04 Diesel ☐ 05 Waste Oil ☐ 06 Other (List): _____
If you answered yes, do not complete Part 8B.

8B. currently stored	previously stored	CAS # (if known)	Chemical *Do Not Use Commercial Name* (Use additional paper for more room)
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		

Is Tank located on an Agricultural Farm? ☐ 01 Yes ☒ 02 No

9. Additional Information and Applicant Comments

Person Filing (Print or type name) Lou Tonelli	Mailing Address: Lake Merced Golf & Country Club 2300 Junipero Serra Blvd. Daly City, California 94015
Person Filing (Signature) Lou Tonelli	Phone w/area code (415) 755-2233

FOR OFFICE USE ONLY

INSPECTION DATE (1ST INSPECTION)	PERMIT APPROVAL DATE		PERMIT ID. NUMBER
TOTAL FEE PAID	NUMBER OF TANKS	FEE PER TANK	STATE SURCHARGE
COMMENTS:			

ENVIRONMENTAL HEALTH PERMIT

San Mateo County Department of Health Services
590 Hamilton Street, Redwood City, CA 94063

Permit to CLOSE UNDERGROUND HAZARDOUS MATERIALS STORAGE TANK (1 tank)

At 2300 Junipero Serra Blvd. Tele. 755-2233
Daly City, CA 94015

No.	HM-12-89
Date	9/5/89
Fee paid	$250.00
APN	N/A
Ordinance No.	02865

This permit has been granted to:

OWNER
LAKE MERCED COUNTRY CLUB Tele. 755-2233
Lou Tenelli, Superintendent
2300 Junipero Serra Blvd.
Daly City, CA 94015

Contractor:
ACCUTITE
35 S. Linden Ave.
S. San Francisco, CA 94080
Tele. 952-5551

PREPARED BY Sue

PERMIT ISSUED BY Estuardo Montufar

For the Director of
Environmental Health

THIS PERMIT IS NONTRANSFERABLE AND MUST BE ON JOB SITE
Permit shall be void if construction is not started within 90 days of date of this permit.

P 841 637 820

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to LOU TONELLI	
Street and No. 2300 JUNIPERO SERRA BL.	
P.O., State and ZIP Code DALY CITY, CA 94015	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, June 1985

Department of Health Servic
PUBLIC HEALTH DIVISION — Environmental Health

BOARD OF SUPERVISORS
ANNA G. ESHOO
MARY GRIFFIN
TOM HUENING
TOM NOLAN
WILLIAM J. SCHUMACHER

COUNTY OF SAN MATEO

MARGARET TAYLOR
DIRECTOR OF HEALTH SERVICES

590 HAMILTON STREET • REDWOOD CITY • CALIFORNIA 94063 363-4305

July 26, 1989 CERTIFIED P 841 637 820

Mr. Lou Tonelli
Lake Merced Golf & Country Club
2300 Junipero Serra Blvd.
Daly City, CA 94015

Dear Mr. Tonelli:

This letter is in regard to the underground storage tanks located at 2300 Junipero Serra Blvd., Daly City, CA 94015. Our records indicate that you are the owner of this property.

Pursuant to the California Underground Storage Tank Regulations, all underground tanks storing hazardous materials, either presently or previously, must be brought under permit inspected, and monitored, or properly abandoned. Please be advised that because you are the property owner, you are responsible for assuring that this tank is in compliance with the California Underground Tank Regulations.

I have enclosed permit applications for both actions for you to complete, also the permit fee. If you choose to bring this tank under an operating permit, you must submit the proper application and fee within thirty (30) days from the receipt of this letter. If you choose to abandon this tank, you must submit the proper application to this office with the proper fee within thirty (30) days from the receipt of this letter.

If you have any questions regarding our regulations, the permitting process, or if I can be of assistance to you, please contact me at (415) 363-4420.

Sincerely,

Estuardo Montufar
Hazardous Materials Specialist II

EM/bf

cc: Bill Lent, Supervising Hazardous Materials Specialist

Enclosure

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH

APR 18 1989

DALY CITY FIRE DEPARTMENT

CITY OF DALY CITY

10 WEMBLEY DRIVE

DALY CITY, CALIFORNIA 94015

PHONE
991-8138

RICHARD B. BRIDGES
CHIEF

April 14, 1989

Mr. Lou Tonelli
Lake Merced Golf & Country Club
2300 Junipero Serra Bl.
Daly City, CA 94015

RE: Requirements for aboveground tank installation

Dear Mr. Tonelli:

The purpose of this letter is to provide you with the guidelines necessary to install aboveground tanks. It my understanding that you posed a general question. That is, how much gasoline, waste oil and diesel would be permitted to be stored at the facility. This issue is a complex one as the requirements differ with each Class of liquid, dispensing of flammable or combustible liquids and the subsequent removal and installation of present tanks. My advice to you would be to contact a Fire Protection Engineer for assistance in designing the plans that are necessary for submittal to our office.

The removal of any tanks shall require a Fire Department Permit with a $40.00 charge for each tank removed. It will also be necessary to coordinate efforts regarding removal with Estuardo Montufar, County of San Mateo.

The basis for determining the amounts allowable are defined in Article 79 of the Uniform Fire Code. However the Code did not anticipate the arrival on the market of the ConVault system, therefore greater amounts of aboveground storage will be permitted. I have been in contact with Jim Tracy regarding the usage of ConVaults in storing the waste oil, gasoline and diesel. He is in the process of sending our office all information about these tanks. To date this information has not arrived. I also talked with the Fire Chief, Richard Bridges, about what amount of product would be permissible. We have arrived at 1000 gallons max. for each ConVault tank provided data meets all Fire Department requirements.

Please feel free to contact me for further information and I apologize for the time delay in getting back to you on this. Your patience is greatly appreciated.

Sincerely,

Leslie K. O'toole
Fire Safety Inspector

LOT/1

cc: Estuardo Montufar, San Mateo County

FIRE DEPARTMENT
10 WEMBLEY DRIVE
DALY CITY, CA 94015

DALY CITY CA APR 17 '89

U.S. POSTAGE 00.25 H METER 323263

F. Estuardo Montufar
Hazardous Materials Specialist
San Mateo County Dept. of Health Services
County Office Building
590 Hamilton St.
Redwood City, CA 94063

partment of Health Services
BLIC HEALTH DIVISION — Environmental Health
(415) 363-4305

INTERM PERMIT

for the
Storage of Hazardous
Materials in Underground Tanks

To: Lake Merced Golf & Country Club
facility name

Location: 2300 Junipero Serra Blvd.; Daly City, CA 94015
site address

Owner/Operator: Lake Merced Golf & Country Club

Mailing Address (if different than above): _____

No. of tanks authorized to operate: One (1)

Each underground storage tank at this facility is permitted to contain the following materials:

Volume	Materials Stored
1,000 gallons	Regular

(attach additional sheets if necessary)

This permit is conditional upon completion of the following requirements:

A. Perform yearly maintenance testing of all equipment including meters, pipeline leak detectors and emergency shut-off valves. This includes keeping records of all testing, indicating date tested, methods used and vendor;

B. Inventory records must be reconciled and available for inspection at the facility;

C. In the event of a spill, leak, or other unauthorized release, you must notify the Department (Environmental Health Division) within 24-hours of each occurrence (unless the release has not escaped the secondary containment and can be cleaned up within 8 hours);

D. Any modifications planned for your facility (i.e. pipeline repairs, tank removals, installation of new tanks, and change in substance stored, etc.) must be approved, by this office and local fire and building departments, prior to undertaking activities.

Please call Paul Dana or Jeff Coyle, (415) 363-4305, if you have any questions regarding your Interim Plan.

Issued: October 21, 1985
date

By: _____
for Mark A. Koshelney, Director
Environmental Health Division

REC# 2040 0446-85 #128.00 Comp# 220004

OFFICE OF ENVIRONMENTAL HEALTH • 590 HAMILTON STREET, REDWOOD CITY, CA 94063
(415) 363-4305

#128.00 CK# 0576

UNDERGROUND STORAGE TANK PERMIT APPLICATION 3/21/85

1. Facility

Facility Name	Dealer/Foreman/Supervisor
Lake Merced Golf & Country Club	Lou Tonelli

Street Address	Nearest Cross Street
2300 Junipero Serra Blvd. Daly City, California 94015	

City	Zip Code	Telephone	Type of Business	# of Underground Tanks
		(415) 755-2233	Private Club	1

Mailing Address	City	State	ZIP
Same As Above			

2. 24-Hour Emergency Contact Person

Days: Name (last name first) and Phone w/area code	Day Alternate
Tonelli, Lou (415) 584-4931	(415) 755-2233
Nights: Name (last name first) and Phone w/area code	Night Alternate

3. Owner

Name (Corporation, individual or public agency)			
Lake Merced Golf & Country Club			
Street Address: 2300 Junipero Serra Blvd. Daly City, California 94015	City	State	ZIP

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH TANK

4. Description

Manufacturer (if appropriate)	Year Manufactured	Year Installed	Tank I.D. #
	1964	1964	

Tank Capacity in Gallons	Does the Tank Store (check one)
1,000	☐ WASTE ☒ PRODUCT

Comments:

5. Construction

A. Thickness of Primary Containment: _____ ☐ Gauge ☐ Inches ☐ cm ☒ Unknown

B. ☒ 01 Vaulted (Located in an underground Vault.) ☐ 02 Non-vaulted ☐ 03 Unknown

C. ☒ 01 Double Walled ☐ 02 Single Walled ☐ 03 Lined

D. ☒ 01 Carbon Steel ☐ 02 Stainless Steel ☐ 03 Fiberglass ☐ 04 Polyvinyl Chloride ☐ 05 Concrete
☐ 06 Aluminum ☐ 07 Steel Clad ☐ 08 Bronze ☐ 09 Composite ☐ 10 Non-metallic ☐ 11 Earthen Walls
☐ 12 Unknown ☐ 13 Other: _____

E. ☐ 01 Rubber Lined ☐ 02 Alkyd Lining ☐ 03 Epoxy Lining ☐ 04 Phenolic Lining ☐ 05 Glass Lining
☐ 06 Clay Lining ☐ 07 Unlined ☒ 08 Unknown ☐ 09 Other: _____

F. ☐ 01 Polyethlene Wrap ☐ 02 Vinyl Wrapping ☐ 03 Cathodic Protection
☒ 04 Unknown ☐ 05 None ☐ 08 Tar or Asphalt ☐ 09 Other: _____

SEQUOIA ANALYTICAL
680 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

Acoutie	Client Project ID:	Lake Merced Country Club	Sampled:	Mar 22, 199
35 South Linden Avenue	Matrix Descript:	Soil	Received:	Mar 22, 199
South San Francisco, CA 94080	Analysis Method:	EPA 5030/8015/8020	Analyzed:	Mar 27, 199
Attention: Eddy Tabet	First Sample #:	103-3123	Reported:	Mar 29, 199

TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P. Hydrocarbons mg/kg (ppm)	Benzene mg/kg (ppm)	Toluene mg/kg (ppm)	Ethyl Benzene mg/kg (ppm)	Xylenes mg/kg (ppm)
103-3123	1K-Fill	N.D.	N.D.	N.D.	N.D.	N.D.
103-3124	1K-End	1.6	N.D.	N.D.	N.D.	N.D.
103-3125 A - D	C-1-C4, Composite	1.4	N.D.	N.D.	N.D.	0.038
Detection Limits:		**1.0**	**0.0050**	**0.0050**	**0.0050**	**0.0050**

Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard.
Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Elizabeth W. Hackl
Project Manager

1033123.ACC <1>

CHAIN OF CUSTODY REPORT

CLIENT: ACCUTITE TANK TESTING

ADDRESS: 35 SOUTH LINDEN
SOUTH SAN FRANCISCO, CA 94080

PHONE: (415) 952-5551

PROJECT NAME/SITE: Lake Merced Country Club

REPORT TO: EDDY TABET

BILLING TO: ACCUTITE

PO#/BILLING REFERENCE: 40779

TURNAROUND TIME:

8 HR.	24 HR.	48 HR.	72 HR.
	5 DAY	X 10 DAY	15 DAY

SAMPLER: Eddy Tabet

DATE: 3/22/91

SAMPLE ID#/ STATION	SAMPLE DESCRIPTION	NUMBER OF CONT.	TYPE CONT.	SAMPLING TIME/DATE	TPH as G	BTXE	REMARKS	SAMPLE NUMBER
1K-Fill	Soil (SAND)	1	2"ϕ	11:15 am	X	X		
1K-END	Soil (SAND)	1	Brass	↓	X	X		
C-1 - C4	Soil	4	40L	↓	X	X		

ANALYSIS REQUESTED

RELINQUISHED BY	DATE	TIME	RECEIVED BY	
Eddy Tabet	3/22/91	2:45 pm	Jan Kock	TRAVEL TIME:
RELINQUISHED BY:	DATE	TIME:	RECEIVED BY:	ON SITE TIME:
				OTHER:
RELINQUISHED BY: Jan Kock	DATE 3/22/91	TIME: 6:55 P.M.	RECEIVED IN LAB BY:	WERE SAMPLES: PRESERVED ? IN GOOD CONDITION?

	YES	NO
PRESERVED ?		
IN GOOD CONDITION?		

SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
[redacted] HAMILTON STREET, REDWOOD CITY, CA 94063 - [redacted]4305

UNDERGROUND TANK PROGRAM OFFICIAL INSPECTION REPORT

COUNTY NAME: San Mateo County | COUNTY # 41

SITE NAME: Lake Merced Golf & Country Club | INSPECTION DATE: 3-22-91

SITE ADDRESS: 2300 Junipero Serra Blvd. Daly city | CITY/STATE/ZIP Ca. 94015

CHANGES SITE/OWNER/PERMIT? (YES) NO
FORM A AND/OR B SUBMITTED? Yes

TYPE OF INSPECTION: Tank Removal | SITE COMPUTER #: 220004

OPERATIONAL TANK	TANK CONTENTS MAJOR	TANK CONTENTS MINOR	TANK COMPUTER NUMBER / PER # / EXP. DATE	TANK COMPUTER NUMBER / PER # / EXP. DATE	TANK COMPUTER NUMBER / PER # / EXP. DATE	TANK COMPUTER NUMBER / PER # / EXP. DATE
PERMIT TO OPERATE	1	2				
CHANGE IN CONDITIONS TO OPERATE	3	4				
APPROVED CONSTRUCTION	5	6				
WRITTEN MONITORING PROCEDURES	7	8				
APPROVED MONITORING SYSTEM	9	10				
MONITORING SYSTEM	11	12		Maintenance Building		
APPROVED MONITOR FREQUENCY	13	14				
MONITORING RECORDS MAINTAINED	15	16				
ACCESS CASING SECURED	17	18				
PIPING	19	20				
INVENTORY RECONCILIATION	21	22				
TANK GAUGING	23	24				
APPROVED RESPONSE PLAN	25	26				
UNAUTHORIZED RELEASE OCCURRENCE	27	28				
SAMPLING	29	30				
APPROVED TANK REPAIRS	31	32				
UNAUTHORIZED RELEASES REPORTED	33	34				
SAFETY HAZARD	35	36				
CONDITIONS ABATED	37					

TEMPORARY TANK CLOSURE						
REMOVAL OF RESIDUAL	38	39				
FLAMMABLE VAPORS REMOVED	40					
ACCESS LOCATIONS SEALED	41	42				
POWER DISCONNECTED		43				
OWNER/OPERATOR MONITORING	44	45				

PERMANENT TANK CLOSURE						
REMOVAL OF RESIDUAL MATERIALS	46	47	✓			
PIPING	48	49	✓			
FLAMMABLE VAPORS REMOVED	50		✓			
UNAUTHORIZED RELEASE	51	52	Pending lab results.			
SAMPLING	53	54	✓			
IMPROPER ABANDONMENT	55	56	N/A			

1K Gasoline

Soil samples taken @ 39' Rust. —

No indications of contamination in the soil.

SYSTEM STATUS (MUST MARK ONE)

MAJOR VIOL 57 ☐ MINOR VIOL 58 ☐ NO VIOL 59 ☑

THE MARKED ITEMS REPRESENT VIOLATIONS AND MUST BE CORRECTED AS FOLLOWS: Witnessed the removal of 1K Gas. tank. Tank in generally good condition, No Holes. — 2 Soil samples taken from the bottom of the pit and composite sample from the backfilled material — Soils will be analized for TPH & BTXE GAS. — Arc Wire Corp. did tank removal and Erickson Trucking hauled the U.S.T. under manifest # 90699272 For proper disposal. — Further action pending lab results. —

OFFICE: Environmental Health

INSP: Jorge L. Gomez R.E.H.S.P.

TITLE: Haz. Mat. Sp. II

RECEIVED BY: [redacted]

PHONE: [redacted] RECK:

White - office copy Canary - owner copy Pink - file

ENVIRONMENTAL HEALTH PERMIT

San Mateo County Department of Health Services
590 Hamilton Street, Redwood City, CA 94063

Permit to CLOSE UNDERGROUND HAZARDOUS MATERIALS
STORAGE TANK - 1 @ 1000 gaLLON

At 2300 Junipero Serra Blvd.
Daly City, CA 94015

No.	HM-260-91
Date	3/6/91
Fee paid	$313.00 2/25/91
APN	S220004
Ordinance No.	02865

This permit has been granted to:

Lake Merced Country Club
2300 Junipero Serra Blvd.
Daly City, CA 94005
Tele. 755-2233

PERMIT ISSUED BY Jorge Gomar

Contractor:

Accutite Tank Testing
35 S. Linden Ave.
S. San Francisco, CA 94080
Tele. 952-5551

For the Director of
Environmental Health

THIS PERMIT IS NONTRANSFERABLE AND MUST BE ON JOB SITE
Permit shall be void if construction is not started
within 90 days of date of this permit.

Prepared by Sue

cc: City of Daly City Fire & Bldg. Depts.

Fee #313.-
Date Paid 2/25/91
Receipt # 1098

San Mateo County Division of Environmental Health
590 Hamilton St., Redwood City, CA 94063

SAN MATEO COUNTY ENVIRONMENTAL HEALTH
MAR 01 1991
RECEIVED

APPLICATION FOR PERMIT TO CLOSE UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

VALID FOR 90 DAYS AFTER APPROVED

S 220004

Permit # HM-260-91

10885

1. Facility Information

Name of Facility	Type of Business	
LAKE MERCED COUNTRY CLUB	CLUB	
Street Address	**City**	**Zip Code**
2300 Junipero Serra Blvd.	Daly City	94015
Contact Person	**Title**	**Telephone**
LOU TONELLI		415-755-2233
Owner Name (Corporation, Agency, or Individual)		**Telephone**
SAME		
Street Address	**City**	**Zip Code**
Generator EPA ID #		
CAC000564608		

2. Contractor Removing Tank

Company Name and State License # 247322	Contact Person	Telephone
ACCUTITE TANK TESTING	WILLIE GREEN	415-952-5551
Street Address	**City**	**Zip Code**
35 SO. LINDEN AVENUE	SO. SAN FRANCISCO	94080

3. Soil/Water Analysis Laboratory and Sampler

Company Name (LAB), State Certified # 145	Contact Person	Telephone
SEQUOIA ANALYTICAL LABS	ELIZABETH HACKL	415 364-9600
Street Address	**City**	**Zip Code**
680 Chesapeake	REDWOOD CITY	94063
Company Name (SAMPLER)	**Contact Person**	**Telephone**
ACCUTITE TANK TESTING	EDDY TABET	415 952-5551
Street Address	**City**	**Zip Code**
35 SO. LINDEN AVENUE	SO. SAN FRANCISCO	94080

4. Hazardous Waste Hauler (Tank and/or Rinsate)

Company Name	Contact Person	Telephone
ERICKSON	DAVE SATO	235-1393
Street Address	**City**	**Zip Code**
255 PARR BLVD.	RICHMOND	94081

1. Will tank(s) be cleaned on site? (yes or no) NO .

If "yes", the effluent is classified as a hazardous waste and must be transported by a registered hazardous waste hauler to a licensed treatment, storage, or disposal (TSD) Facility. Transporter EPA ID # _____

Please explain cleaning procedure (refer to item 8 on page 4). _____

If "no", the tank is classified as a hazardous waste and must be transported by a registered hazardous waste hauler to a licensed treatment, storage, and disposal (TSD) Facility. Transporter EPA ID # ERICKSON CAD009466392

Destination of Tank(s)		
Company Name, EPA ID #	Contact Person	Telephone
ERICKSON CAD009466392	DAVE SATO	235-1393
Street Address	City	Zip Code
255 PARR BLVD.	RICHMOND	94081

6. Tank Identification & Construction

Tank #	Year Tank Installed	Volume of Tank (Gallons)	☐ Cathodic Protection?
1		1,000	

☐ Single-wall or ☐ Double-wall?
Primary Containment — ☒ Steel ☐ Fiberglass ☐ Concrete ☐ Other? _____

7. Chemical Composition of Materials Currently or Previously Stored in Tank.

☒ Unleaded ☐ Super Unleaded ☐ Regular ☐ Premium ☐ Diesel ☐ Waste Oil
☐ Other? _____

8. Reason for Removal

☐ Tank leak ☐ System Upgrade ☒ Discontinued use ☐ Other? _____

9. Certification by Applicant

I hereby certify that I have read and will follow the "Procedure for the Removal of Underground Storage Tanks" printed on the attached page.

10. Name of Applicant (Owner or Owner's Representative)

Signature _____ Date _____

11. Approved Permit # HM-260-91 **Returned for Correction** _____

Inspector Jorge L. Gomez 3/6/91 Date 3-6-91

PROCEDURE FOR THE REMOVAL OF UNDERGROUND STORAGE TANKS

1. Complete the "Application for Permit to Close Underground Hazardous Materials Storage Tank" (pages 1 & 2). Please complete one application per tank.

2. Contact the Local Fire and Building Agency for their policy regarding closure of underground storage tanks.

3. Submit the completed application, designated fee, written workmen's compensation insurance verification and plot plan drawing to the San Mateo County Environmental Health Services Division. The drawing should consist of an aerial view of the facility at which the tank(s) are located and should include the following information:

   a. Scale
   b. North arrow
   c. Property line
   d. Location of structures near the tank(s)
   e. Location of relevant existing equipment, including the tank(s) to be removed, associated piping, and fuel dispensers.
   f. Area roadways

   Also, submit State Water Resources Control Board Part A form for the facility, and Part B form for each tank closed. These forms are available from the Environmental Health Services Division.

4. In order to determine the extent of any contamination, soil and/or water samples must be taken from the excavation pit after the tank(s) are removed. Soil samples must also be taken every twenty (20) feet along piping runs at the interface of backfill material and native soil. Soil samples will be required to be taken from the excavation spoils pile (approximately one discrete sample per 20 cubic yards). The samples must be collected by a qualified, independent third party. All samples shall be protected against contamination and/or degradation during their collection, transport, and analysis. A written analysis report, including chain of custody documentation, and sample location map with measurements including depth, must be submitted to the Environmental Health Services Division within twenty (20) working days following removal of the tank(s). This report is subject to review and must be approved in order to be recognized as valid.

* All sampling must be Coordinated & Approved with this office

5. A groundwater investigation will be required if any of the following conditions exist or if a representative of the Environmental Health Services Division deems one necessary to assure that the public health and safety is protected:

   a. Soil contamination concentrations exceeding 100 ppm total petroleum hydrocarbons (TPH) or total oil and grease (TOG) within two feet of native soil beneath the tank.

   b. Detectable concentrations of petroleum hydrocarbon are found in soil at or below the seasonable high groundwater level.

   c. Detectable levels of any petroleum hydrocarbon in soil below the tank and the soil contains layers of sand, gravel and/or other high permeability material.

   d. Ground water in excavation pit has detectable levels of any petroleum hydrocarbon. (Pit may be pumped and allowed to recharge.)

   e. Site has history of leaks or tanks are in poor condition upon removal.

6. It must be demonstrated to a representative of the Environmental Health Services Division that residual product and any associated waste (i.e. sludge) have been removed from the interior of the tank(s) prior to purging. Documentation of proper disposal of residual product and associated waste using an Uniform Hazardous Waste Manifest (UHWM) must be submitted to the Environmental Health Services Division within twenty (20) working days following removal of the tank(s).

7. It must be demonstrated to a representative of the Environmental Health Services Division that tank(s) have been adequately purged and that no explosive hazard exists at the time of tank(s) removal i.e. 10% of lower Explosive Limit (% LEL) or 5% oxygen.

8. Underground tank(s) and associated piping removed from excavations must be shipped under UHWM to a permitted treatment, storage and disposal (TSD) facility or Class I landfill. Underground tanks may be cleaned using a high-pressure washer to reduce the % LEL. This process does not render these tank(s) non-hazardous and these tank(s) must be hauled under a hazardous waste manifest. Only tank(s) cleaned by a State Department of Health Services (DOHS) permitted tank cleaner may be disposed of as non-hazardous waste. Copies of all UHWM must be submitted to the Environmental Health Services Division within twenty (20) working days following removal of the tank(s).

9. Any piping associated with the tank(s) which is to remain underground must be flushed of all residual product and capped or sealed to the satisfaction of the Environmental Health Services Division.

10. Transported tanks must have all openings sealed, except for openings atop the tank fitted for ventilation with a "T" or other device which will preclude rain entering a stored tank.

11. The Environmental Health Services Division must be notified a minimum of twenty-four (24) hours prior to commencement of work to schedule an inspection. Please note that the inspection must be confirmed with the district inspector. A representative of this office must be present at the time of removal.

12. An additional $55.00 per hour will be charged for inspection time exceeding three hours.

THE ABOVE ARE GENERAL PROCEDURES - MODIFICATIONS MAY BE NECESSARY IN CERTAIN CASES. IF YOU HAVE ANY QUESTIONS, OR OTHERWISE NEED ASSISTANCE, PLEASE CALL THE SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION AT (415) 363-4305.

I hereby certify that I have read and will follow the "Procedures for the Removal of Underground Storage Tanks"

Signature **Date**

BILL #: 000010885 BIN:

A/R INQUIRY

Rec Code	Name/Address/Description		Tran Date	Operator
311	ACCUTITE		03/01/91	WAGNER
321	260 MICHELE CT		03/01/91	WAGNER
324	S SAN FRANCISCO	CA94080	03/01/91	WAGNER
331	S220004		03/01/91	WAGNER

Description	BIN	Rec Cde	MOD	Unit	Amount	Adjust Amount	Tran Date	Effect Date	Account Number	Operator
ABANDONMENT/REMOVAL FEE	1060	A01		1	313.00	. .	03/01/91	03/01/91	000010885	WAGNER
*** BALANCE DUE ***	1060	Z99			313.00	.	03/01/91	/ /		WAGNER
					.	.	/ /	/ /		
					.	.	/ /	/ /		
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UNITED STATES POSTAL SERVICE

OFFICIAL BU. ...SS

SENDER INSTRUCTIONS

Print your name, address and ZIP Code in the space below.
- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

RECEIVED AUG 1 19..

PENALTY FOR PRIVATE USE, $300

RETURN TO

Print Sender's name, address, and ZIP Code in the space below.

ENVIRONMENTAL HEALTH--E. MONTUFAR

590 HAMILTON ST. 4th Floor

REDWOOD CITY, CA 94063

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. *(Extra charge)*
2. ☐ Restricted Delivery *(Extra charge)*

3. Article Addressed to:

LOU TONELLI
LAKE MERCED GOLF & COUNTRY C
2300 JUNIPERO SERRA BLVD.
DALY CITY, CA 94015

4. Article Number

P 841 637 820

Type of Service:
- ☐ Registered
- ☐ Insured
- ☒ Certified
- ☐ COD
- ☐ Express Mail
- ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Address

X

6. Signature — Agent

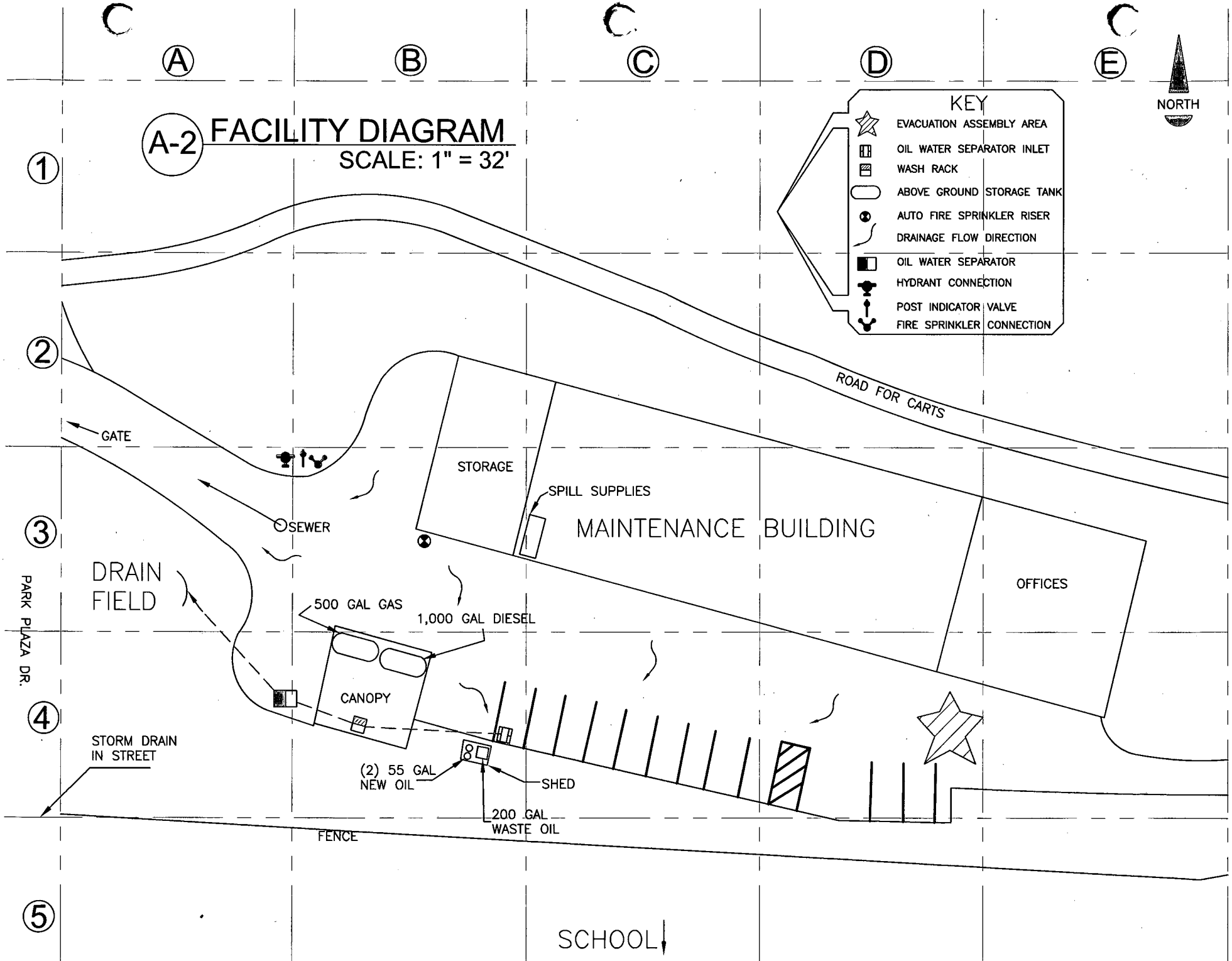
X Sheila M. Allen

7. Date of Delivery

7-29-89

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form **3811**, Mar. 1988 * U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT


A
B
C
D
E
1
2
3
4
5
A-2 FACILITY DIAGRAM
SCALE: 1" = 32'
KEY
EVACUATION ASSEMBLY AREA
OIL WATER SEPARATOR INLET
WASH RACK
ABOVE GROUND STORAGE TANK
AUTO FIRE SPRINKLER RISER
DRAINAGE FLOW DIRECTION
OIL WATER SEPARATOR
HYDRANT CONNECTION
POST INDICATOR VALVE
FIRE SPRINKLER CONNECTION
NORTH
ROAD FOR CARTS
GATE
STORAGE
SPILL SUPPLIES
SEWER
MAINTENANCE BUILDING
OFFICES
DRAIN FIELD
PARK PLAZA DR.
500 GAL GAS
1,000 GAL DIESEL
CANOPY
STORM DRAIN IN STREET
(2) 55 GAL NEW OIL
SHED
200 GAL WASTE OIL
FENCE
SCHOOL

SAN MATEO COUNTY HEALTH
ENVIRONMENTAL HEALTH SERVICES

Environmental Records Request

Asterisks (*) indicate required fields

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)

10/01/2020

Name of Person/Entity Requesting * (required)

Ben Keeney

Mailing Address * (required)

967 Kendall Drive

Suite/Apt (If none, please type N/A) * (required)

Suite A-324

Mailing City * (required)

San Bernardino

Mailing State * (required)

California

Mailing Zip * (required)

92407

Phone Number * (required)

909-527-0408

Email * (required)

gem@mygemgroup.com

Confirm Email*

gem@mygemgroup.com

Record Request Location: Enter up to 9 address(es) and/or APN(s)

Address	City	Zip	APN
2300 Junipero Serr	Daly City	94015	002410040
2300 Junipero Serr	Daly City	94015	002410050

Additional Address

Record Type * (required)

- ○ Food Facility
- ○ Housing
- ○ Hazardous Waste
- ○ Groundwater Protection
- ○ Landuse
- ○ Medical Waste
- ○ Swimming Pools
- ○ Solid Waste
- ◉ Other (if requesting more than one record type. List below in comments.)

Comments:(Text limited to 300 characters)

Good afternoon,
For an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
2300 Junipero Serra Blvd., Daly City, CA 94015
(Gem group project 11653 public records request sent 10/1/2020)

Submit Close this window

GEM Group

From: HS_EH_EnvHealth <EnvHealth@smcgov.org>
Sent: Wednesday, October 14, 2020 11:28 AM
To: GEM Group
Subject: File Review
Attachments: 2300 Junipero Serra.zip

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Keeney:

The inquiry for 2300 Junipero Serra Blvd, Daly City /APNs 002410040, 002410050 is complete and attached in pdf format.

If you have any questions regarding the records/ files please contact Hazardous Waste Inspector, Monica Banning at 650-207-8741.

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

GEM Group

From: dpwpermit <dpwpermit@smcgov.org>
Sent: Friday, October 2, 2020 9:59 AM
To: GEM Group
Subject: RE: Public records request (GEM Group project 11653)

Hello Ben,

The address in request belongs to City of Daly City jurisdiction. My system has no records on this property, if you contact the Building department they may have records or the accessors records. Your best bet will be contacting the City of Daly City for this information

Adolfo Orellana
Public Works Technician II
San Mateo County
Department of Public Works
Road Operations
455 County Center, 2nd Floor
Redwood City CA 94063
650-363-1822
aorellana@smcgov.org

Please provide us with your feedback at:
https://www.surveymonkey.com/s/DPWTraffic

From: GEM Group <gem@mygemgroup.com>
Sent: Thursday, October 1, 2020 3:14 PM
To: dpwpermit <dpwpermit@smcgov.org>
Subject: Public records request (GEM Group project 11653)

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.

Good afternoon,

In order to perform an environmental site assessment, we request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
2300 Junipero Serra Blvd., Daly City, CA 94015

Thank you for your help with this project. Have a good weekend.

Regards,

Ben Keeney
Geologist Assistant
GEM Group, Inc.
Mobile (909) 527-0408
Fax (877) 857-2212
https://www.mygemgroup.com/
(Gem group project 11653 public records request sent 10/1/2020)

Fire Department

In 2003 the cities of Daly City, Brisbane, and Pacifica collaborated to form the North County Fire Authority (NCFA) through a Joint Powers Authority agreement. The primary objective for this effort was to provide a cost-effective and efficient delivery of Fire Department emergency and non-emergency services to an area of approximately 60 square miles serving a population of over 185,000 residents.

Under the North County Fire Authority, headed by Fire Chief Ron Myers, fire stations and fire companies are strategically located throughout the three communities, which provide rapid assistance for medical, fire or other hazardous situations.

To learn more visit the North County Fire Authority at www.northcountyfire.org

GEM Group

From: Bernardo, Maria@CALFIRE <Maria.Bernardo@fire.ca.gov>
Sent: Thursday, October 1, 2020 5:47 PM
To: GEM Group; CALFIRE San Mateo County Fire Department Administration
Subject: Re: Public records request (GEM Group project 11653)

Hi Mr. Keeney,

The property is not within our jurisdiction. Please contact Daly City Fire Dept.

Thank you.

Maria Bernardo
Staff Services Analyst
CAL FIRE-San Mateo County Fire Dept
Tel. No. 650-345-1612
Cel No. 415-994-5652
Maria.Bernardo@fire.ca.gov

From: GEM Group <gem@mygemgroup.com>
Sent: Thursday, October 1, 2020 3:06 PM
To: CALFIRE San Mateo County Fire Department Administration <smcfdadmin@fire.ca.gov>
Subject: Public records request (GEM Group project 11653)

Warning: this message is from an external user and should be treated with caution.
Good afternoon,

In order to perform an environmental site assessment, we request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
2300 Junipero Serra Blvd., Daly City, CA 94015

Thank you for your help with this project and have a good weekend.

Regards,

Ben Keeney
Geologist Assistant
GEM Group, Inc.
Mobile (909) 527-0408
Fax (877) 857-2212
https://www.mygemgroup.com/
(Gem group project 11653 public records request sent 10/1/2020)

GEM Group

From: GEM Group
Sent: Thursday, October 1, 2020 3:06 PM
To: 'smcfdadmin@fire.ca.gov'
Subject: Public records request (GEM Group project 11653)

Good afternoon,

In order to perform an environmental site assessment, we request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
2300 Junipero Serra Blvd., Daly City, CA 94015

Thank you for your help with this project and have a good weekend.

Regards,

Ben Keeney
Geologist Assistant
GEM Group, Inc.
Mobile (909) 527-0408
Fax (877) 857-2212
https://www.mygemgroup.com/
(Gem group project 11653 public records request sent 10/1/2020)

Jared Blumenfeld
Secretary for
Environmental Protection

Department of Toxic Substances Control
Meredith Williams, Ph.D., Director
1001 "I" Street
P.O. Box 806
Sacramento, California 95812-0806

Gavin Newsom
Governor

EPA ID PROFILE

Map

ID Number: CAC000564608
Name: 1X LAKE MERCED GOLF & CITY CLUB
County: SAN MATEO
NAICS: N/A

Status: INACTIVE
Inactive Date: 10/25/2000 12:00:00 AM
Record Entered: 2/8/1991 12:00:00 AM
Last Updated: 10/25/2000 12:00:00 AM

	Name	Address	City	State	Zip Code	Phone
Location	1X LAKE MERCED GOLF & CITY CLUB	2300 JUNIPERO SERRA BLVD.	DALY CITY	CA	940150000	
Mailing		2300 JUNIPERO SERRA BLVD.	DALY CITY	CA	940150000	
Owner	LAKE MERCED GOLF & CITY CLUB	--	--	99	--	0000000000

Operator/Contact	LOU TONELLI	--	--	99	--	4157552233

Based Only Upon ID Number: **CAC000564608**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	N/A

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

No Records Found

Non California Manifest Total Tonnage

No Records Found

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 10/05/2020

Jared Blumenfeld
Secretary for
Environmental Protection

Department of Toxic Substances Control
Meredith Williams, Ph.D., Director
1001 "I" Street
P.O. Box 806
Sacramento, California 95812-0806

Gavin Newsom
Governor

EPA ID PROFILE

Map

ID Number:	CAL000181152	**Status:**	ACTIVE
Name:	LAKE MERCED GOLF CLUB	**Inactive Date:**	
County:	SAN MATEO	**Record Entered:**	8/3/1998 12:00:00 AM
NAICS:	71391	**Last Updated:**	7/21/2020 6:43:35 AM

	Name	Address	City	State	Zip Code	Phone
Location	LAKE MERCED GOLF CLUB	2300 JUNIPERO SERRA BLVD	DALY CITY	CA	940150000	
Mailing		2300 JUNIPERO SERRA BLVD	DALY CITY	CA	940150000	
Owner	LAKE MERCED GOLF CLUB	2300 JUNIPERO SERRA BLVD	DALY CITY	CA	940150000	6507552233

Operator/Contact	MATTHEW DACHOWSKI	2300 JUNIPERO SERRA BLVD	DALY CITY	CA	94015	6507463610

Based Only Upon ID Number: **CAL000181152**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	N/A

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDF	ALT. TSDF
2003	3 28.33380	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2015	1 0.07500	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2017	3 0.08000	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2018	1 0.02500	0 0.00000	0 0.00000	0 0.00000	0 0.00000

Non California Manifest Total Tonnage

No Records Found

Waste Code Matrix					
California	**Generator**	**Trans. 1**	**Trans. 2**	**TSDF**	**Alt. TSDF**
RCRA	**Generator**	**Trans. 1**	**Trans. 2**	**TSDF**	**Alt. TSDF**

Waste Code Matrix as a spreadsheet

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 10/05/2020

State Water Resources Control Board

NOTICE OF INTENT

GENERAL PERMIT TO DISCHARGE STORM WATER
ASSOCIATED WITH CONSTRUCTION ACTIVITY
(WQ ORDER No. 2009-0009-DWQ)

WDID: 2 41C325244 **Risk Level:**

Property Owner Information

Type: Other

Name: Lake Merced Golf Club
Address: 2300 Junipero Serra Blvd
Address 2:
City/State/Zip: Daly City CA 94015
Contact Name: MICHAEL Feil
Title:
Phone Number: 650-755-2233
Email Address:

Contractor/Developer Information

Name: Lake Merced Golf Club
Address: 2300 Junipero Serra Blvd
Address 2:
City/State/Zip: Daly City CA 94015
Contact Name: MICHAEL Feil
Title:
Phone Number: 650-755-2233
Email Address:

Construction Site Information

Contact Name: MICHAEL Feil
Title:
Site Name: Lake Merced Golf Club
Address: 2300 Junipero Serra Blvd
City/State/Zip: Daly City CA 94015
Site Phone #: 6507552233
County: San Mateo
Email Address:
Latitude: 37.695422
Longitude: -122.470838
Construction Start:
Total Size of Construction Area: 3 Acres
Complete Grading:
Total Area to be Disturbed: 3 Acres
Final Stabilization:

Risk Values

R: K: LS: Beneficial Uses/303(d):

Type of Construction: *Reconstruction
Receiving Water:
Qualified SWPPP Developer:

RWQCB Jurisdiction: Region 2 - San Francisco Bay
Phone: 510-622-2300
Email: r2stormwater@waterboards.ca.gov

Certification

Certification #:

Name: Michael Feil
Date: December 01, 2003
Title: Club Manager

Approved Date: N/A

MICHAEL Feil
Lake Merced Golf Club
2300 Junipero Serra Blvd
Daly City CA 94015

RECEIPT OF YOUR NOTICE OF INTENT (NOI)

The State Water Resources Control Board (State Water Board) has received and processed your NOI to comply with the terms of the General Permit to Discharger Storm Water Associated with Construction Activity. Accordingly, you are required to comply with the permit requirements.

The Waste Discharger Identification (WDID) number is: **2 41C325244** . Please use this number in any future communication regarding this permit.

	SITE DESCRIPTION
OWNER:	Lake Merced Golf Club
DEVELOPER:	Lake Merced Golf Club
SITE INFORMATION:	Lake Merced Golf Club 2300 Junipero Serra Blvd Daly City
TOTAL DISTURBED ACRES:	3
START DATE:	
COMPLETION DATE:	
COUNTY:	San Mateo

When the Owner changes , a new NOI, site map, and fee must be submitted by the new Owner. As the previous owner, you are required to submit a Notice of Termination (NOT) to the local Regional Water Board stating you no longer own or operate the Site and coverage under the General Permit is not required. Unless notified, you will continue and are responsible to pay the annual fee invoiced each October.

If you have any questions regarding permit requirements, please contact your Regional Water Board at 510-622-2300 . Please visit the storm water web site at http://www.waterboards.ca.gov/water_issues/programs/stormwater/ to obtain an NOT and other storm water related information and forms.

Sincerely,

Storm Water Section
Division of Water Quality

Water Boards Storm Water Multiple Application & Report Tracking System

Notice Of Intents - View Attachments

There are no records.

The following are the attachments related to the NOI. Click on the link "Attachment Id" to view them.

(1 of 1) Display 10 per page

Attachment ID	Attachment For	File Type	File Title	File Description	File Size (Bytes)	Part No.	Date Attached
No records found.							

(1 of 1) Display 10 per page

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STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

Tools Reports UST Case Closures Information

PROJECT SEARCH RESULTS

SEARCH CRITERIA: 2300 JUNIPERO SERRA, LUFT, SLIC, LANDFILL, DOD, DODPRIV, DODUST, WDR, IRRIGATED_LANDS, AGDW, SAMPPOINTPUBLIC, UST, NONCLEANUP, PROJECT, CAF, WATERPONDS, INJECTION, GWMPLAN, GWMPEX, OTHEROILGAS

0 RECORDS FOUND VIEW RESULTS ON MAP EXPORT TO EXCEL PAGE 1 OF 1

NO PROJECTS FOUND WITH THOSE SEARCH PARAMETERS.

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STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

Tools Reports UST Case Closures Information

PROJECT SEARCH RESULTS

SEARCH CRITERIA: LAKE MERCED GOLF, LUFT, SLIC, LANDFILL, DOD, DODPRIV, DODUST, WDR, IRRIGATED_LANDS, AGDW, SAMPPOINTPUBLIC, UST, NONCLEANUP, PROJECT, CAF, WATERPONDS, INJECTION, GWMPLAN, GWMPEX, OTHEROILGAS

0 RECORDS FOUND VIEW RESULTS ON MAP EXPORT TO EXCEL PAGE 1 OF 1

NO PROJECTS FOUND WITH THOSE SEARCH PARAMETERS.

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STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

Tools Reports UST Case Closures Information

PROJECT SEARCH RESULTS

SEARCH CRITERIA: 00000027398001, LUFT, SLIC, LANDFILL, DOD, DODPRIV, DODUST, WDR, IRRIGATED_LANDS, AGDW, SAMPPOINTPUBLIC, UST, NONCLEANUP, PROJECT, CAF, WATERPONDS, INJECTION, GWMPLAN, GWMPEX, OTHEROILGAS

0 RECORDS FOUND VIEW RESULTS ON MAP EXPORT TO EXCEL PAGE 1 OF 1

NO PROJECTS FOUND WITH THOSE SEARCH PARAMETERS.

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GEM Group

From: Wong, Melinda@Waterboards <Melinda.Wong@waterboards.ca.gov>
Sent: Thursday, October 8, 2020 6:50 PM
To: GEM Group
Subject: RE: PRA 20-0258 records request (GEM Group project 11653)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ben,

The San Francisco Bay Regional Water Board received your October 1, 2020 file review request, which seeks records related to the address you described on your request. Based on a thorough search, the San Francisco Bay Regional Water Board does not possess any records responsive to your request. It appear in SMARTS database that a construction stormwater permit coverage, WDID No. 43C325244 was terminated on 04/14/2006, some record information is available at this link: https://smarts.waterboards.ca.gov/smarts/faces/PublicDataAccess/PublicNoiSearch.xhtml

I suggest please contact the local agency, San Mateo County Health Department for any further information they may have.

Thank you,

Melinda Wong
Management Services Division
San Francisco Bay Water Board
1515 Clay Street, Suite 1400
Oakland, CA 94612
Phone: (510) 622-2430
Fax: (510) 622-2095 direct line for Public Records Act request
Email: mwong@waterboards.ca.gov

From: GEM Group <gem@mygemgroup.com>
Sent: Thursday, October 1, 2020 2:35 PM
To: Wong, Melinda@Waterboards <Melinda.Wong@waterboards.ca.gov>
Subject: Public records request (GEM Group project 11653)

EXTERNAL:

Good afternoon,

In order to perform an environmental site assessment, we request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
2300 Junipero Serra Blvd., Daly City, CA

Regards,

Ben Keeney
Geologist Assistant

GEM Group, Inc.
Mobile (909) 527-0408
Fax (877) 857-2212
https://www.mygemgroup.com/
(Gem group project 11653 public records request sent 10/1/2020)

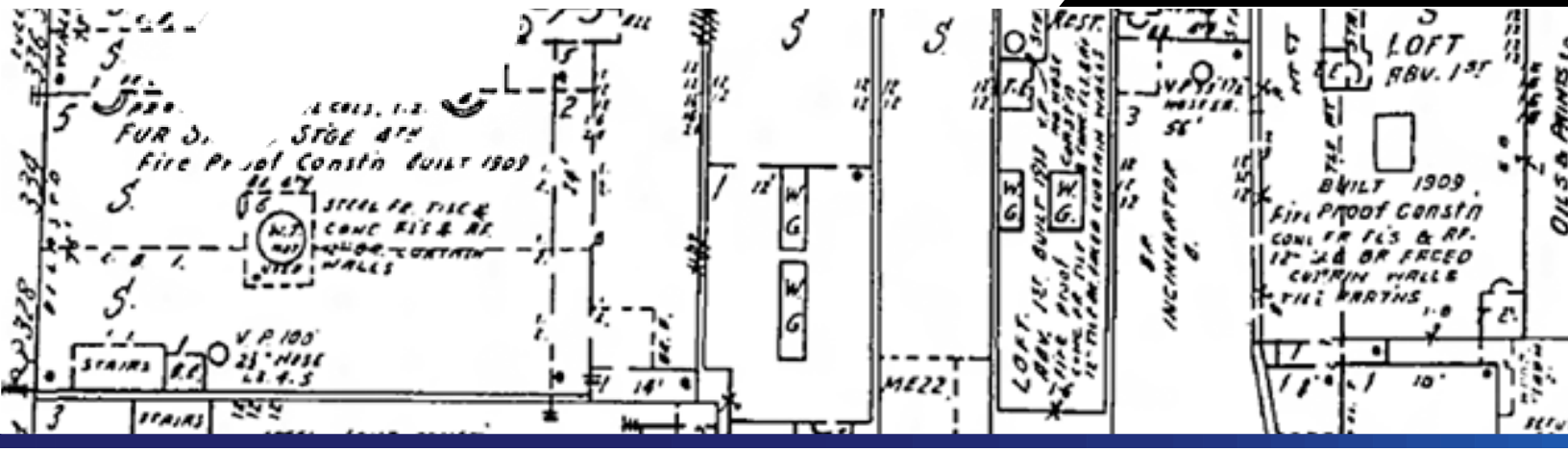
APPENDIX C
FIRE INSURANCE MAPS
CITY DIRECTORIES
REGULATORY AGENCY DATABASES

ENVIRONMENTAL RECORD SEARCH

"The Intelligent Choice"

Hybrid Fire Insurance Map

REPORT RESULTS



Report Results for:

Jen Moser
GEM Group, Inc.
967 Kendall Drive
San Bernardino, CA 92407
2104727352 FIM

Site Information:

2300 Junipero Serra Boulevard
Daly City, CA

ENVIRONMENTAL RECORD SEARCH

Subject Site:

Client's Project #: **20-11653**
Address: **2300 Junipero Serra Boulevard**
City, State Zip: **Daly City, CA**

ERS Order #:

2104727352 FIM

Prepared For:

Name: **Jen Moser**
Company: **GEM Group, Inc.**
Address: **967 Kendall Drive**
City, State Zip: **San Bernardino, CA 92407**

Date:

October 7, 2020

Prepared By:

Name: **Daniel Johnson**
Phone #: **(714) 669-8096 Ext. 1003**

EXECUTIVE SUMMARY

Years researched covering your site or adjacent sites:

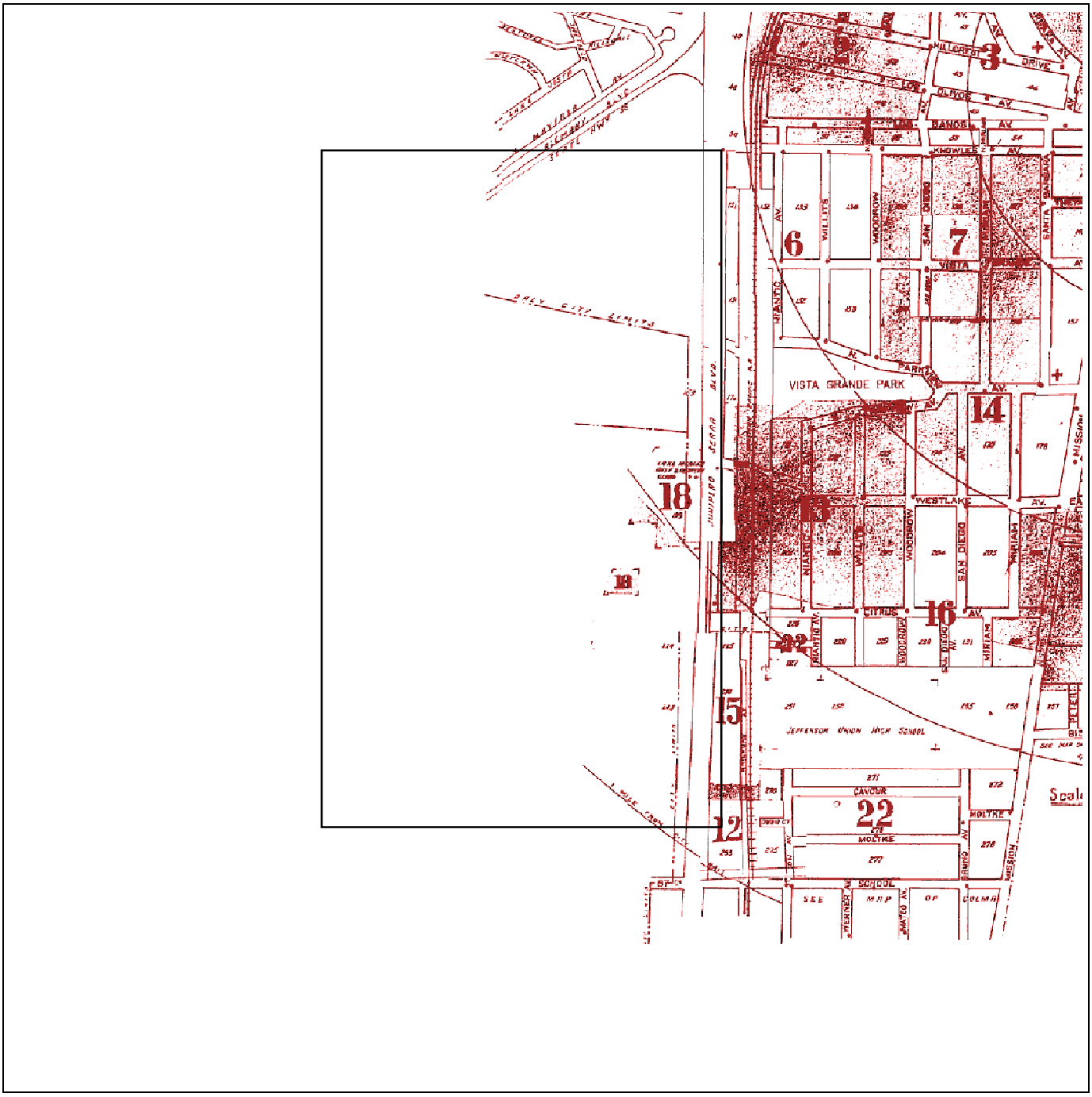
1950	**1927**			

Years researched NOT covering your site or adjacent sites:

1915	**1918**			

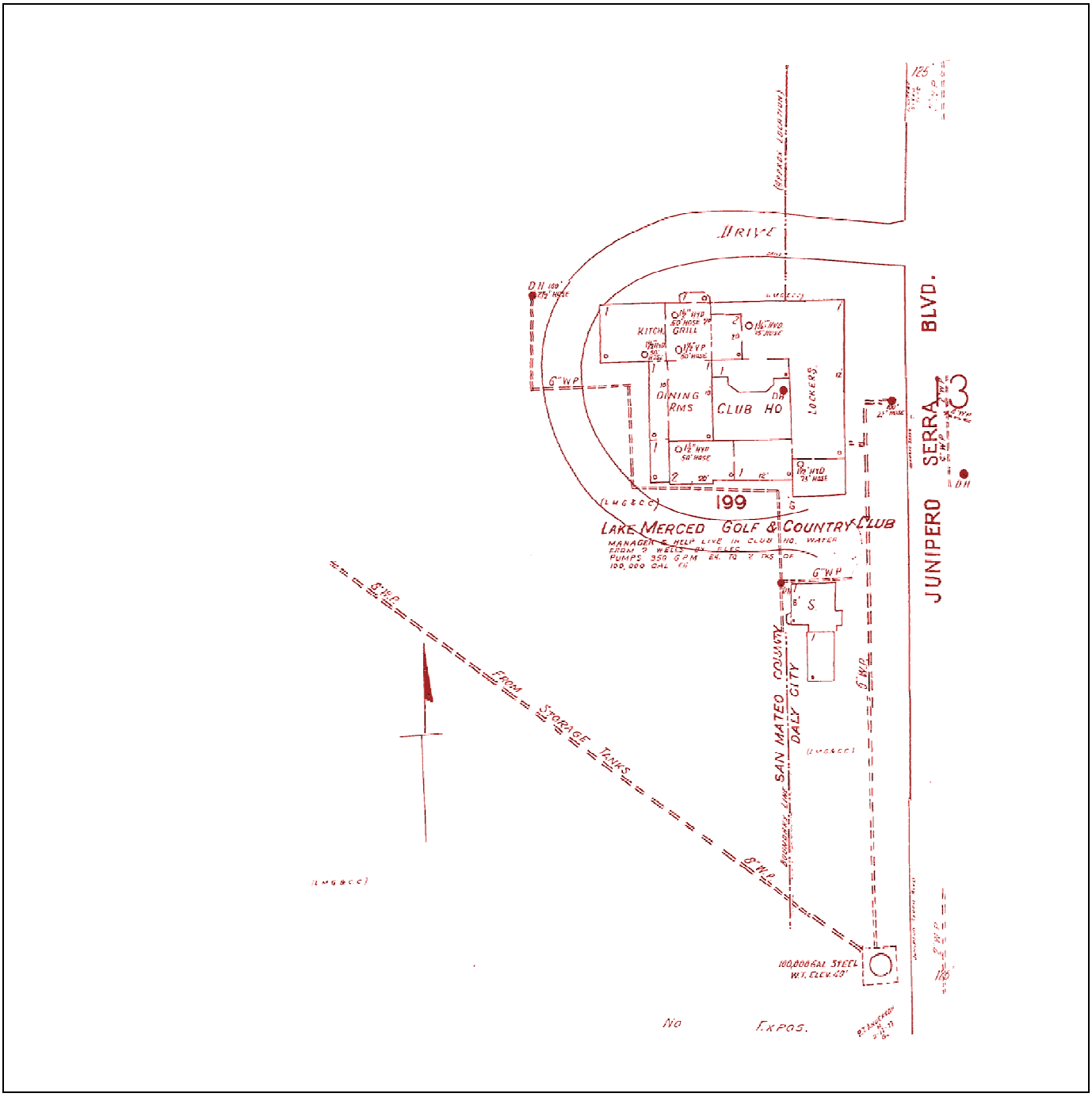
ERS's Hybrid Fire Insurance Map represents a combination of a Fire Insurance Map directly overlaid and imbedded into a current parcel map of the subject property and all nearby and adjacent sites (usually at least a block surrounding the subject property). The Hybrid Fire Insurance Map is a sophisticated tool for Environmental Professionals, thereby saving them time and increasing their accuracy. Note: Due to COVID-19, Fire Insurance Maps after 1950, if they exist, may not be reasonably ascertainable.

ERS's research has been limited to the facts presented on fire insurance maps only. All terms, conditions, and limitations normally associated with work contracted by ERS and presented or associated with the fire insurance maps are in effect at all times. This Hybrid Map, all its information and content have been derived, reconfigured and reformatted (creating an entirely new map) from and relies upon fire insurance maps originally published by The Sanborn Map Company or other publishers and local agency parcel maps. "Digital Sanborn Maps, 1867-1970" is owned by ProQuest, LLC, licensed from Environmental Data Resources, Inc., and some are protected by copyright and other laws that recognize the rights of copyright holders. ERS's research has only been based on these maps; ERS did not perform any type of independent investigation of any type, including as to the accuracy and/or completeness of the information derived or otherwise obtained from the secondary source or sources including those maps received from the Library of Congress.



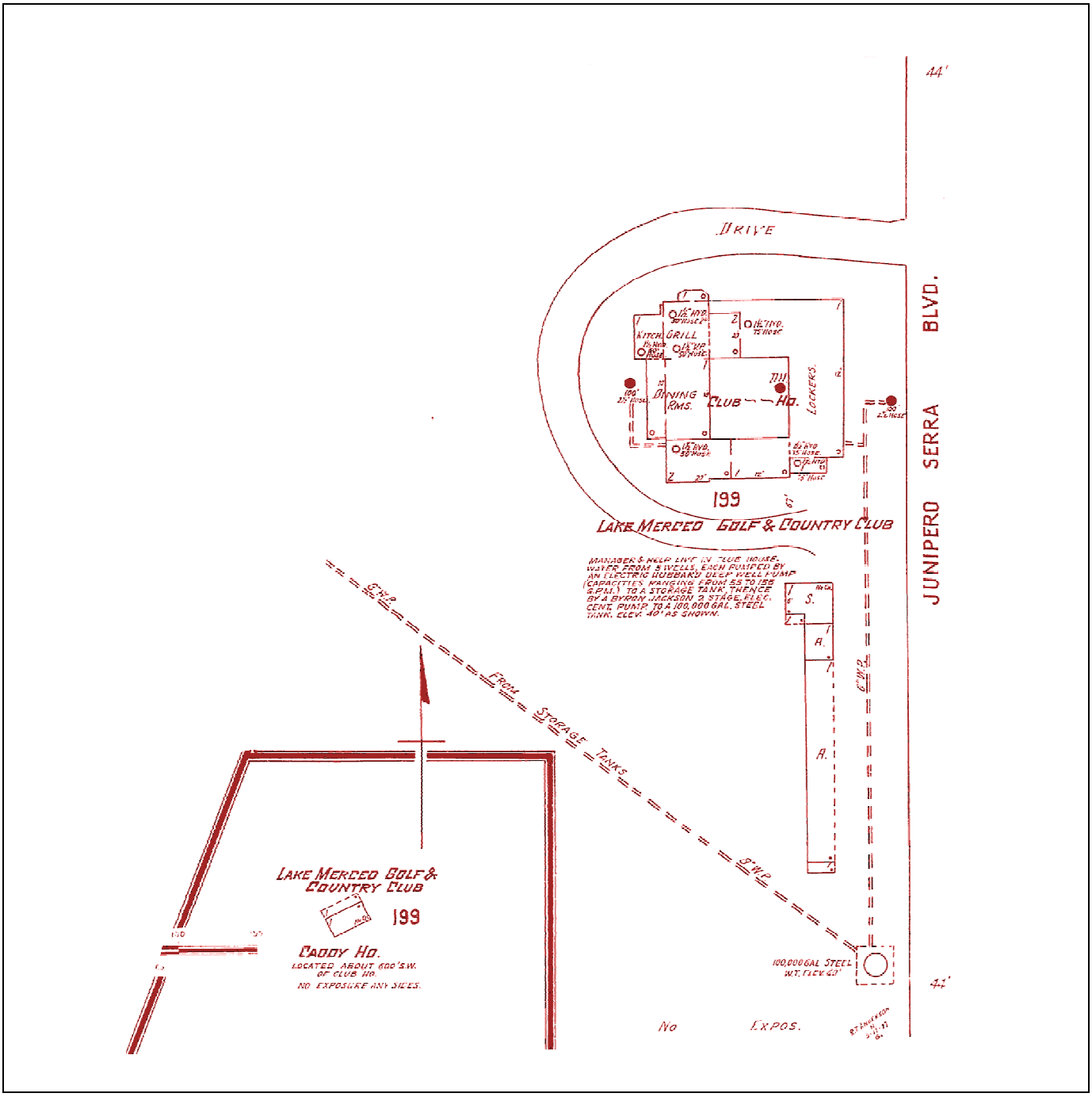
Site:	Year	1950
2300 Junipero Serra Boulevard	Volume	-
Daly City, CA	Sheet	1 (Map Index)

 ©2017



Site:	Year	1950
2300 Junipero Serra Boulevard	Volume	-
Daly City, CA	Sheet	18 (Subject)

 ©2017



Site:	Year	1927
2300 Junipero Serra Boulevard	Volume	-
Daly City, CA	Sheet	18 (Subject)

 ©2017

ENVIRONMENTAL RECORD SEARCH

"The Intelligent Choice"

City Directory Research

REPORT RESULTS

Report Results for:

Jen Moser
GEM Group, Inc.
967 Kendall Drive
San Bernardino, CA 92407
2104727352 CDA
October 16, 2020

Site Information:

2300 Junipero Serra Boulevard
Daly City, CA

ENVIRONMENTAL RECORD SEARCH

Subject Site:

Client's Project #: **20-11653**
Address: **2300 Junipero Serra Boulevard**
City, State Zip: **Daly City, CA**

ERS Order #:

2104727352 CDAL

Prepared For:

Name: **Jen Moser**
Company: **GEM Group, Inc.**
Address: **967 Kendall Drive**
City, State Zip: **San Bernardino, CA 92407**

Date:

October 16, 2020

Prepared By:

Name: **Daniel Johnson**
Phone #: **(714) 669-8096 Ext. 1003**

Enclosed are the results of our:

City Directory Research

Thank you for selecting ***Environmental Record Search***!

Included are the findings of our research of the subject site and immediate adjacent sites.

Streets Researched: **(Subject) 2300 Junipero Serra Boulevard**
(Adjacent) 100 Block of South Mayfair Avenue
(Adjacent) 0-100 Block of Poncetta Drive

Years researched which did cover your site or adjacent sites:

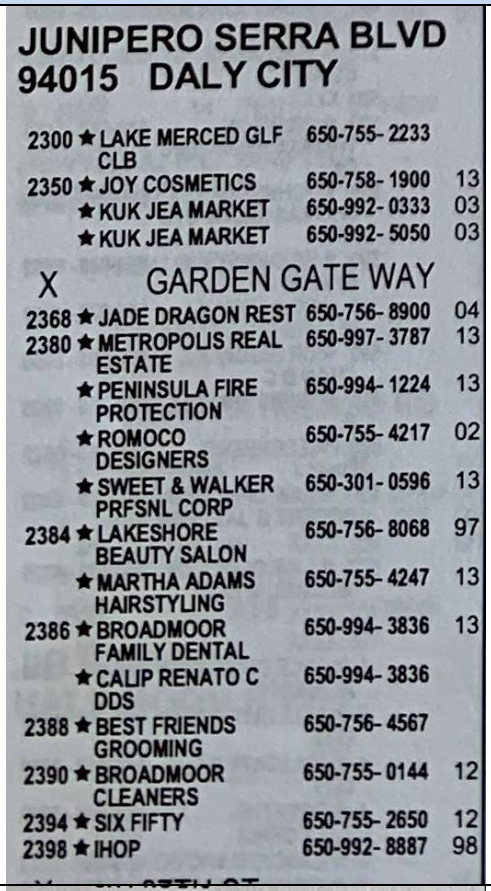
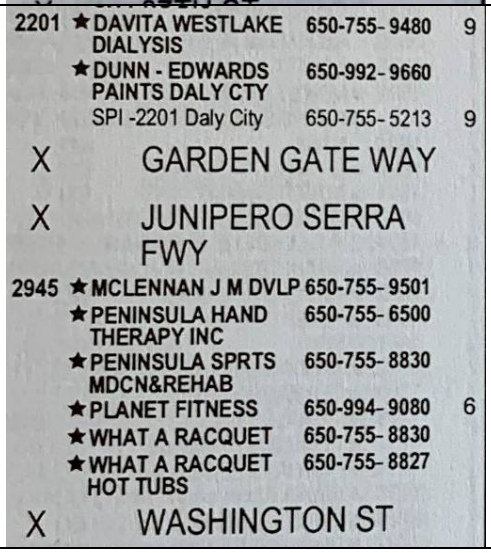
2015	2010	2000	1990	1980

Years researched which did NOT cover your site, adjacent sites, or books not available:

2010 No 2300 Block of Junipero Serra Boulevard	**2010 Image not available for Poncetta Drive**			

ERS's research has been limited to the information presented in the reviewed city directories only. All terms, conditions, and limitations normally associated with work contracted by **ERS** and presented or associated with the city directories are in effect at all times. This letter summary, all its information, and content have been derived from and rely upon the reviewed city directories. **ERS's** research has only been based on these books; **ERS** did not perform any type of independent investigation of any type, including as to the accuracy and/or completeness of the information derived or otherwise obtained from the secondary source or sources.

Subject Street:	2300 Junipero Serra Blvd

Year	Description
2015	
2010	

Subject Street:	2300 Junipero Serra Blvd
2000	

Subject Street:	2300 Junipero Serra Blvd
1990	
1980	

1990

2201	★DUNN EDWARDS PAINTS	992-9660	
2300	★CLASSIC GOLF REPAIR	755-6398	8
	★LAKE MERCED GLF CLB	755-2233	
2350	★AETNA RLTY CO INC	992-0822	
	★CASEY ROBERT F	992-0822	
	★SYME CHARLES W	992-0822	
	★VILLA FOODS	992-0405	8
2368	★WALLS PACIFIC CORP	755-2754	3
2376	XXXX	00	
2380	★REYES RICK	992-3252	
	★STATE FARM INS	992-3252	
2384	★GEORGETTES BTY SLN	991-3070	
	★GEORGETTES BTY SPLY	991-3070	4
2386	★WESTRN CHRSTN BK ST	755-2645	
2388	★ALEX PHARMACY	992-4250	8
	★ALEX PRESCRPTN PHAR	992-4250	
	★BEST FRIENDS GROOMG	756-4567	9
2390	★ELLIOTT CLNR&LNDRY	755-0144	8
2394	★COMMERCL ELECTRONCS	756-2133	

HE HA

94014 CONT..

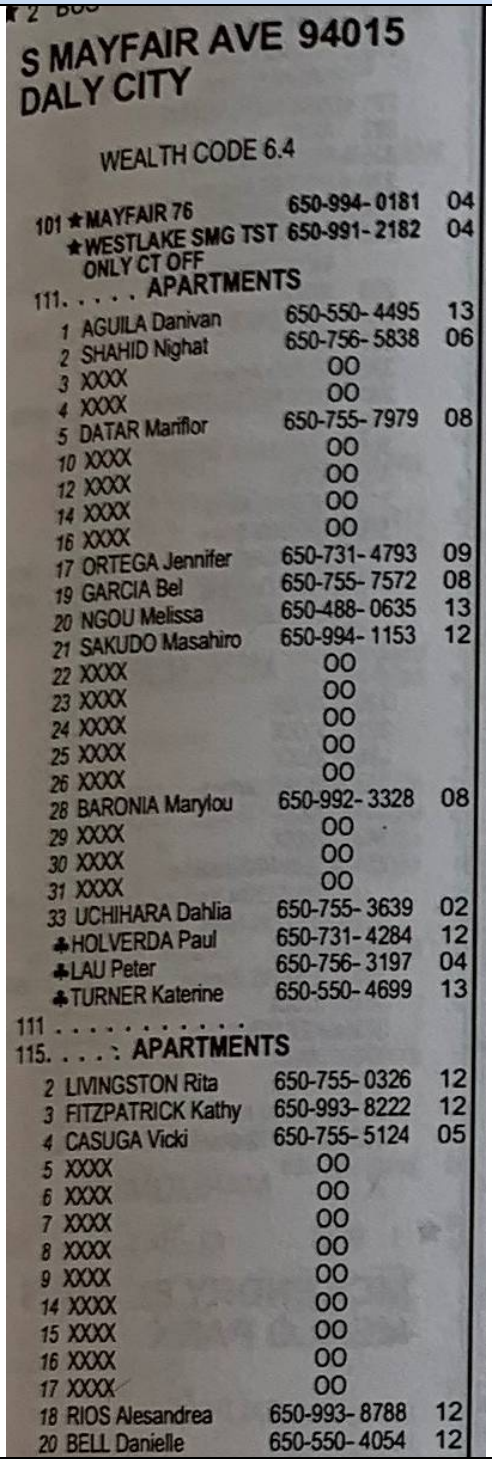
...JUNIPERO SERRA BLVD

	XXXX	00	
2396	★LICHTMAN M SHAKEYS	755-8377	2
2398	★DOMINOS PIZZA	994-9440	5
2408	★TERRACE RESTAURANT	994-4866	9
	★LILY CAFE	755-5393	2
A	★EUPHORIA	991-9777	3
D	WELLS FRGO CSTMR SV	375-1181	+0
		00	
		755-3448	8

1980

2201★	DUNN EDWARDS CORP	992-9660	
2300★	DON LOW TENNIS	755-2233	9
★	LAKE MERCED GLF CLB	755-2720	
★	LAKE MERCED GLF CLB	755-2233	
★	LOW DON TENNIS	755-2233	8
2350★	AETNA REALTY CO INC	992-0822	
★	BRENTWOOD MARKET	756-7894	7
★	BRENTWOOD PASTRY SH	756-9855	6
★	CASEY ROBERT F	992-0822	6
★	DELI WORLD	756-7894	7
★	KAY MORRIS	992-0822	
★	NICOLAS BAKERY	756-9855	7
★	SYME CHARLES W	992-0822	5
2368★	JADE DRAGON TOURS	755-2754	9
2376★	FOUNDERS TITLE CO	994-2121	9
2380★	BIEDERMANN GEO A MD	992-1244	
★	CAREER PREPARATION	755-2603	7
★	REYES RICK	992-3252	6
★	STATE FARM JUNIPERO	992-3252	6
★	WEIGHT CNTRL CNTR	992-1244	9
2384★	SAXE REALTORS	756-0101	5
2386★	WESTERN CHRSTN BOOK	755-2645	7
2388★	BROADMOOR REXLL PMY	755-5633	
★	HILDEBRAND PRPRTS	755-0610	8
★	HILDEBRAND PRPRTS	755-5634	8
2390★	ELLIOTT CLNRS&LNDRY	755-0144	
2394★	COMMERCL ELECTRONCS	756-2133	
2396	XXXX	00	
2398★	SHAKEYS PIZZA PRLR	755-7000	9
2408★	CIVIC CENTER SERV	755-9188	8
2428★	BILL&DOUGS AUTO SRV		

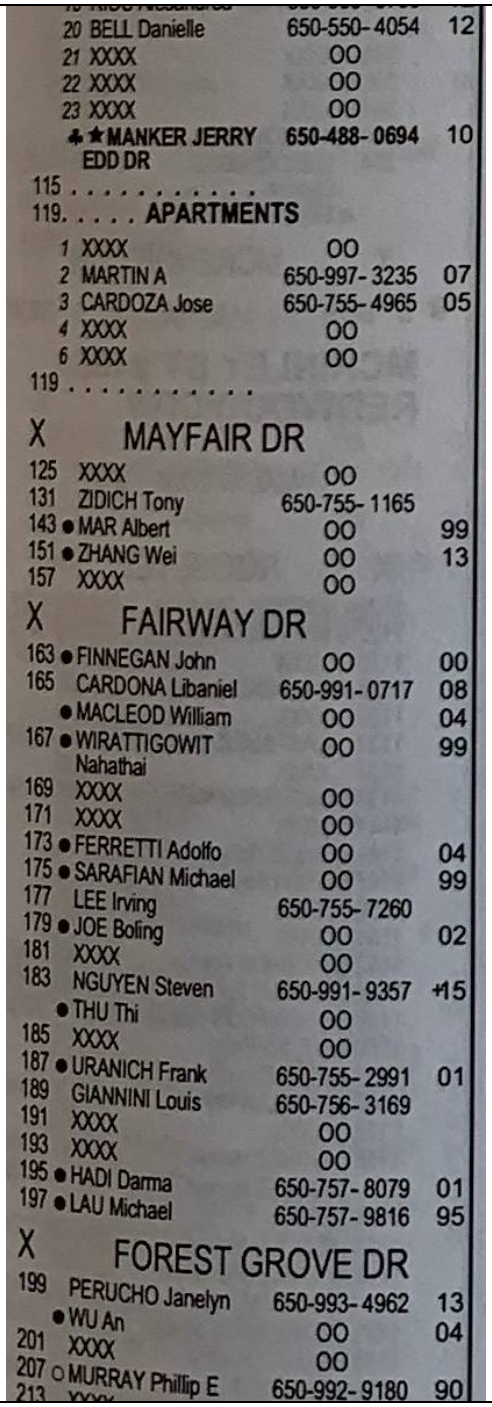
Adjacent Street:	100 Block of S Mayfair Ave

Year	Description
2015 (1 of 2)	

S MAYFAIR AVE 94015
DALY CITY

WEALTH CODE 6.4

101	★MAYFAIR 76	650-994-0181	04
	★WESTLAKE SMG TST ONLY CT OFF	650-991-2182	04
111.	APARTMENTS		
1	AGUILA Danivan	650-550-4495	13
2	SHAHID Nighat	650-756-5838	06
3	XXXX	OO	
4	XXXX	OO	
5	DATAR Mariflor	650-755-7979	08
10	XXXX	OO	
12	XXXX	OO	
14	XXXX	OO	
16	XXXX	OO	
17	ORTEGA Jennifer	650-731-4793	09
19	GARCIA Bel	650-755-7572	08
20	NGOU Melissa	650-488-0635	13
21	SAKUDO Masahiro	650-994-1153	12
22	XXXX	OO	
23	XXXX	OO	
24	XXXX	OO	
25	XXXX	OO	
26	XXXX	OO	
28	BARONIA Marylou	650-992-3328	08
29	XXXX	OO	
30	XXXX	OO	
31	XXXX	OO	
33	UCHIHARA Dahlia	650-755-3639	02
♣	HOLVERDA Paul	650-731-4284	12
♣	LAU Peter	650-756-3197	04
♣	TURNER Katerine	650-550-4699	13
111			
115. . . .	APARTMENTS		
2	LIVINGSTON Rita	650-755-0326	12
3	FITZPATRICK Kathy	650-993-8222	12
4	CASUGA Vicki	650-755-5124	05
5	XXXX	OO	
6	XXXX	OO	
7	XXXX	OO	
8	XXXX	OO	
9	XXXX	OO	
14	XXXX	OO	
15	XXXX	OO	
16	XXXX	OO	
17	XXXX	OO	
18	RIOS Alesandrea	650-993-8788	12
20	BELL Danielle	650-550-4054	12

Adjacent Street:	100 Block of S Mayfair Ave
2015 (2 of 2)	

20 BELL Danielle 650-550-4054 12
21 XXXX OO
22 XXXX OO
23 XXXX OO
♣★MANKER JERRY 650-488-0694 10
EDD DR
115 . . . . . .
119. . . . . APARTMENTS
1 XXXX OO
2 MARTIN A 650-997-3235 07
3 CARDOZA Jose 650-755-4965 05
4 XXXX OO
6 XXXX OO
119 . . . . . .

X MAYFAIR DR

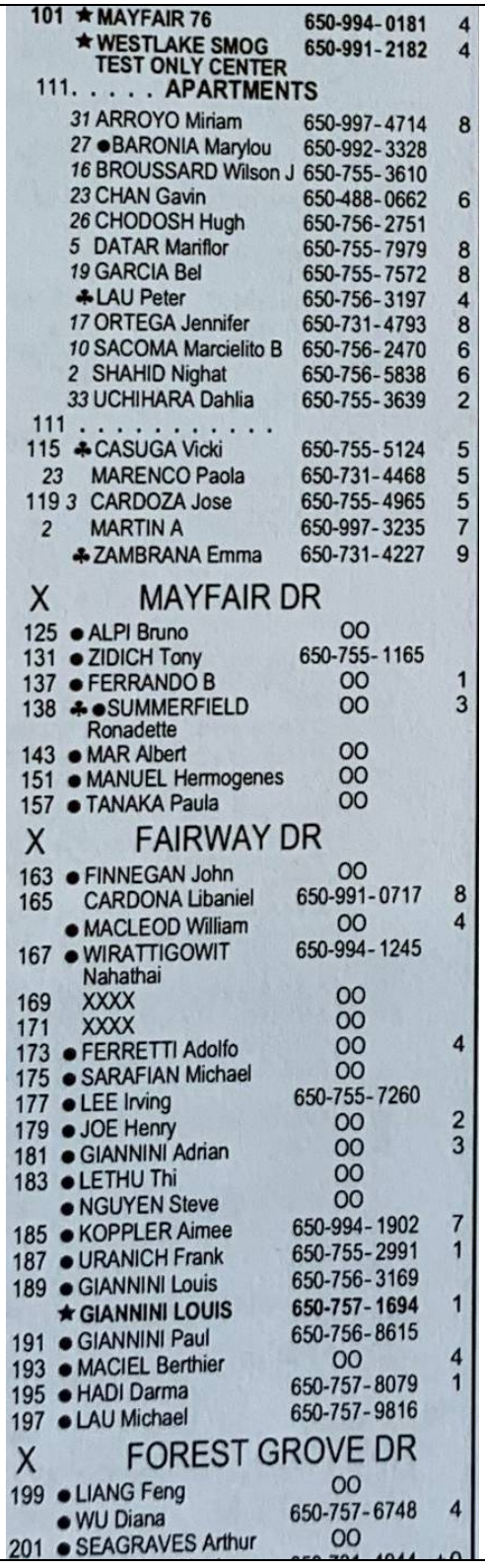
125 XXXX OO
131 ZIDICH Tony 650-755-1165
143 ● MAR Albert OO 99
151 ● ZHANG Wei OO 13
157 XXXX OO

X FAIRWAY DR

163 ● FINNEGAN John OO 00
165 CARDONA Libaniel 650-991-0717 08
● MACLEOD William OO 04
167 ● WIRATTIGOWIT Nahathai OO 99
169 XXXX OO
171 XXXX OO
173 ● FERRETTI Adolfo OO 04
175 ● SARAFIAN Michael OO 99
177 LEE Irving 650-755-7260
179 ● JOE Boling OO 02
181 XXXX OO
183 NGUYEN Steven 650-991-9357 15
● THU Thi OO
185 XXXX OO
187 ● URANICH Frank 650-755-2991 01
189 GIANNINI Louis 650-756-3169
191 XXXX OO
193 XXXX OO
195 ● HADI Darma 650-757-8079 01
197 ● LAU Michael 650-757-9816 95

X FOREST GROVE DR

199 PERUCHO Janelyn 650-993-4962 13
● WU An OO 04
201 XXXX OO
207 ○ MURRAY Phillip E 650-992-9180 90
213 XXXX

Adjacent Street:	100 Block of S Mayfair Ave
2010	

101 ★MAYFAIR 76 650-994-0181 4
★WESTLAKE SMOG TEST ONLY CENTER 650-991-2182 4
111. . . . . APARTMENTS
31 ARROYO Miriam 650-997-4714 8
27 ●BARONIA Marylou 650-992-3328
16 BROUSSARD Wilson J 650-755-3610
23 CHAN Gavin 650-488-0662 6
26 CHODOSH Hugh 650-756-2751
5 DATAR Mariflor 650-755-7979 8
19 GARCIA Bel 650-755-7572 8
♣LAU Peter 650-756-3197 4
17 ORTEGA Jennifer 650-731-4793 8
10 SACOMA Marcielito B 650-756-2470 6
2 SHAHID Nighat 650-756-5838 6
33 UCHIHARA Dahlia 650-755-3639 2
111 . . . . . .
115 ♣CASUGA Vicki 650-755-5124 5
23 MARENCO Paola 650-731-4468 5
119 3 CARDOZA Jose 650-755-4965 5
2 MARTIN A 650-997-3235 7
♣ZAMBRANA Emma 650-731-4227 9

X MAYFAIR DR

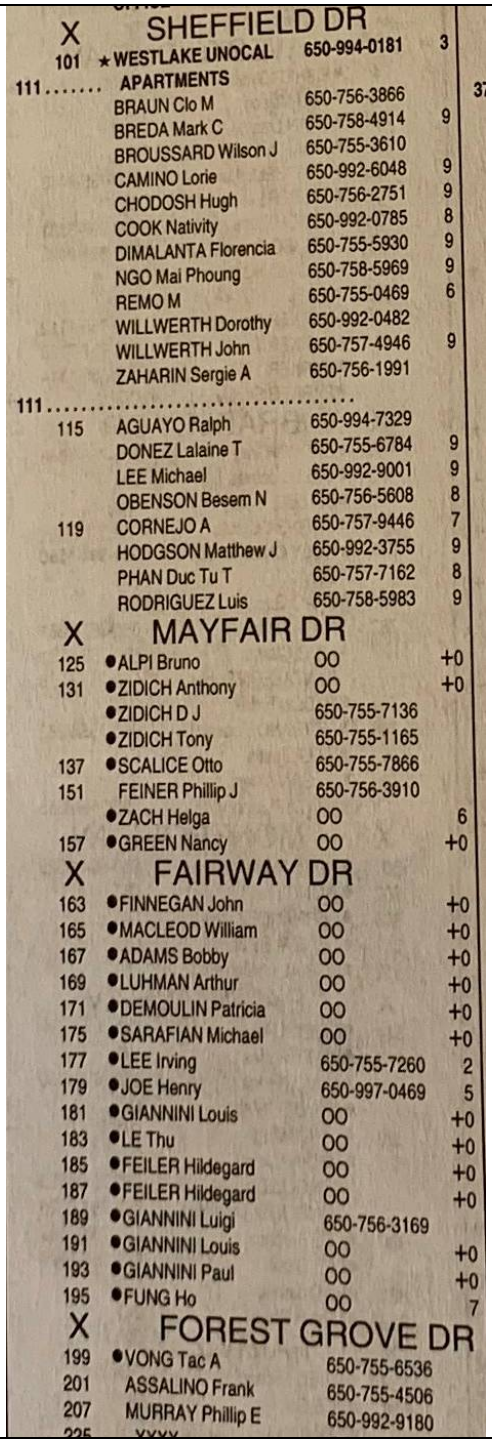
125 ●ALPI Bruno OO
131 ●ZIDICH Tony 650-755-1165
137 ●FERRANDO B OO 1
138 ♣●SUMMERFIELD Ronadette OO 3
143 ●MAR Albert OO
151 ●MANUEL Hermogenes OO
157 ●TANAKA Paula OO

X FAIRWAY DR

163 ●FINNEGAN John OO
165 CARDONA Libaniel 650-991-0717 8
●MACLEOD William OO 4
167 ●WIRATTIGOWIT Nahathai 650-994-1245
169 XXXX OO
171 XXXX OO
173 ●FERRETTI Adolfo OO 4
175 ●SARAFIAN Michael OO
177 ●LEE Irving 650-755-7260
179 ●JOE Henry OO 2
181 ●GIANNINI Adrian OO 3
183 ●LETHU Thi OO
●NGUYEN Steve OO
185 ●KOPPLER Aimee 650-994-1902 7
187 ●URANICH Frank 650-755-2991 1
189 ●GIANNINI Louis 650-756-3169
★GIANNINI LOUIS 650-757-1694 1
191 ●GIANNINI Paul 650-756-8615
193 ●MACIEL Berthier OO 4
195 ●HADI Darma 650-757-8079 1
197 ●LAU Michael 650-757-9816

X FOREST GROVE DR

199 ●LIANG Feng OO
●WU Diana 650-757-6748 4
201 ●SEAGRAVES Arthur OO

Adjacent Street:	100 Block of S Mayfair Ave
2000	

X SHEFFIELD DR

101 ★WESTLAKE UNOCAL 650-994-0181 3

111..... APARTMENTS

BRAUN Clo M 650-756-3866

BREDA Mark C 650-758-4914 9

BROUSSARD Wilson J 650-755-3610

CAMINO Lorie 650-992-6048 9

CHODOSH Hugh 650-756-2751 9

COOK Nativity 650-992-0785 8

DIMALANTA Florencia 650-755-5930 9

NGO Mai Phoung 650-758-5969 9

REMO M 650-755-0469 6

WILLWERTH Dorothy 650-992-0482

WILLWERTH John 650-757-4946 9

ZAHARIN Sergie A 650-756-1991

111.....

115 AGUAYO Ralph 650-994-7329

DONEZ Lalaine T 650-755-6784 9

LEE Michael 650-992-9001 9

OBENSON Besem N 650-756-5608 8

119 CORNEJO A 650-757-9446 7

HODGSON Matthew J 650-992-3755 9

PHAN Duc Tu T 650-757-7162 8

RODRIGUEZ Luis 650-758-5983 9

X MAYFAIR DR

125 ●ALPI Bruno OO +0

131 ●ZIDICH Anthony OO +0

●ZIDICH D J 650-755-7136

●ZIDICH Tony 650-755-1165

137 ●SCALICE Otto 650-755-7866

151 FEINER Phillip J 650-756-3910

●ZACH Helga OO 6

157 ●GREEN Nancy OO +0

X FAIRWAY DR

163 ●FINNEGAN John OO +0

165 ●MACLEOD William OO +0

167 ●ADAMS Bobby OO +0

169 ●LUHMAN Arthur OO +0

171 ●DEMOULIN Patricia OO +0

175 ●SARAFIAN Michael OO +0

177 ●LEE Irving 650-755-7260 2

179 ●JOE Henry 650-997-0469 5

181 ●GIANNINI Louis OO +0

183 ●LE Thu OO +0

185 ●FEILER Hildegard OO +0

187 ●FEILER Hildegard OO +0

189 ●GIANNINI Luigi 650-756-3169

191 ●GIANNINI Louis OO +0

193 ●GIANNINI Paul OO +0

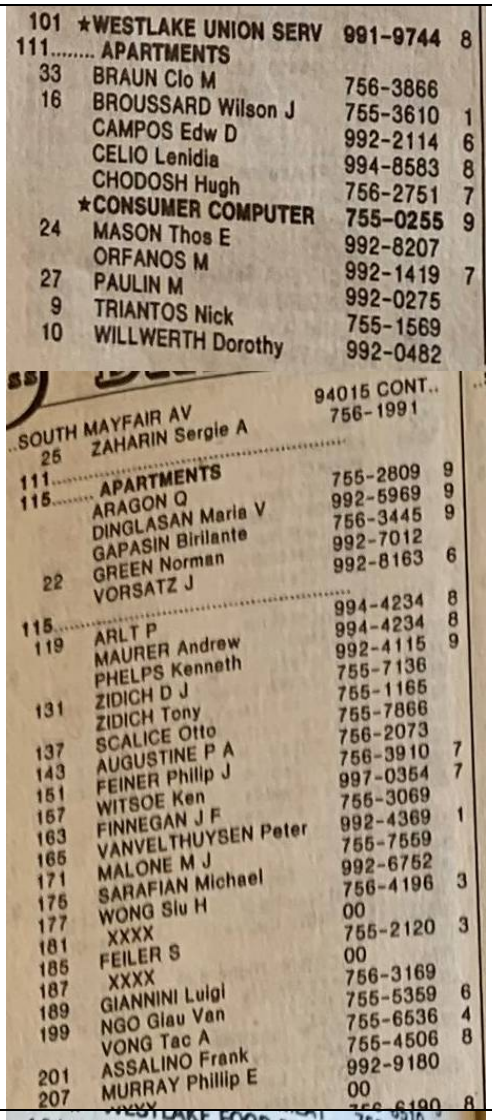
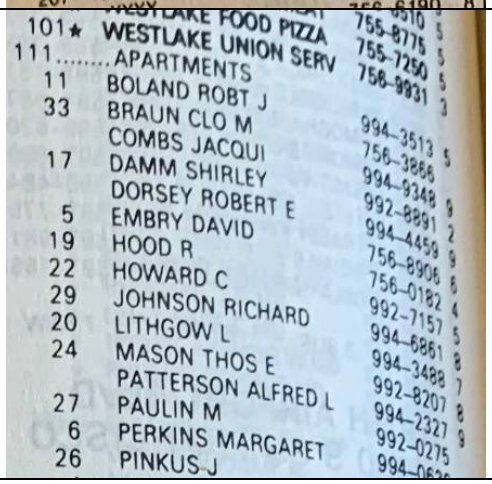
195 ●FUNG Ho OO 7

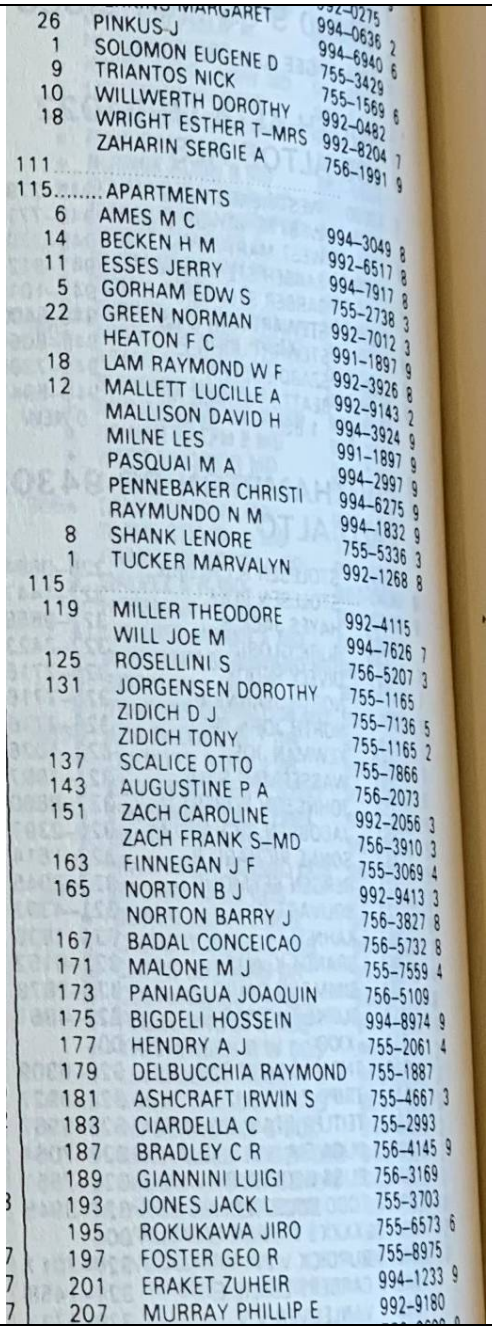
X FOREST GROVE DR

199 ●VONG Tac A 650-755-6536

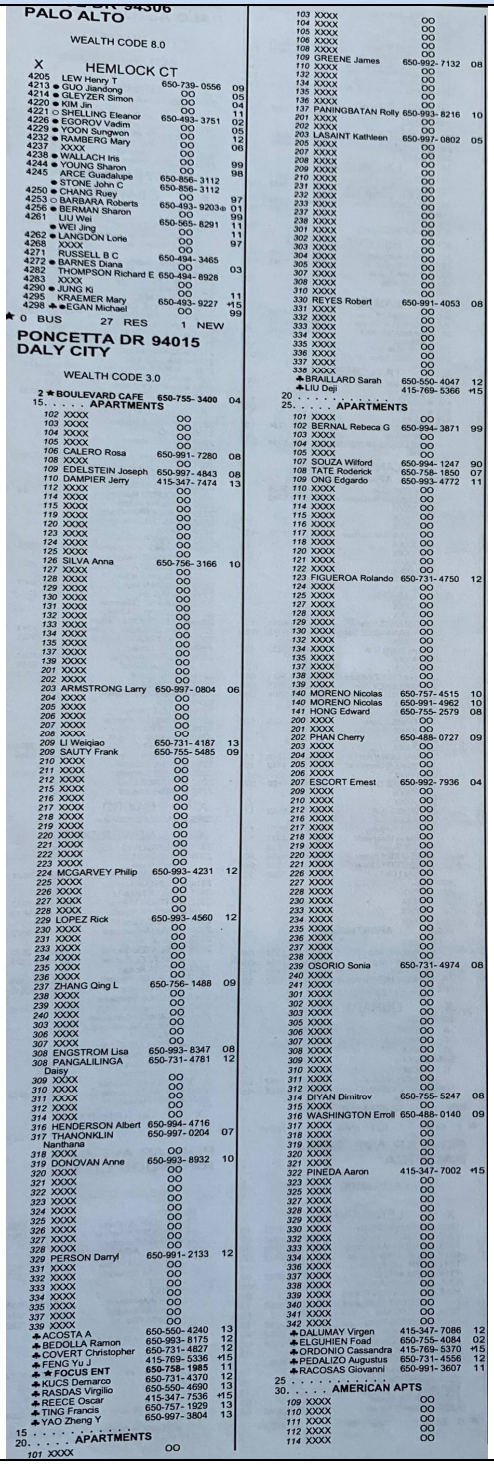
201 ASSALINO Frank 650-755-4506

207 MURRAY Phillip E 650-992-9180

Adjacent Street:	100 Block of S Mayfair Ave
1990	
1980 (1 of 2)	

Adjacent Street:	100 Block of S Mayfair Ave
1980 (2 of 2)	

Adjacent Street:	0-100 Block of Poncetta Dr

Year	Description
2015 (1 of 3)	

PALO ALTO

WEALTH CODE 8.0

X HEMLOCK CT

4205 LEW Henry T
4213 ● GUO Jiandong 650-739- 0556 09
4214 ● GLEYZER Simon OO 05
4220 ● KIM Jin OO 04
4221 ○ SHELLING Eleanor 650-493- 3751 11
4226 ● EGOROV Vadim OO 02
4229 ● YOON Sungwon OO 05
4232 ● RAMBERG Mary OO 12
4237 XXXX OO 06
4238 ● WALLACH Iris OO
4244 ● YOUNG Sharon OO 99
4245 ARCE Guadalupe OO 98
● STONE John C 650-856- 3112
4250 ● CHANG Ruey 650-856- 3112
4253 ○ BARBARA Roberts OO 97
4256 ● BERMAN Sharon 650-493- 9203 01
4261 LIU Wei OO 99
● WEI Jing 650-565- 8291 11
4262 ● LANGDON Lorie OO 11
4268 XXXX OO 97
4271 RUSSELL B C OO
4272 ● BARNES Diana 650-494- 3465
4282 THOMPSON Richard E OO 03
4283 XXXX 650-494- 8928
4290 ● JUNG Ki OO
4295 KRAEMER Mary OO 11
4298 ♣ ●EGAN Michael 650-493- 9227 +15
OO 99

0 BUS 27 RES 1 NEW

PONCETTA DR 94015
DALY CITY

WEALTH CODE 3.0

2 ★BOULEVARD CAFE 650-755- 3400 04
15. . . . . APARTMENTS
102 XXXX OO
103 XXXX OO
104 XXXX OO
105 XXXX OO
106 CALERO Rosa 650-991- 7280 08
108 XXXX OO
109 EDELSTEIN Joseph 650-997- 4843 08
110 DAMPIER Jerry 415-347- 7474 13
112 XXXX OO
114 XXXX OO
115 XXXX OO
119 XXXX OO
120 XXXX OO
123 XXXX OO
124 XXXX OO
125 XXXX OO
126 SILVA Anna 650-756- 3166 10
127 XXXX OO
128 XXXX OO
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130 XXXX OO
131 XXXX OO
132 XXXX OO
133 XXXX OO
134 XXXX OO
135 XXXX OO
137 XXXX OO
139 XXXX OO
201 XXXX OO
202 XXXX OO
203 ARMSTRONG Larry 650-997- 0804 06
204 XXXX OO
205 XXXX OO
206 XXXX OO
207 XXXX OO
208 XXXX OO
209 LI Weiqiao 650-731- 4187 13
209 SAUTY Frank 650-755- 5485 09
210 XXXX OO
211 XXXX OO
212 XXXX OO
215 XXXX OO
216 XXXX OO
217 XXXX OO
218 XXXX OO
219 XXXX OO
220 XXXX OO
221 XXXX OO
222 XXXX OO
223 XXXX OO
224 MCGARVEY Philip 650-993- 4231 12
225 XXXX OO
226 XXXX OO
227 XXXX OO
228 XXXX OO
229 LOPEZ Rick 650-993- 4560 12
230 XXXX OO
231 XXXX OO
233 XXXX OO
234 XXXX OO
235 XXXX OO
236 XXXX OO
237 ZHANG Qing L 650-756- 1488 09
238 XXXX OO
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240 XXXX OO
303 XXXX OO
306 XXXX OO
307 XXXX OO
308 ENGSTROM Lisa 650-993- 8347 08
308 PANGALILINGA Daisy 650-731- 4781 12
309 XXXX OO
310 XXXX OO
311 XXXX OO
312 XXXX OO
314 XXXX OO
316 HENDERSON Albert 650-994- 4716
317 THANONKLIN Nanthana 650-997- 0204 07
318 XXXX OO
319 DONOVAN Anne 650-993- 8932 10
320 XXXX OO
321 XXXX OO
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323 XXXX OO
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327 XXXX OO
328 XXXX OO
329 PERSON Darryl 650-991- 2133 12
331 XXXX OO
332 XXXX OO
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335 XXXX OO
337 XXXX OO
339 XXXX OO
♣ ACOSTA A 650-550- 4240 13
♣ BEDOLLA Ramon 650-993- 8175 12
♣ COVERT Christopher 650-731- 4827 12
♣ FENG Yu J 415-769- 5336 +15
♣ ★FOCUS ENT 650-758- 1985 11
♣ KUCS Demarco 650-731- 4370 12
♣ RASDAS Virgilio 650-550- 4690 13
♣ REECE Oscar 415-347- 7536 +15
♣ TING Francis 650-757- 1929 13
♣ YAO Zheng Y 650-997- 3804 13
15. . . . . APARTMENTS
20. . . . . APARTMENTS
101 XXXX OO
103 XXXX OO
104 XXXX OO
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108 XXXX OO
109 GREENE James 650-992- 7132 08
110 XXXX OO
132 XXXX OO
134 XXXX OO
135 XXXX OO
136 XXXX OO
137 PANINGBATAN Rolly 650-993- 8216 10
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203 LASAINT Kathleen 650-997- 0802 05
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330 REYES Robert 650-991- 4053 08
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332 XXXX OO
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335 XXXX OO
336 XXXX OO
337 XXXX OO
338 XXXX OO
♣ BRAILLARD Sarah 650-550- 4047 12
♣ LIU Deji 415-769- 5366 +15
20. . . . . APARTMENTS
25. . . . . APARTMENTS
101 XXXX OO
102 BERNAL Rebeca G 650-994- 3871 99
103 XXXX OO
104 XXXX OO
105 XXXX OO
107 SOUZA Wilford 650-994- 1247 90
108 TATE Roderick 650-758- 1850 07
109 ONG Edgardo 650-993- 4772 11
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123 FIGUEROA Rolando 650-731- 4750 12
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140 MORENO Nicolas 650-757- 4515 10
140 MORENO Nicolas 650-991- 4962 10
141 HONG Edward 650-755- 2579 08
200 XXXX OO
201 XXXX OO
202 PHAN Cherry 650-488- 0727 09
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206 XXXX OO
207 ESCORT Ernest 650-992- 7936 04
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239 OSORIO Sonia 650-731- 4974 08
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312 XXXX OO
314 DIYAN Dimitrov 650-755- 5247 08
315 XXXX OO
316 WASHINGTON Erroll 650-488- 0140 09
317 XXXX OO
318 XXXX OO
319 XXXX OO
320 XXXX OO
321 XXXX OO
322 PINEDA Aaron 415-347- 7002 +15
323 XXXX OO
325 XXXX OO
327 XXXX OO
328 XXXX OO
329 XXXX OO
330 XXXX OO
332 XXXX OO
333 XXXX OO
334 XXXX OO
336 XXXX OO
337 XXXX OO
338 XXXX OO
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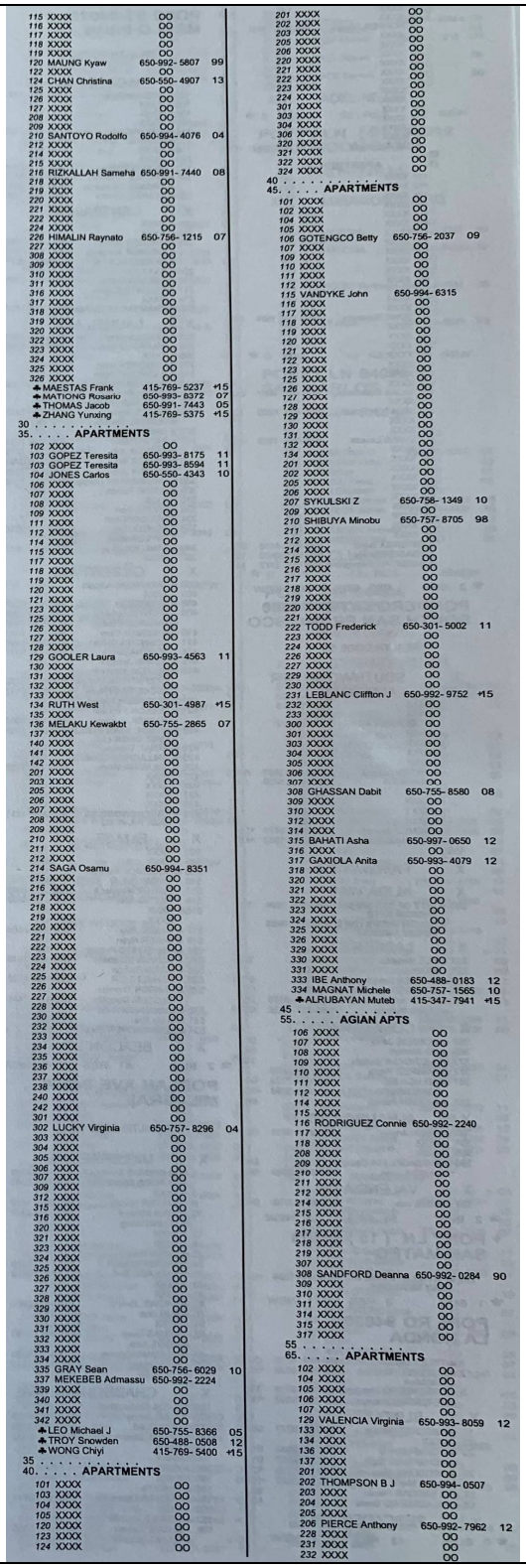
340 XXXX OO
341 XXXX OO
342 XXXX OO
♣ DALUMAY Virgen 415-347- 7086 12
♣ ELGUHIEN Foad 650-755- 4084 02
♣ ORDONIO Cassandra 415-769- 5370 +15
♣ PEDALIZO Augustus 650-731- 4556 12
♣ RACOSAS Giovanni 650-991- 3607 11
25. . . . . AMERICAN APTS
30. . . . . AMERICAN APTS
109 XXXX OO
110 XXXX OO
111 XXXX OO
112 XXXX OO
114 XXXX OO

Adjacent Street:	0-100 Block of Poncetta Dr
2015 (2 of 3)	

115 XXXX OO
116 XXXX OO
117 XXXX OO
118 XXXX OO
119 XXXX OO
120 MAUNG Kyaw 650-992- 5807 99
122 XXXX OO
124 CHAN Christina 650-550- 4907 13
125 XXXX OO
126 XXXX OO
127 XXXX OO
208 XXXX OO
209 XXXX OO
210 SANTOYO Rodolfo 650-994- 4076 04
212 XXXX OO
214 XXXX OO
215 XXXX OO
216 RIZKALLAH Sameha 650-991- 7440 08
218 XXXX OO
219 XXXX OO
220 XXXX OO
221 XXXX OO
222 XXXX OO
224 XXXX OO
226 HIMALIN Raynato 650-756- 1215 07
227 XXXX OO
308 XXXX OO
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311 XXXX OO
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317 XXXX OO
318 XXXX OO
319 XXXX OO
320 XXXX OO
322 XXXX OO
323 XXXX OO
324 XXXX OO
325 XXXX OO
326 XXXX OO
♣MAESTAS Frank 415-769- 5237 *15
♣MATIONG Rosario 650-993- 8372 07
♣THOMAS Jacob 650-991- 7443 05
♣ZHANG Yunxing 415-769- 5375 *15
30 . . . . . .
35. . . . . APARTMENTS
102 XXXX OO
103 GOPEZ Teresita 650-993- 8175 11
103 GOPEZ Teresita 650-993- 8594 11
104 JONES Carlos 650-550- 4343 10
106 XXXX OO
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128 XXXX OO
129 GOOLER Laura 650-993- 4563 11
130 XXXX OO
131 XXXX OO
132 XXXX OO
133 XXXX OO
134 RUTH West 650-301- 4987 *15
135 XXXX OO
136 MELAKU Kewakbt 650-755- 2865 07
137 XXXX OO
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214 SAGA Osamu 650-994- 8351
215 XXXX OO
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301 XXXX OO
302 LUCKY Virginia 650-757- 8296 04
303 XXXX OO
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334 XXXX OO
335 GRAY Sean 650-756- 6029 10
337 MEKEBEB Admassu 650-992- 2224
339 XXXX OO
340 XXXX OO
341 XXXX OO
342 XXXX OO
♣LEO Michael J 650-755- 8366 05
♣TROY Snowden 650-488- 0508 12
♣WONG Chiyi 415-769- 5400 *15
35 . . . . . .
40. . . . . APARTMENTS
101 XXXX OO
103 XXXX OO
104 XXXX OO
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324 XXXX OO
40 . . . . . .
45. . . . . APARTMENTS
101 XXXX OO
102 XXXX OO
104 XXXX OO
105 XXXX OO
106 GOTENGCO Betty 650-756- 2037 09
107 XXXX OO
109 XXXX OO
110 XXXX OO
111 XXXX OO
112 XXXX OO
115 VANDYKE John 650-994- 6315
116 XXXX OO
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202 XXXX OO
205 XXXX OO
206 XXXX OO
207 SYKULSKI Z 650-758- 1349 10
209 XXXX OO
210 SHIBUYA Minobu 650-757- 8705 98
211 XXXX OO
212 XXXX OO
214 XXXX OO
215 XXXX OO
216 XXXX OO
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219 XXXX OO
220 XXXX OO
221 XXXX OO
222 TODD Frederick 650-301- 5002 11
223 XXXX OO
224 XXXX OO
226 XXXX OO
227 XXXX OO
229 XXXX OO
230 XXXX OO
231 LEBLANC Cliffton J 650-992- 9752 *15
232 XXXX OO
233 XXXX OO
300 XXXX OO
301 XXXX OO
303 XXXX OO
304 XXXX OO
305 XXXX OO
306 XXXX OO
307 XXXX OO
308 GHASSAN Dabit 650-755- 8580 08
309 XXXX OO
310 XXXX OO
312 XXXX OO
314 XXXX OO
315 BAHATI Asha 650-997- 0650 12
316 XXXX OO
317 GAXIOLA Anita 650-993- 4079 12
318 XXXX OO
320 XXXX OO
321 XXXX OO
322 XXXX OO
323 XXXX OO
324 XXXX OO
325 XXXX OO
326 XXXX OO
329 XXXX OO
330 XXXX OO
331 XXXX OO
333 IBE Anthony 650-488- 0183 12
334 MAGNAT Michele 650-757- 1565 10
♣ALRUBAYAN Muteb 415-347- 7941 *15
45 . . . . . .
55. . . . . AGIAN APTS
106 XXXX OO
107 XXXX OO
108 XXXX OO
109 XXXX OO
110 XXXX OO
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112 XXXX OO
114 XXXX OO
115 XXXX OO
116 RODRIGUEZ Connie 650-992- 2240
117 XXXX OO
118 XXXX OO
208 XXXX OO
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212 XXXX OO
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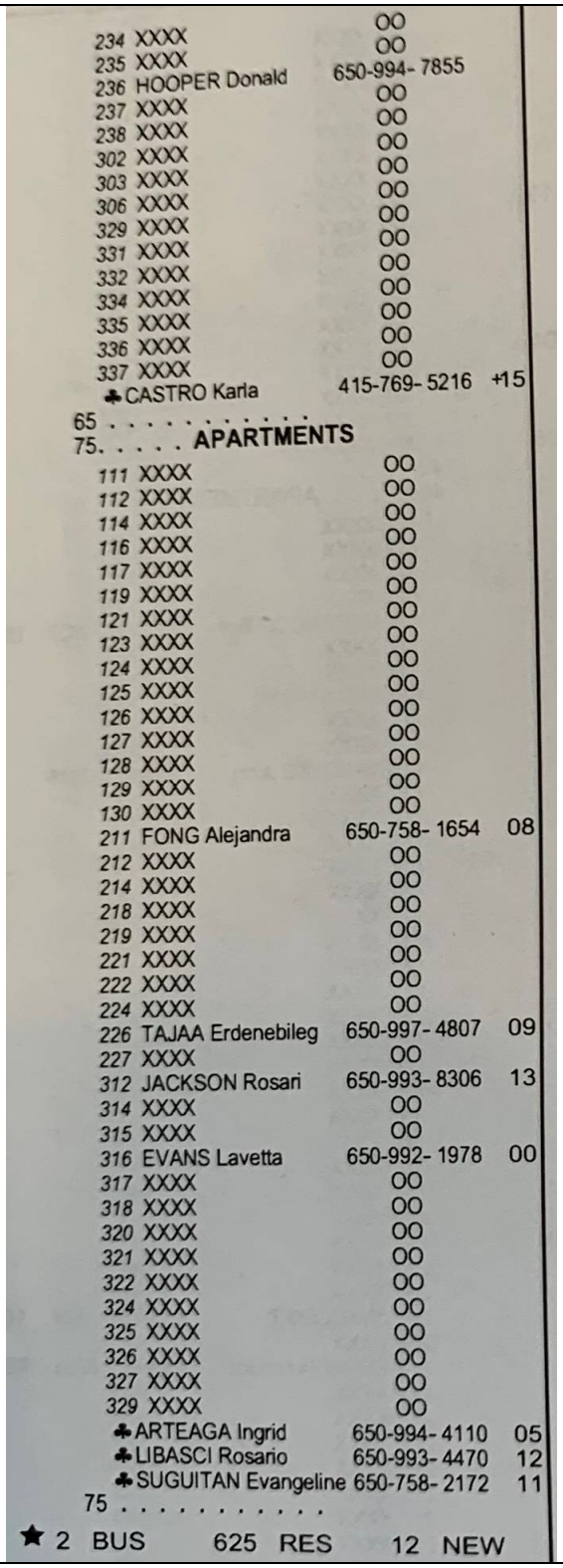
219 XXXX OO
307 XXXX OO
308 SANDFORD Deanna 650-992- 0284 90
309 XXXX OO
310 XXXX OO
311 XXXX OO
314 XXXX OO
315 XXXX OO
317 XXXX OO
55 . . . . . .
65. . . . . APARTMENTS
102 XXXX OO
104 XXXX OO
105 XXXX OO
106 XXXX OO
107 XXXX OO
129 VALENCIA Virginia 650-993- 8059 12
133 XXXX OO
134 XXXX OO
136 XXXX OO
137 XXXX OO
201 XXXX OO
202 THOMPSON B J 650-994- 0507
203 XXXX OO
204 XXXX OO
205 XXXX OO
206 PIERCE Anthony 650-992- 7962 12
228 XXXX OO
231 XXXX OO
232 XXXX OO

Adjacent Street:	0-100 Block of Poncetta Dr
2015 (3 of 3)	

234 XXXX OO
235 XXXX OO
236 HOOPER Donald 650-994- 7855
237 XXXX OO
238 XXXX OO
302 XXXX OO
303 XXXX OO
306 XXXX OO
329 XXXX OO
331 XXXX OO
332 XXXX OO
334 XXXX OO
335 XXXX OO
336 XXXX OO
337 XXXX OO
♣CASTRO Karla 415-769- 5216 +15
65 . . . . . .
75. . . . . APARTMENTS
111 XXXX OO
112 XXXX OO
114 XXXX OO
116 XXXX OO
117 XXXX OO
119 XXXX OO
121 XXXX OO
123 XXXX OO
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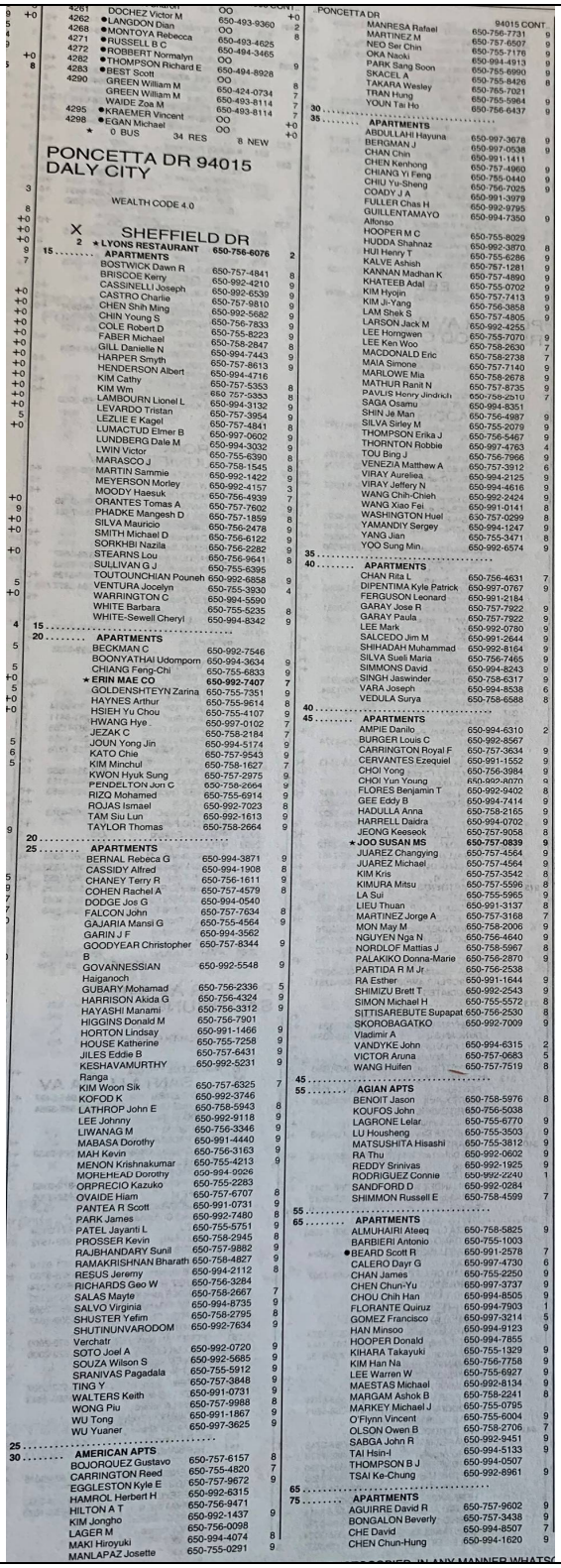
127 XXXX OO
128 XXXX OO
129 XXXX OO
130 XXXX OO
211 FONG Alejandra 650-758- 1654 08
212 XXXX OO
214 XXXX OO
218 XXXX OO
219 XXXX OO
221 XXXX OO
222 XXXX OO
224 XXXX OO
226 TAJAA Erdenebileg 650-997- 4807 09
227 XXXX OO
312 JACKSON Rosari 650-993- 8306 13
314 XXXX OO
315 XXXX OO
316 EVANS Lavetta 650-992- 1978 00
317 XXXX OO
318 XXXX OO
320 XXXX OO
321 XXXX OO
322 XXXX OO
324 XXXX OO
325 XXXX OO
326 XXXX OO
327 XXXX OO
329 XXXX OO
♣ARTEAGA Ingrid 650-994- 4110 05
♣LIBASCI Rosario 650-993- 4470 12
♣SUGUITAN Evangeline 650-758- 2172 11
75 . . . . . .
★ 2 BUS 625 RES 12 NEW

Adjacent Street:	0-100 Block of Poncetta Dr
2000 (1 of 2)	

PONCETTA DR 94015
DALY CITY

WEALTH CODE 4.0

SHEFFIELD DR

PONCETTA DR

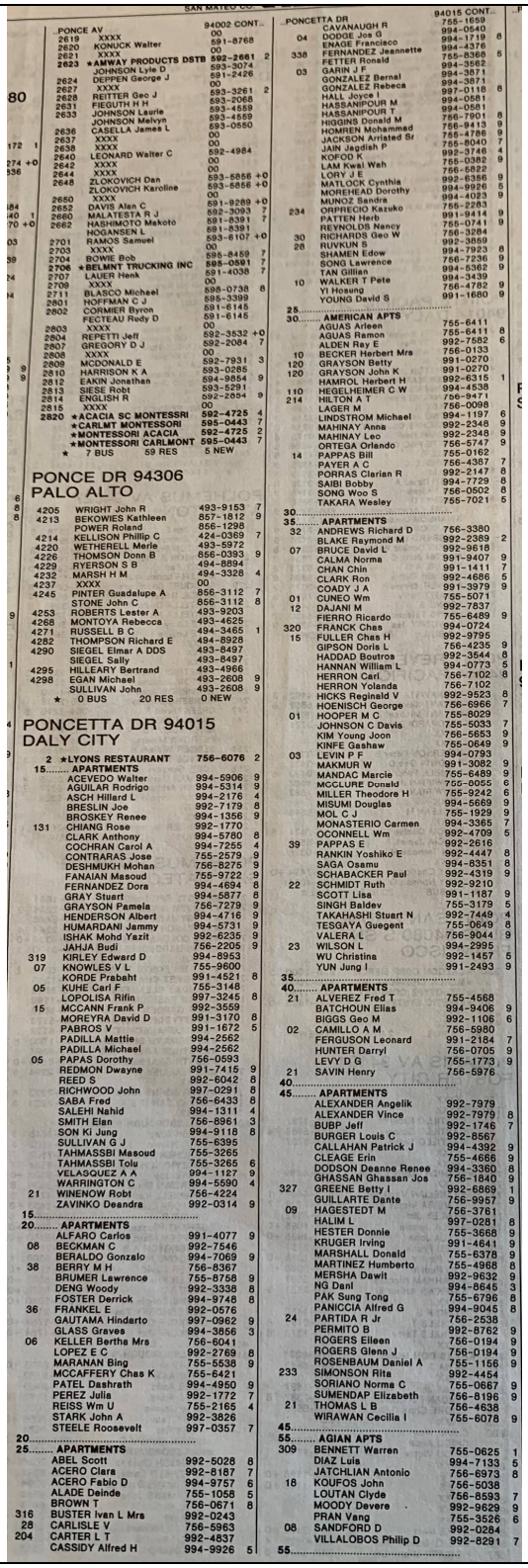
Adjacent Street:	0-100 Block of Poncetta Dr
2000 (2 of 2)	

PONCETTA DR 94015 CONT..

★ FIRST WATER SOFTWARE	650-992-7664	9
GOULD N	650-992-1935	8
HERNANDEZ Daniel	650-992-7662	9
HERNANDEZ Daniel	650-992-7120	8
KILAYKO Kamila	650-994-4905	9
KIRK Timothy	650-992-8159	9
KLINGLER J M	650-992-8573	
KORUM Sevilay	650-755-2826	9
LI Zhe	650-756-9265	8
LU Vivian C	650-758-6561	8
NINOMIYA Tomoko	650-757-4852	8
ORTIZ Miguel Angel	650-757-6317	9
USHIJIMA Goro	650-992-6723	9
VARUDANDI V	650-994-2188	8
YASUHIRO Oyama	650-756-5024	7

75 .....

★ 4 BUS 255 RES 0 NEW

Adjacent Street:	0-100 Block of Poncetta Dr
1990 (1 of 2)	

SAN MATEO CO

PONCE AV — 94002 CONT

2619	XXXX	00	
2620	KONUCK Walter	591-8768	
2621	XXXX	00	
2623	★AMWAY PRODUCTS DSTB	592-2661	2
	JOHNSON Lyle D	593-3074	
	DEPPEN George J	591-2426	
2624		00	
2627	XXXX	593-3261	2
2628	REITTER Geo J	593-2068	
2631	FIEGUTH H H	593-4559	
2633	JOHNSON Laurie	593-4559	
	JOHNSON Melvyn	593-0550	
2636	CASELLA James L	00	
2637	XXXX	00	
2638	XXXX	592-4984	
2640	LEONARD Walter C	00	
2642	XXXX	00	
2644	XXXX	593-5856	+0
2648	ZLOKOVICH Dan	593-5856	+0
	ZLOKOVICH Karoline	00	
2650	XXXX	591-9289	+0
2652	DAVIS Alan C	592-3093	7
2660	MALATESTA R J	591-8391	7
2662	HASHIMOTO Makoto	591-8391	
	HOGANSEN L	593-6107	+0
2701	RAMOS Samuel	00	
2703	XXXX	595-8459	7
2704	BOWIE Bob	595-0591	7
2706	★BELMNT TRUCKING INC	591-4038	7
2707	LAUER Henk	00	
2709	XXXX	598-0738	8
2711	BLASCO Michael	595-3399	
2801	HOFFMAN C J	591-6145	
2802	CORMIER Byron	591-6145	
	FECTEAU Rudy D	00	
2803	XXXX	592-3532	+0
2804	REPETTI Jeff	592-2084	7
2807	GREGORY D J	00	
2808	XXXX	592-7931	3
2809	MCDONALD E	593-0285	
2810	HARRISON K A	594-9854	9
2812	EAKIN Jonathan	593-5291	
2813	SIESE Robt	592-2554	9
2814	ENGLISH R	00	
2815	XXXX	592-4725	4
2820	★ACACIA SC MONTESSRI	595-0443	7
	★CARLMT MONTESSORI	592-4725	2
	★MONTESSORI ACACIA	595-0443	7
	★MONTESSORI CARLMONT		
★	7 BUS 59 RES	5 NEW	

PONCE DR 94306
PALO ALTO

4205	WRIGHT John R	493-9153	7
4213	BEKOWIES Kathleen	857-1812	9
	POWER Roland	856-1298	
4214	KELLISON Phillip C	424-0369	7
4220	WETHERELL Merle	493-5972	
4226	THOMSON Donn B	856-0393	9
4229	RYERSON S B	494-8894	
4232	MARSH H M	494-3328	4
4237	XXXX	00	
4245	PINTER Guadalupe A	856-3112	7
	STONE John C	856-3112	8
4253	ROBERTS Lester A	493-9203	
4268	MONTOYA Rebecca	493-4625	
4271	RUSSELL B C	494-3465	1
4282	THOMPSON Richard E	494-8928	
4290	SIEGEL Elmar A DDS	493-8497	
	SIEGEL Sally	493-8497	
4295	HILLEARY Bertrand	493-4966	
4298	EGAN Michael	493-2608	9
	SULLIVAN John	493-2608	9
★	0 BUS 20 RES	0 NEW	

PONCETTA DR 94015
DALY CITY

2	★LYONS RESTAURANT	756-6076	2
15	APARTMENTS		
	ACEVEDO Walter	994-5906	9
	AGUILAR Rodrigo	994-5314	9
	ASCH Hillard L	994-2176	4
	BRESLIN Joe	992-7179	8
	BROSKEY Renee	994-1356	9
131	CHIANG Rose	992-1770	
	CLARK Anthony	994-5780	8
	COCHRAN Carol A	994-7255	4
	CONTRARAS Jose	755-2579	9
	DESHMUKH Mohan	756-8275	9
	FANAIAN Masoud	755-9722	9
	FERNANDEZ Dora	994-4694	6
	GRAY Stuart	994-5877	8
	GRAYSON Pamela	756-7279	9
	HENDERSON Albert	994-4716	9
	HUMARDANI Jammy	994-5731	9
	ISHAK Mohd Yazit	992-6235	9
	JAHJA Budi	756-2205	9
319	KIRLEY Edward D	994-8953	
07	KNOWLES V L	755-9600	
	KORDE Prabaht	991-4521	8
05	KUHE Carl F	755-3148	
	LOPOLISA Rifin	997-3245	8
15	MCCANN Frank P	992-3559	
	MOREYRA David D	991-3170	8
	PABROS V	991-1672	5
	PADILLA Mattie	994-2562	
	PADILLA Michael	994-2562	
05	PAPAS Dorothy	756-0593	
	REDMON Dwayne	991-7415	9
	REED S	992-6042	8
	RICHWOOD John	997-0291	8
	SABA Fred	756-6433	8
	SALEHI Nahid	994-1311	4
	SMITH Elan	756-8961	3
	SON KI Jung	994-9118	8
	SULLIVAN G J	755-6395	
	TAHMASSBI Masoud	755-3265	
	TAHMASSBI Tolu	755-3265	6
	VELASQUEZ A A	994-1127	9
	WARRINGTON C	994-5590	4
21	WINENOW Robt	756-4224	
	ZAVINKO Deandra	992-0314	9
15			
20	APARTMENTS		
	ALFARO Carlos	991-4077	9
08	BECKMAN C	992-7546	
	BERALDO Gonzalo	994-7069	9
38	BERRY M H	756-8367	
	BRUMER Lawrence	755-8758	9
	DENG Woody	992-3338	8
	FOSTER Derrick	994-9748	6
36	FRANKEL E	992-0576	
	GAUTAMA Hindarto	997-0962	9
	GLASS Graves	994-3856	3
06	KELLER Bertha Mrs	756-6041	
	LOPEZ E C	992-2769	8
	MARANAN Bing	755-5538	9
	MCCAFFERY Chas K	755-6421	
	PATEL Dashrath	994-4950	9
	PEREZ Julia	992-1772	7
	REISS Wm U	755-2165	4
	STARK John A	992-3826	
	STEELE Roosevelt	997-0357	7
20			
25	APARTMENTS		
	ABEL Scott	992-5028	8
	ACERO Clara	992-8187	7
	ACERO Fabio D	994-9757	6
	ALADE Deinde	755-1058	5
	BROWN T	756-0671	8
316	BUSTER Ivan L Mrs	992-0243	
28	CARLISLE V	756-5963	
204	CARTER L T	992-4837	
	CASSIDY Alfred H	994-9926	5

PONCETTA DR — 94015 CONT

	CAVANAUGH R	755-1659	
04	DODGE Jos G	994-0540	
	ENAGE Francisco	994-1719	8
338	FERNANDEZ Jeannette	994-4376	
	FETTER Ronald	755-8368	5
03	GARIN J F	994-3562	
	GONZALEZ Bernal	994-3871	
	GONZALEZ Rebeca	994-3871	
	HALL Joyce I	997-0118	8
	HASSANIPOUR M	994-0581	
	HASSANIPOUR T	994-0581	
	HIGGINS Donald M	756-7901	8
	HOMREN Mohammad	756-9413	9
	JACKSON Arlated Sr	755-4786	9
	JAIN Jagdish P	755-8040	7
	KOFOD K	992-3746	4
	LAM Kwai Weh	755-0382	9
	LORY J E	756-5822	
	MATLOCK Cynthia	992-6356	9
	MOREHEAD Dorothy	994-9926	5
	MUNOZ Sandra	994-4023	9
234	ORPRECIO Kazuko	756-2283	
	PATTEN Herb	991-9414	9
	REYNOLDS Nancy	755-0741	9
30	RICHARDS Geo W	756-3284	
28	RUVKUN S	992-3859	
	SHAMEN Edow	994-7923	8
	SONG Lawrence	756-7236	9
	TAN Gillian	994-6362	9
10	WALKER T Pete	994-3439	
	YI Hoseung	756-4782	9
	YOUNG David S	991-1680	9
25			
30	AMERICAN APTS		
	AGUAS Arleen	755-6411	
	AGUAS Ramon	755-6411	8
	ALDEN Rey E	992-7582	6
10	BECKER Herbert Mrs	756-0133	
120	GRAYSON Betty	991-0270	
120	GRAYSON John K	991-0270	
	HAMROL Herbert H	992-6315	1
110	HEGELHEIMER C W	994-4538	
214	HILTON A T	756-9471	
	LAGER M	756-0098	
	LINDSTROM Michael	994-1197	6
	MAHINAY Anna	992-2348	9
	MAHINAY Leo	992-2348	9
	ORTEGA Orlando	756-5747	9
14	PAPPAS Bill	755-0162	
	PAYER A C	756-4387	7
	PORRAS Clarian R	992-2147	8
	SAIBI Bobby	994-7729	8
	SONG Woo S	756-0502	8
	TAKARA Wesley	755-7021	5
30			
35	APARTMENTS		
32	ANDREWS Richard D	756-3380	
	BLAKE Raymond M	992-2389	2
07	BRUCE David L	992-9618	
	CALMA Norma	991-9407	9
	CHAN Chin	991-1411	7
	CLARK Ron	992-4686	5
	COADY J A	991-3979	9
01	CUNEO Wm	755-5071	
12	DAJANI M	992-7537	
	FIERRO Ricardo	755-6489	9
320	FRANCK Chas	994-0724	
15	FULLER Chas H	992-9795	
	GIPSON Doris L	756-4235	9
	HADDAD Boutros	992-3544	8
	HANNAN William L	994-0773	5
	HERRON Carl	756-7102	8
	HERRON Yolanda	756-7102	
	HICKS Reginald V	992-9523	8
	HOENISCH George	756-8966	7
01	HOOPER M C	755-8029	
	JOHNSON C Davis	755-5033	7
	KIM Young Joon	756-5653	9
	KINFE Gashaw	755-0649	9
03	LEVIN P F	994-0793	
	MAKMUR W	991-3082	9
	MANDAC Marcie	755-6489	9
	MCCLURE Donald	755-0055	6
	MILLER Theodore H	755-9242	6
	MISUMI Douglas	994-5669	9
	MOL C J	755-1929	9
	MONASTERIO Carmen	994-3365	7
	OCONNELL Wm	992-4709	5
39	PAPPAS E	992-2616	
	RANKIN Yoshiko E	992-4447	8
	SAGA Osamu	994-8351	8
	SCHABACKER Paul	992-4319	9
22	SCHMIDT Ruth	992-9210	
	SCOTT Lisa	991-1187	9
	SINGH Baldev	755-3179	5
	TAKAHASHI Stuart N	992-7449	4
	TESGAYA Guegent	755-0649	6
	VALERA L	756-9044	9
23	WILSON L	994-2995	
	WU Christina	992-1457	5
	YUN Jung I	991-2493	9
35			
40	APARTMENTS		
21	ALVEREZ Fred T	755-4568	
	BATCHOUN Elias	994-9406	9
	BIGGS Geo M	992-1106	6
02	CAMILLO A M	756-5980	
	FERGUSON Leonard	991-2184	7
	HUNTER Darryl	756-0705	9
	LEVY D G	755-1773	9
21	SAVIN Henry	756-5976	
40			
45	APARTMENTS		
	ALEXANDER Angelik	992-7979	
	ALEXANDER Vince	992-7979	8
	BUBP Jeff	992-1746	7
	BURGER Louis C	992-8567	
	CALLAHAN Patrick J	994-4392	9
	CLEAGE Erin	755-4666	9
	DODSON Deanne Renee	994-3360	8
	GHASSAN Ghassan Jos	756-1840	9
327	GREENE Betty I	992-6869	1
	GUILLARTE Dante	756-9957	9
09	HAGESTEDT M	756-3761	
	HALIM L	997-0281	8
	HESTER Donnie	755-3668	9
	KRUGER Irving	991-4641	9
	MARSHALL Donald	755-6378	9
	MARTINEZ Humberto	755-4968	8
	MERSHA Dawit	992-9632	9
	NG Dani	994-8645	3
	PAK Sung Tong	755-6796	8
	PANICCIA Alfred G	994-9045	8
24	PARTIDA R Jr	756-2538	
	PERMITO B	992-8762	9
	ROGERS Eileen	756-0194	9
	ROGERS Glenn J	756-0194	9
	ROSENBAUM Daniel A	755-1156	9
233	SIMONSON Rita	992-4454	
	SORIANO Norma C	755-0667	9
	SUMENDAP Elizabeth	756-8196	9
21	THOMAS L B	756-4638	
	WIRAWAN Cecilia I	755-6078	9
45			
55	AGIAN APTS		
309	BENNETT Warren	755-0625	1
	DIAZ Luis	994-7133	5
	JATCHLIAN Antonio	756-6973	8
18	KOUFOS John	756-5038	
	LOUTAN Clyde	756-8593	7
	MOODY Devere	992-9629	9
	PRAN Vang	755-3526	6
08	SANDFORD D	992-0284	
	VILLALOBOS Philip D	992-8291	7
55			

Adjacent Street:	0-100 Block of Poncetta Dr
1990 (2 of 2)	

PONCETTA DR 94015 CONT..

65..... APARTMENTS

36	BARBIERI Antonio	755-1003	
	BELL J L	992-5940	9
	BUCCOLA Lewis	997-3228	8
	DARWISH Samer Omar	991-2277	9
	HOLL Martin	994-9571	9
	HOOPER Donald	994-7855	3
	LIM Juliet	992-9038	9
01	MARKEY Michael J	755-0795	
06	ORPRECIO Cynthia	756-2201	
	PADILLA Kenneth P	755-8369	9
	RASTEGAR A	992-3083	4
	REGALADO Abel	991-4737	9
	REGALADO Dora	991-4737	9
	RIVERA Efren	755-3227	9
	RUIS Keith A	992-1099	8
	SINGH Jasvinder	755-8282	9
	THOMPSON B J	994-0507	2

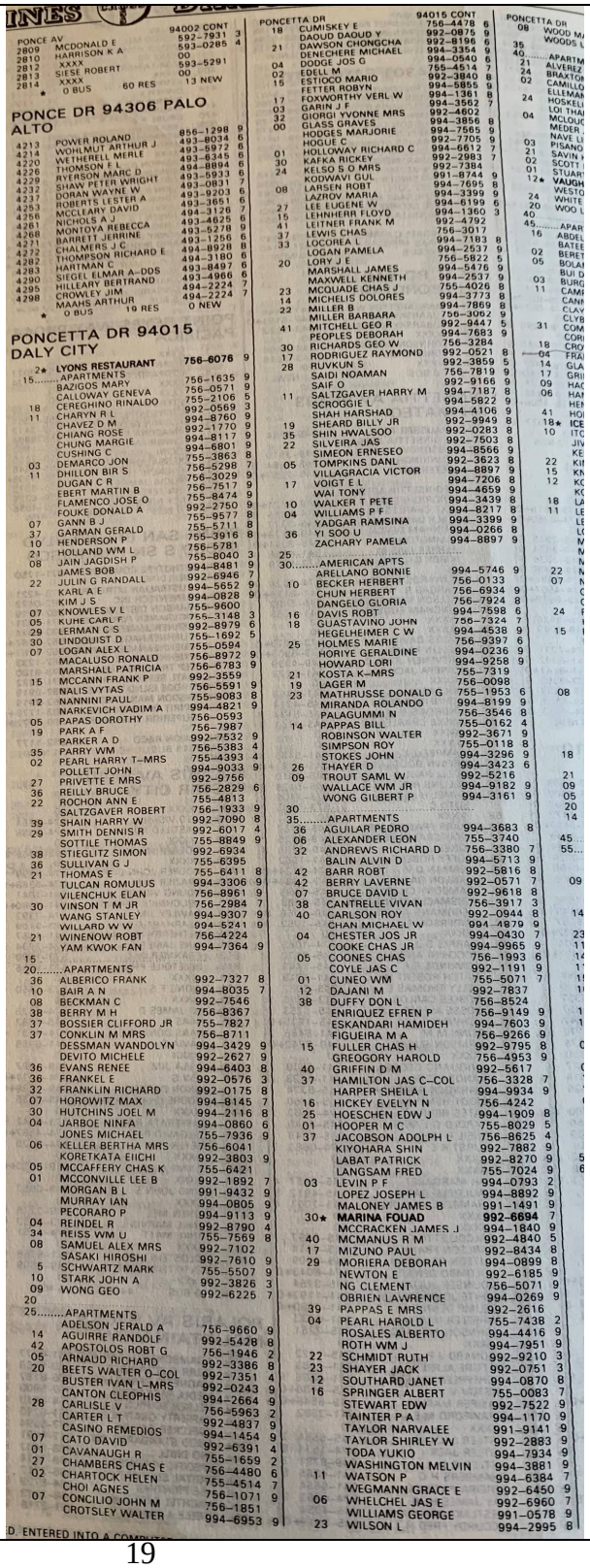
65.....

75..... APARTMENTS

	BARBOZA Oswald	756-9433	2
	CHAVEZ Juan Carlos	992-0562	9
	CID William	756-1266	9
	GADGIL Vasant	756-3974	9
	HARTAWAN Soesanah	991-1755	9
16	HUGHES Jas S	992-0326	
17	KLINGLER J M	992-8573	
	MASSEY Keith	755-0312	9
	MCCOLLUM Grover M	992-9375	
12	MERAGLIA Albert	756-2067	
	MILLER Stephanie	994-5019	8
	MORTON John A	997-6678	7
	MURPHY W J	756-4931	8
	ONEIL Eugene	992-8534	6
	TALEB Taher	992-5964	9

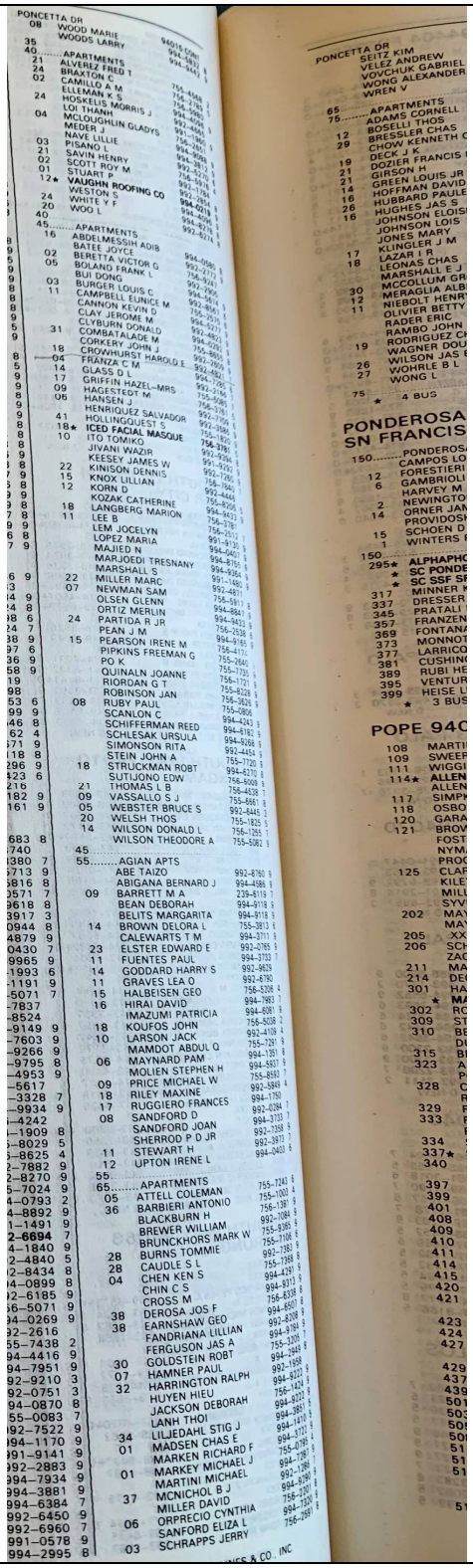
75.....

★ 1 BUS 247 RES 0 NEW

Adjacent Street:	0-100 Block of Poncetta Dr
1980 (1 of 2)	

PONCE DR 94306 PALO ALTO

PONCETTA DR 94015 DALY CITY

Adjacent Street:	0-100 Block of Poncetta Dr
1980 (2 of 2)	

ERS
ENVIRONMENTAL RECORD SEARCH
"The Intelligent Choice"

RecCheck

Report Results

The Standard for ASTM/AAI Radius Searches
(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

REPORT RESULTS

Site Location:

2300 Junipero Serra Boulevard
Daly City, CA 94015
(N 37-41-50, W 122-28-32) NAD83

Client:

GEM Group, Inc.

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	2300 Junipero Serra Boulevard Daly City, CA 94015
Client Project Name/Number:	20-11653
Coordinates:	N 37-41-50, W 122-28-32 (NAD 83) 37.697293, -122.47542
Date of Report	October 6, 2020
ERS Project Number:	2104727352
Subject Site Listed on the following lists:	Multiple Agency Lists
Subject Site Listed as Map ID#:	1 (Click here for details)
USGS 7.5 Minute Quad Map:	San Francisco South (2015-03-11)
Subject Site Located within a Potential Area of Concern:	No
Township, Section and Range:	Township: 03S Range: 06W Section: 01 Baseline: Mt. Diablo
Site Elevation: (feet above or below (-) mean sea level)	164
Flood Zone: (Digital Flood Insurance Rate Maps - DFIRMs) **Only available digital data is provided**	Panel: 06081C0028F, Effective Date: 8/2/2017 Zone X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.
Fire Insurance Map Coverage:	Coverage May Exist in Daly City. Years: 1915, 1918, 1927, 1944, 1950, 1952, 1960, 1969. Sources: ERS; California State Univ., Northridge ; Stanford Univ. ; Formerly US Census Bureau, Jeffersonville, IN ;
Radon Information:	EPA Radon Zone: 2 (Predicted avg for county: 2 to 4 pCi/L)For zip code 94015: Number of tests per zip code: 9 Number of tests where radon is > 4 pCi/L: 0 Percentage of test where radon is > 4 pCi/L: 0.00% Other Information: Not Reported

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Search Radius Expansion Size: (In Miles)	0
Soil Type: (USDA Soil Survey Geographic Database) (SSURGO)	Map Unit Name: Orthents, cut and fill, 0 to 15 percent slopes Map Unit Type: Consociation Drainage Class - Dominant Condition: Well drained General Information: Xerorthents Top 3 Map Unit Components are below (if available): Component Name: Unnamed, Unnamed, Orthents Component Percentage: 2%, 2%, 85% Hydric: No, No, No
Zip Codes Searched for "Un-Mappable" Sites:	Not Researched
Occurrence Count:	32

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SUMMARY OF OCCURRENCES

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
1 Maps: 1, 2, 3, 4	BAY AQMD-BA-108582 LAKE MERCED COUNTRY CLUB	2300 JUNIPERO SERRA BLVD DALY CITY	Air-CA	Listed	Subject Site	N/A
1 Maps: 1, 2, 3, 4	43187 LAKE MERCED GOLF & COUNTRY CLUB	2300 JUNIPERO SERRA BLVD DALY CITY	AST-CRSP-CA	Listed	Subject Site	N/A
1 Maps: 1, 2, 3, 4	43187 LAKE MERCED GOLF & COUNTRY CLUB	2300 JUNIPERO SERRA BLVD DALY CITY	CRSP-CA	Listed	Subject Site	N/A
1 Maps: 1, 2, 3, 4	110065291071 LAKE MERCED GOLF & COUNTRY CLUB	2300 JUNIPERO SERRA BLVD DALY CITY	FRS-US	Listed	Subject Site	N/A
1 Maps: 1, 2, 3, 4	4520598C-CAL000181152 LAKE MERCED GOLF CLUB	2300 JUNIPERO SERRA BLVD DALY CITY	Hist-CA	No Longer Listed	Subject Site	N/A
1 Maps: 1, 2, 3, 4	1224671 LAKE MERCED GOLF & C C	2300 JUNIPERO SERRA BLVD DALY CITY	Hist-CalFID-CA	Listed	Subject Site	N/A
1 Maps: 1, 2, 3, 4	7780723 1X LAKE MERCED GOLD & COUNTRY CLUB	2300 JUNIPERO SERRA BLVD DALY CITY	Hist-CalFID-CA	Listed	Subject Site	N/A
1 Maps: 1, 2, 3, 4	159867-PD LAKE MERCED GOLF & COUNTRY CLB	2300 JUNIPERO SERRA BLVD DALY CITY	Hist-Chemical-Storage	Listed	Subject Site	N/A
1 Maps: 1, 2, 3, 4	244324 LAKE MERCED GOLF AND COUNTRY CL	2300 JUNIPERO SERRA BLVD DALY CITY	Hist-UST-CA	Listed	Subject Site	N/A
1 Maps: 1, 2, 3, 4	CAL000181152 LAKE MERCED GOLF CLUB	2300 JUNIPERO SERRA BLVD DALY CITY	HWIS-CA	Listed	Subject Site	N/A

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
1 Maps: 1, 2, 3, 4	182805 Lake Merced Golf Club	2300 Junipero Serra Blvd Daly City	NPDES-SW-CA	Listed	Subject Site	N/A
1 Maps: 1, 2, 3, 4	CAL000181152 LAKE MERCED GOLF CLUB	2300 JUNIPERO SERRA BLVD DALY CITY	RCRA-NON-US	Listed	Subject Site	N/A
2 Maps: 1, 4	T0608100783 OLYMPIAN WESTLAKE	2195 JUNIPERO SERRA DALY CITY	LUST-Closed-CA	Completed - Case Closed	0.27 E	52
2 Maps: 1, 4	T0608198948 OLYMPIAN JUNIPERO SERRA	2195 JUNIPERO SERRA DALY CITY	LUST-Closed-CA	Completed - Case Closed	0.27 E	52
3 Maps: 1, 4	SL0608131398 PACIFIC PLAZA III	2099-2147 JUNIPERO SERRA DALY CITY	SLIC-Closed-CA	Completed - Case Closed	0.3 NE	52
4 Maps: 1, 4	T0608153215 CITY OF DALY CITY	0 87TH ST @ EDGEWORTH DALY CITY	LUST-Closed-CA	Completed - Case Closed	0.31 S	-3
5 Maps: 1, 4	T0608100125 CHEVRON 9-7455	2089 JUNIPERO SERRA DALY CITY	LUST-Closed-CA	Completed - Case Closed	0.31 NE	51
6 Maps: 1, 4	T10000003031 Gas & Wash Partners	247 87th Street Daly City	LUST-Closed-CA	Completed - Case Closed	0.32 S	6
7 Maps: 1, 4	T0608100179 DALY CITY CORP YARD	798 NIANTIC DALY CITY	LUST-Closed-CA	Completed - Case Closed	0.35 E	76
8 Maps: 1, 4	T0608100152 CITY OF DALY CITY	2001 JUNIPERO SERRA DALY CITY	LUST-Closed-CA	Completed - Case Closed	0.36 NE	46
9 Maps: 1, 4	T0608135649 PACIFIC PLAZA - BLOCK 51	0 JUNIPERO SERRA DALY CITY	LUST-Closed-CA	Completed - Case Closed	0.38 NE	55
10 Maps: 1, 4	T10000002674 Agbayani Construction	88 DIXON COURT Daly City	BF-MOA-CA	Listed	0.38 SE	43
10 Maps: 1, 4	T0608119056 AGBAYANI CONSTRUCTION CORP	88 DIXON COURT DALY CITY	LUST-Closed-CA	Completed - Case Closed	0.38 SE	43

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MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
10 Maps: 1, 4	T10000002674 Agbayani Construction	88 Dixon Court Daly City	SLIC-Open-CA	Open - Remediation	0.38 SE	43
11 Maps: 1, 4	T0608100969 PIMENTEL PROPERTY	2428 JUNIPERO SERRA DALY CITY	LUST-Closed-CA	Completed - Case Closed	0.4 SE	19
12 Maps: 1, 4	T0608100912 UNOCAL STATION #3816	101 SOUTH MAYFAIR AVENUE DALY CITY	LUST-Open-CA	Open - Verification Monitoring	0.43 N	-9
12 Maps: 1, 4	T0608100912 76 STATION #3816	101 SOUTH MAYFAIR AVENUE DALY CITY	UST-Priority-CA	Listed	0.43 N	-9
13 Maps: 1, 4	T0608100027 ARCO #465	151 SOUTHGATE AVENUE DALY CITY	LUST-Open-CA	Open - Verification Monitoring	0.43 W	-57
14 Maps: 1, 4	T0608100243 CITY OF DALY CITY	595 NORTH PARKVIEW AVENUE DALY CITY	LUST-Closed-CA	Completed - Case Closed	0.46 NE	87
15 Maps: 1, 4	SL0608188850 SOUTHGATE CLEANERS	183 SOUTHGATE DALY CITY	SLIC-Open-CA	Open - Site Assessment	0.48 W	-46
16 Maps: 1, 4	SL0608106505 WESTLAKE FRENCH CLEANERS	247 WESTLAKE CENTER DALY CITY	SLIC-Open-CA	Open - Site Assessment	0.49 NW	-76
17 Maps: 1, 4	CS260803.001 Allied Waste Services of North America LLC	333 90th St Daly City	SWRCY-CA	Listed	0.49 S	-12

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POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

DATABASE SEARCHED	SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN	AREAS FOUND WITHIN 1-MILE RADIUS
NPL-R9-US	No	0
MethaneLF-CA	No	0
LA-LF-CA	No	0
Military-Bases-US	No	0
SGV-Deep-Plumes-CA	No	0
SGV-Shallow-Plumes-Puente-Valley-CA	No	0
SGV-Shallow-Plumes-CA	No	0

DATABASE OCCURRENCE SUMMARY

HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS		
DATABASE SEARCHED	DISTANCE SEARCHED (MILES)	HIGH RISK OCCURRENCES FOUND
CERCLIS-US	0.5	0
CorAct-Open-CA	0.5	0
County-LUST-Open-CA	0.5	0
County-SLIC-Open-CA	0.5	0
Eval-Hist-Active-CA	0.5	0
Hist-UST-Cleanup-CA	0.5	0
LUST-Open-CA	0.5	2
Military-Active-CA	1	0
NPL-US	1	0
Proposed-NPL-US	1	0
Response-CA	1	0
SAA-Agreements-US	1	0
School-Active-CA	0.5	0
SLIC-Open-CA	0.5	3
State-Response-Active-CA	1	0
Superfund-Active-CA	1	0
Tribal-LUST-Open-Reg9	0.5	0
VCP-Active-CA	0.5	0

* For the purposes of this report, “high risk” occurrences are those that have known contamination and have not received a “case closed” or “no further action” status from the agency that maintains the records.

ASTM/AAI STANDARD RECORD SOURCES SUMMARY				
STANDARD ENVIRONMENTAL RECORD SOURCES	ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. (MILES)	ERS DATABASE NAME	TOTAL LISTINGS	MAP ID #’S
Federal NPL site list	1.0 / 1.0	NPL-US	0	None Listed
		Proposed-NPL-US	0	None Listed

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Federal Delisted NPL site list	0.5 / 1.0	Delisted-NPL-US	0	None Listed
Federal CERCLIS list	0.5 / 0.5	CERCLIS-US	0	None Listed
Federal CERCLIS NFRAP site list	0.5 / 0.5	CERCLIS-Archived-US	0	None Listed
Federal RCRA CORRACTS facilities list	1.0 / 1.0	RCRA-COR-US	0	None Listed
Federal RCRA non-CORRACTS TSD facilities list	0.5 / 0.5	RCRA-TSDF-US	0	None Listed
Federal RCRA generators list	Property and adjoining properties / 0.25	RCRA-CESQG-US	0	None Listed
		RCRA-LQG-US	0	None Listed
		RCRA-NON-US	1	1
		RCRA-SQG-US	0	None Listed
Federal Inst/Eng control registries	Property Only / 0.25	Controls-RCRA-US	0	None Listed
		Controls-US	0	None Listed
		Hist-US-EC	0	None Listed
		Hist-US-IC	0	None Listed
		LIENS-US	0	None Listed
Federal ERNS list	Property Only / 0.0625	ERNS-US	0	None Listed
State and Tribal-Equivalent NPL	1.0 / 1.0	Response-CA	0	None Listed
		State-Response-Active-CA	0	None Listed
		State-Response-NFA-CA	0	None Listed
		State-Response-Other-CA	0	None Listed
State and Tribal-Equivalent CERCLIS	0.5 / 0.5	Superfund-Active-CA	0	None Listed
		Superfund-NFA-CA	0	None Listed
		Superfund-Other-CA	0	None Listed
State and Tribal landfill and/or solid waste disposal sites	0.5 / 0.5	County-SWF-CA	0	None Listed
		Debris-US	0	None Listed
		Hist-Dumps-US	0	None Listed
		Land-Disposal-CA	0	None Listed
		SWIS-CA	0	None Listed
		SWLF-US	0	None Listed
		Tribal-ODI-US	0	None Listed
State and Tribal Leaking Storage Tank Lists	0.5 / 0.5	County-LUST-CA	0	None Listed
		County-LUST-Closed-CA	0	None Listed
		County-LUST-Open-CA	0	None Listed
		Hist-UST-Cleanup-CA	0	None Listed
		LUST-Closed-CA	11	2, 2, 4, 5, 6, 7, 8, 9, 10, 11, 14
		LUST-Open-CA	2	12, 13

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		Tribal-LUST-Closed-Reg9	0	None Listed
		Tribal-LUST-Open-Reg9	0	None Listed
State and Tribal Registered Storage Tank Lists	Property and adjoining properties / 0.25	AST-CA	0	None Listed
		AST-CRSP-CA	1	1
		City-AST-CA	0	None Listed
		City-UST-CA	0	None Listed
		County-AST-CA	0	None Listed
		County-UST-CA	0	None Listed
		FEMA-UST-US	0	None Listed
		Hist-UST-CA	1	1
		Tribal-UST-Reg9	0	None Listed
		UST-Abandoned-CA	0	None Listed
		UST-CA	0	None Listed
		UST-Closed-CA	0	None Listed
		USTComp-CA	0	None Listed
		UST-CRSP-CA	0	None Listed
		UST-Priority-CA	1	12
		UST-Proposed-CA	0	None Listed
State and Tribal Inst/Eng Control Registries	Property Only / 0.5	Controls-CA	0	None Listed
		Deed-CA	0	None Listed
		Hist-Controls-CA	0	None Listed
		HWMP-Controls-CA	0	None Listed
		Liens-CA	0	None Listed
State and Tribal Voluntary Cleanup Sites	0.5 / 0.5	Military-Active-CA	0	None Listed
		Military-NFA-CA	0	None Listed
		Military-Other-CA	0	None Listed
		School-Active-CA	0	None Listed
		School-NFA-CA	0	None Listed
		School-Other-CA	0	None Listed
		Tribal-VCP-US	0	None Listed
		VCP-Active-CA	0	None Listed
		VCP-NFA-CA	0	None Listed
		VCP-Other-CA	0	None Listed
State and Tribal Brownfield Sites	0.5 / 0.5	BF-MOA-CA	1	10
		BF-Tribal-US	0	None Listed

FEDERAL ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
BF-Tribal-US	0.5	0	0	0	0	-	0
BF-US	0.5	0	0	0	0	-	0
CERCLIS-Archived-US	0.5	0	0	0	0	-	0
CERCLIS-US	0.5	0	0	0	0	-	0

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FEDERAL ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Controls-RCRA-US	0.5	0	0	0	0	-	0
Controls-US	0.5	0	0	0	0	-	0
Debris-US	0.5	0	0	0	0	-	0
Delisted-NPL-US	1	0	0	0	0	0	0
ERNS-US	0.0625	0	0	-	-	-	0
FEMA-UST-US	0.25	0	0	0	-	-	0
FTTS-ENF-US	0.25	0	0	0	-	-	0
Hist-Dumps-US	0.5	0	0	0	0	-	0
Hist-US-EC	0.5	0	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	0	-	0
HMIS-US	0.0625	0	0	-	-	-	0
LIENS-US	0.0625	0	0	-	-	-	0
NPL-US	1	0	0	0	0	0	0
PADS-US	0.0625	0	0	-	-	-	0
PCB-US	0.25	0	0	0	-	-	0
Proposed-NPL-US	1	0	0	0	0	0	0
RCRA-CESQG-US	0.25	0	0	0	-	-	0
RCRA-COR-US	1	0	0	0	0	0	0
RCRA-LQG-US	0.25	0	0	0	-	-	0
RCRA-NON-US	0.125	1	0	-	-	-	1
RCRA-SQG-US	0.25	0	0	0	-	-	0
RCRA-TSDF-US	0.5	0	0	0	0	-	0
SAA-Agreements-US	1	0	0	0	0	0	0
SWLF-US	0.5	0	0	0	0	-	0
Tribal-LUST-Closed-Reg9	0.5	0	0	0	0	-	0
Tribal-LUST-Open-Reg9	0.5	0	0	0	0	-	0
Tribal-ODI-US	0.5	0	0	0	0	-	0
Tribal-UST-Reg9	0.25	0	0	0	-	-	0
Tribal-VCP-US	0.5	0	0	0	0	-	0

STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
AST-CA	0.25	0	0	0	-	-	0
AST-CRSP-CA	0.25	1	0	0	-	-	1
BF-MOA-CA	0.5	0	0	0	1	-	1
BZ-HazWaste-CA	0.5	0	0	0	0	-	0
CERS-CA	0.25	0	0	0	-	-	0
CHMIRS-CA	0.0625	0	0	-	-	-	0
City-AST-CA	0.25	0	0	0	-	-	0
City-CUPA-CA	0.25	0	0	0	-	-	0
City-Others-CA	0.25	0	0	0	-	-	0
City-UST-CA	0.25	0	0	0	-	-	0
Controls-CA	0.5	0	0	0	0	-	0
CorAct-Closed-CA	0.5	0	0	0	0	-	0
CorAct-Open-CA	0.5	0	0	0	0	-	0
CorAct-Other-CA	0.5	0	0	0	0	-	0
CORTESE-CA	0.25	0	0	0	-	-	0
County-AST-CA	0.25	0	0	0	-	-	0
County-Hist-CA	0.25	0	0	0	-	-	0
County-LUST-CA	0.5	0	0	0	0	-	0
County-LUST-Closed-CA	0.5	0	0	0	0	-	0
County-LUST-Open-CA	0.5	0	0	0	0	-	0

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STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
County-Others-CA	0.25	0	0	0	-	-	0
County-SLIC-Closed-CA	0.25	0	0	0	-	-	0
County-SLIC-Open-CA	0.5	0	0	0	0	-	0
County-SML-CA	0.5	0	0	0	0	-	0
County-SWF-CA	0.5	0	0	0	0	-	0
County-UST-CA	0.25	0	0	0	-	-	0
CRSP-CA	0.25	1	0	0	-	-	1
CUPA-CA	0.25	0	0	0	-	-	0
Deed-CA	0.5	0	0	0	0	-	0
ENF-CA	0.25	0	0	0	-	-	0
ENF-SMARTS-CA	0.25	0	0	0	-	-	0
ENF-Wastewater-CA	0.25	0	0	0	-	-	0
Eval-Hist-Active-CA	0.5	0	0	0	0	-	0
Eval-Hist-NFA-CA	0.5	0	0	0	0	-	0
Eval-Hist-Other-CA	0.5	0	0	0	0	-	0
HazWaste-CA	0.25	0	0	0	-	-	0
Hist-Controls-CA	0.5	0	0	0	0	-	0
Hist-Cort-CA	0.25	0	0	0	-	-	0
HIST-R4-CA	0.25	0	0	0	-	-	0
HIST-SLIC-CV-CLOSED-CA	0.5	0	0	0	0	-	0
HIST-SLIC-CV-OPEN-CA	0.5	0	0	0	0	-	0
Hist-UST-CA	0.25	1	0	0	-	-	1
Hist-UST-Cleanup-CA	0.5	0	0	0	0	-	0
Hist-WIP-Active-CA	0.5	0	0	0	0	-	0
Hist-WIP-Backlog-CA	0.5	0	0	0	0	-	0
Hist-WIP-Historical-CA	0.5	0	0	0	0	-	0
HWIS-CA	0.0625	1	0	-	-	-	1
HWMP-Controls-CA	0.5	0	0	0	0	-	0
ICE-CA	0.25	0	0	0	-	-	0
Land-Disposal-CA	0.5	0	0	0	0	-	0
Liens-CA	0.0625	0	0	-	-	-	0
LUST-Closed-CA	0.5	0	0	2	9	-	11
LUST-Open-CA	0.5	0	0	0	2	-	2
Manifest2-RI	0.0625	0	0	-	-	-	0
Military-Active-CA	1	0	0	0	0	0	0
Military-NFA-CA	0.5	0	0	0	0	-	0
Military-Other-CA	1	0	0	0	0	0	0
PR-MOA-CA	0.25	0	0	0	-	-	0
Response-CA	1	0	0	0	0	0	0
School-Active-CA	0.5	0	0	0	0	-	0
School-NFA-CA	0.5	0	0	0	0	-	0
School-Other-CA	0.5	0	0	0	0	-	0
SLIC-Closed-CA	0.5	0	0	0	1	-	1
SLIC-Open-CA	0.5	0	0	0	3	-	3
SML-CA	0.5	0	0	0	0	-	0
State-Response-Active-CA	1	0	0	0	0	0	0
State-Response-NFA-CA	0.5	0	0	0	0	-	0
State-Response-Other-CA	0.5	0	0	0	0	-	0
Superfund-Active-CA	1	0	0	0	0	0	0
Superfund-NFA-CA	1	0	0	0	0	0	0
Superfund-Other-CA	1	0	0	0	0	0	0
SWIS-CA	0.5	0	0	0	0	-	0
SWRCY-CA	0.5	0	0	0	1	-	1
UST-Abandoned-CA	0.25	0	0	0	-	-	0
UST-CA	0.25	0	0	0	-	-	0

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STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
UST-Closed-CA	0.25	0	0	0	-	-	0
USTComp-CA	0.25	0	0	0	-	-	0
UST-CRSP-CA	0.25	0	0	0	-	-	0
UST-Priority-CA	0.5	0	0	0	1	-	1
UST-Proposed-CA	0.25	0	0	0	-	-	0
VCP-Active-CA	0.5	0	0	0	0	-	0
VCP-NFA-CA	0.5	0	0	0	0	-	0
VCP-Other-CA	0.5	0	0	0	0	-	0

SUPPLEMENTAL DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Air-CA	0.25	1	0	0	-	-	1
AIR-DIST-CA	0.25	0	0	0	-	-	0
BioFuel-US	0.25	0	0	0	-	-	0
CAF-CA	0.25	0	0	0	-	-	0
CDL-CA	0.0625	0	0	-	-	-	0
CDL-US	0.0625	0	0	-	-	-	0
CHWF-CA	0.5	0	0	0	0	-	0
Cleaners-CA	0.25	0	0	0	-	-	0
Coal-Ash-Dams-US	0.5	0	0	0	0	-	0
County-BI-CA	0.25	0	0	0	-	-	0
Dams-CA	0.25	0	0	0	-	-	0
DPR-CA	0.25	0	0	0	-	-	0
DryCleaners-CA	0.25	0	0	0	-	-	0
EGRID-US	0.5	0	0	0	0	-	0
EPA-Watch-List-US	0.25	0	0	0	-	-	0
FA-HW-CA	0.0625	0	0	-	-	-	0
FA-HW-US	0.0625	0	0	-	-	-	0
FA-SWF-CA	0.0625	0	0	-	-	-	0
FRS-US	0.0625	1	0	-	-	-	1
FTTS-INSP-US	0.0625	0	0	-	-	-	0
FUDS-US	1	0	0	0	0	0	0
FUSRAP-US	0.25	0	0	0	-	-	0
Haulers-CA	0.0625	0	0	-	-	-	0
Hist-AFS2-US	0.25	0	0	0	-	-	0
Hist-AFS-US	0.25	0	0	0	-	-	0
Hist-AST-CA	0.25	0	0	0	-	-	0
Hist-AWS-CA	0.25	0	0	0	-	-	0
Hist-CA	0.0625	1	0	-	-	-	1
Hist-CalFID-CA	0.25	2	0	0	-	-	2
Hist-CALSITES-CA	0.25	0	0	0	-	-	0
Hist-CERCLIS-NFRAP-US	0.25	0	0	0	-	-	0
Hist-CERCLIS-US	0.25	0	0	0	-	-	0
Hist-City-UST-CA	0.25	0	0	0	-	-	0
Hist-Deed-CA	0.25	0	0	0	-	-	0
Hist-DTG-CA	0.25	0	0	0	-	-	0
Hist-ERNS-US	0.0625	0	0	-	-	-	0
Hist-FIFRA-US	0.25	0	0	0	-	-	0
Hist-FINDS-US	0.0625	0	0	-	-	-	0
Hist-HWS-CA	0.25	0	0	0	-	-	0
Hist-LUSTIS-CA	0.25	0	0	0	-	-	0
HIST-MLTS-US	0.25	0	0	0	-	-	0

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SUPPLEMENTAL DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
HIST-MTBE-CA	0.25	0	0	0	-	-	0
Hist-NPL-US	0.25	0	0	0	-	-	0
Hist-Orange-County-LF-CA	0.25	0	0	0	-	-	0
Historical-CA	0.5	0	0	0	0	-	0
Hist-Prop65-CA	0.25	0	0	0	-	-	0
Hist-RCRIS-US	0.25	0	0	0	-	-	0
Hist-Regional-LUST-CA	0.25	0	0	0	-	-	0
Hist-Regional-Other-CA	0.25	0	0	0	-	-	0
Hist-Regional-SLIC-CA	0.25	0	0	0	-	-	0
Hist-Regional-Spills-CA	0.25	0	0	0	-	-	0
Hist-Regional-SWLF-CA	0.25	0	0	0	-	-	0
Hist-Regional-UST-CA	0.25	0	0	0	-	-	0
Hist-SCL-CA	0.25	0	0	0	-	-	0
Hist-SWIS-CA	0.25	0	0	0	-	-	0
Hist-ToxicPits-CA	0.25	0	0	0	-	-	0
Hist-TRIS-US	0.25	0	0	0	-	-	0
Hist-US	0.0625	0	0	-	-	-	0
Hist-USGS-WaterWells-CA	0.0625	0	0	-	-	-	0
Hist-USTReg-CA	0.25	0	0	0	-	-	0
Hist-WaterWells-US	0.0625	0	0	-	-	-	0
Hist-WMUDS-CA	0.25	0	0	0	-	-	0
HWT-CA	0.25	0	0	0	-	-	0
ICIS-Air-US	0.0625	0	0	-	-	-	0
ICIS-FEC-US	0.0625	0	0	-	-	-	0
ICIS-NPDES-US	0.0625	0	0	-	-	-	0
LA-Waste-Haulers-CA	0.0625	0	0	-	-	-	0
Lead-Smelter-2-US	0.25	0	0	0	-	-	0
Lead-US	0.25	0	0	0	-	-	0
LMOP-US	0.5	0	0	0	0	-	0
Mines2-CA	0.0625	0	0	-	-	-	0
Mines-CA	0.0625	0	0	-	-	-	0
Mines-CDMG-CA	0.0625	0	0	-	-	-	0
MINES-US	0.0625	0	0	-	-	-	0
MLTS-US	0.0625	0	0	-	-	-	0
Mortgage-CA	0.25	0	0	0	-	-	0
MRDS-US	0.25	0	0	0	-	-	0
MWMP-CA	0.25	0	0	0	-	-	0
NCI-CA	0.25	0	0	0	-	-	0
NEI-LF-CA	0.25	0	0	0	-	-	0
NPDES-CA	0.0625	0	0	-	-	-	0
NPDES-SW-CA	0.0625	1	0	-	-	-	1
OGM-CA	0.0625	0	0	-	-	-	0
OGW-CA	0.0625	0	0	-	-	-	0
OSCF-CA	0.5	0	0	0	0	-	0
PCS-US	0.25	0	0	0	-	-	0
Perch1-CA	0.25	0	0	0	-	-	0
Perch2-CA	0.25	0	0	0	-	-	0
Project-CA	0.25	0	0	0	-	-	0
RADINFO-US	0.0625	0	0	-	-	-	0
RFG-Lab-US	0.25	0	0	0	-	-	0
RMP-US	0.0625	0	0	-	-	-	0
ROD-US	0.5	0	0	0	0	-	0
SDWIS-US	0.25	0	0	0	-	-	0
SP-CA	0.25	0	0	0	-	-	0
Spills-SSO-CA	0.25	0	0	0	-	-	0

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SUPPLEMENTAL DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
SSTS-US	0.0625	0	0	-	-	-	0
TierPer-CA	0.25	0	0	0	-	-	0
TOMS-CA	0.0625	0	0	-	-	-	0
Tribal-Air-US	0.25	0	0	0	-	-	0
TRIS2000-US	0.0625	0	0	-	-	-	0
TRIS2010-US	0.0625	0	0	-	-	-	0
TRIS80-US	0.0625	0	0	-	-	-	0
TRIS90-US	0.0625	0	0	-	-	-	0
TSCA-US	0.0625	0	0	-	-	-	0
UIC2-CA	0.0625	0	0	-	-	-	0
UIC-CA	0.0625	0	0	-	-	-	0
UMTRA-US	0.0625	0	0	-	-	-	0
USGS-Waterwells-US	0.0625	0	0	-	-	-	0
Vapor-Intrusions-US	0.5	0	0	0	0	-	0
WDR-CA	0.25	0	0	0	-	-	0

PROPRIETARY HISTORIC DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Hist-Agriculture	0.0625	0	0	-	-	-	0
Hist-Auto Dealers	0.0625	0	0	-	-	-	0
Hist-Auto Repair	0.125	0	0	-	-	-	0
Hist-Chemical Manufacturing	0.0625	0	0	-	-	-	0
Hist-Chemical-Storage	0.0625	1	0	-	-	-	1
Hist-Cleaners	0.25	0	0	0	-	-	0
Hist-Convenience	0.0625	0	0	-	-	-	0
Hist-Disposal-Recycle	0.0625	0	0	-	-	-	0
Hist-Food-Processors	0.0625	0	0	-	-	-	0
Hist-Gun-Ranges	0.0625	0	0	-	-	-	0
Hist-Machine Shop	0.0625	0	0	-	-	-	0
Hist-Manufacturing	0.0625	0	0	-	-	-	0
Hist-Metal Plating	0.0625	0	0	-	-	-	0
Hist-Mining	0.0625	0	0	-	-	-	0
Hist-Mortuaries	0.0625	0	0	-	-	-	0
Hist-Oil-Gas	0.0625	0	0	-	-	-	0
Hist-OilGas-Refiners	0.0625	0	0	-	-	-	0
Hist-Other	0.0625	0	0	-	-	-	0
Hist-Paint-Stores	0.0625	0	0	-	-	-	0
Hist-Petroleum	0.0625	0	0	-	-	-	0
Hist-Post-Offices	0.0625	0	0	-	-	-	0
Hist-Printers	0.0625	0	0	-	-	-	0
Hist-Rental	0.0625	0	0	-	-	-	0
Hist-RV-Dealers	0.0625	0	0	-	-	-	0
Hist-Salvage	0.0625	0	0	-	-	-	0
Hist-Service Stations	0.25	0	0	0	-	-	0
Hist-Steel-Metals	0.0625	0	0	-	-	-	0
Hist-Textile	0.0625	0	0	-	-	-	0
Hist-Transportation	0.0625	0	0	-	-	-	0
Hist-Trucking	0.0625	0	0	-	-	-	0
Hist-Vehicle-Parts	0.0625	0	0	-	-	-	0
Hist-Vehicle-Washing	0.0625	0	0	-	-	-	0

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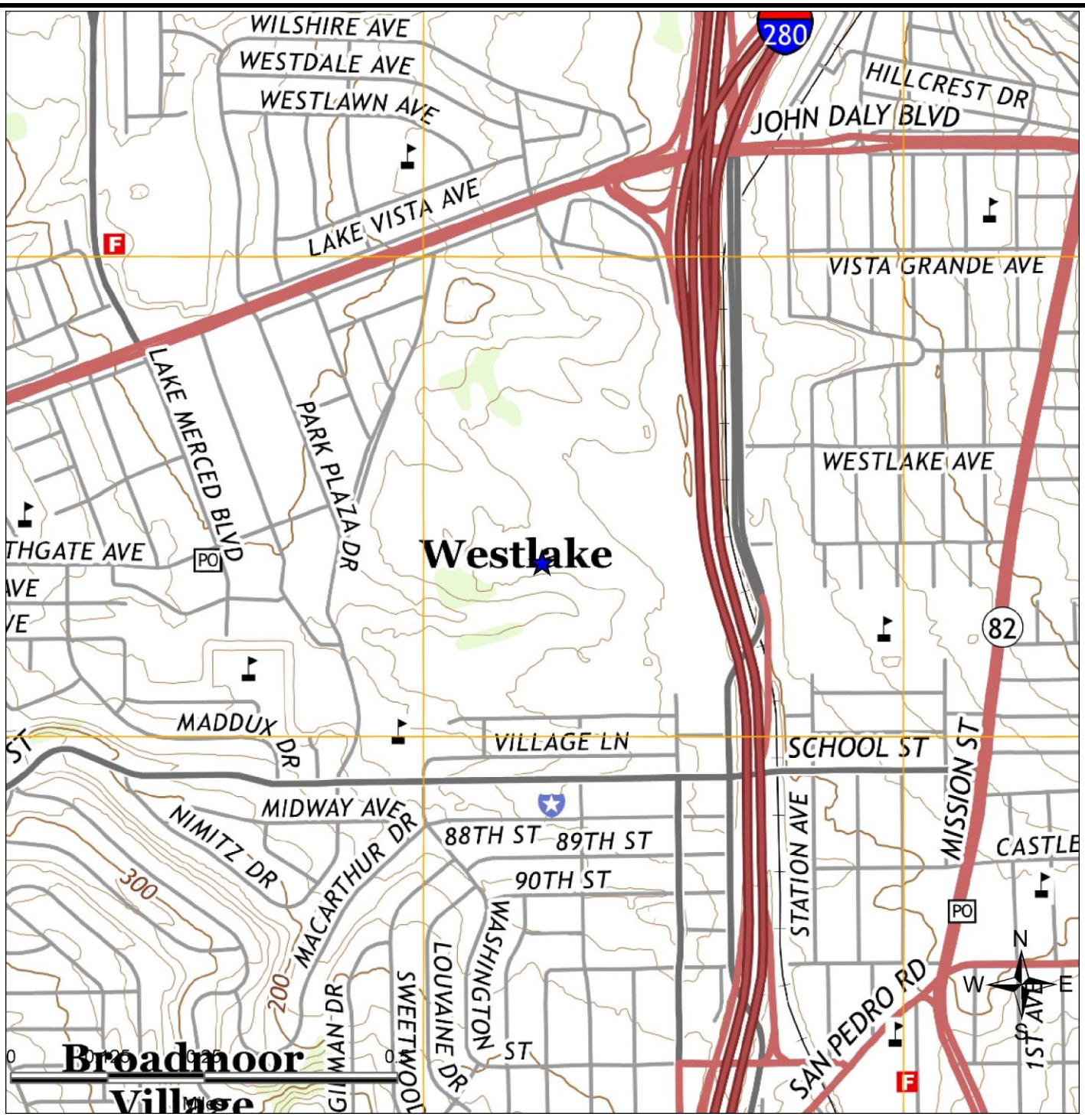

SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. San Francisco South (2015-03-11) Quadrangle, 7.5 Minute Series

GEM Group, Inc.	2300 Junipero Serra Boulevard Daly City, CA 94015	FIGURE: 1 JOB: 20-11653 DATE: 10/6/2020

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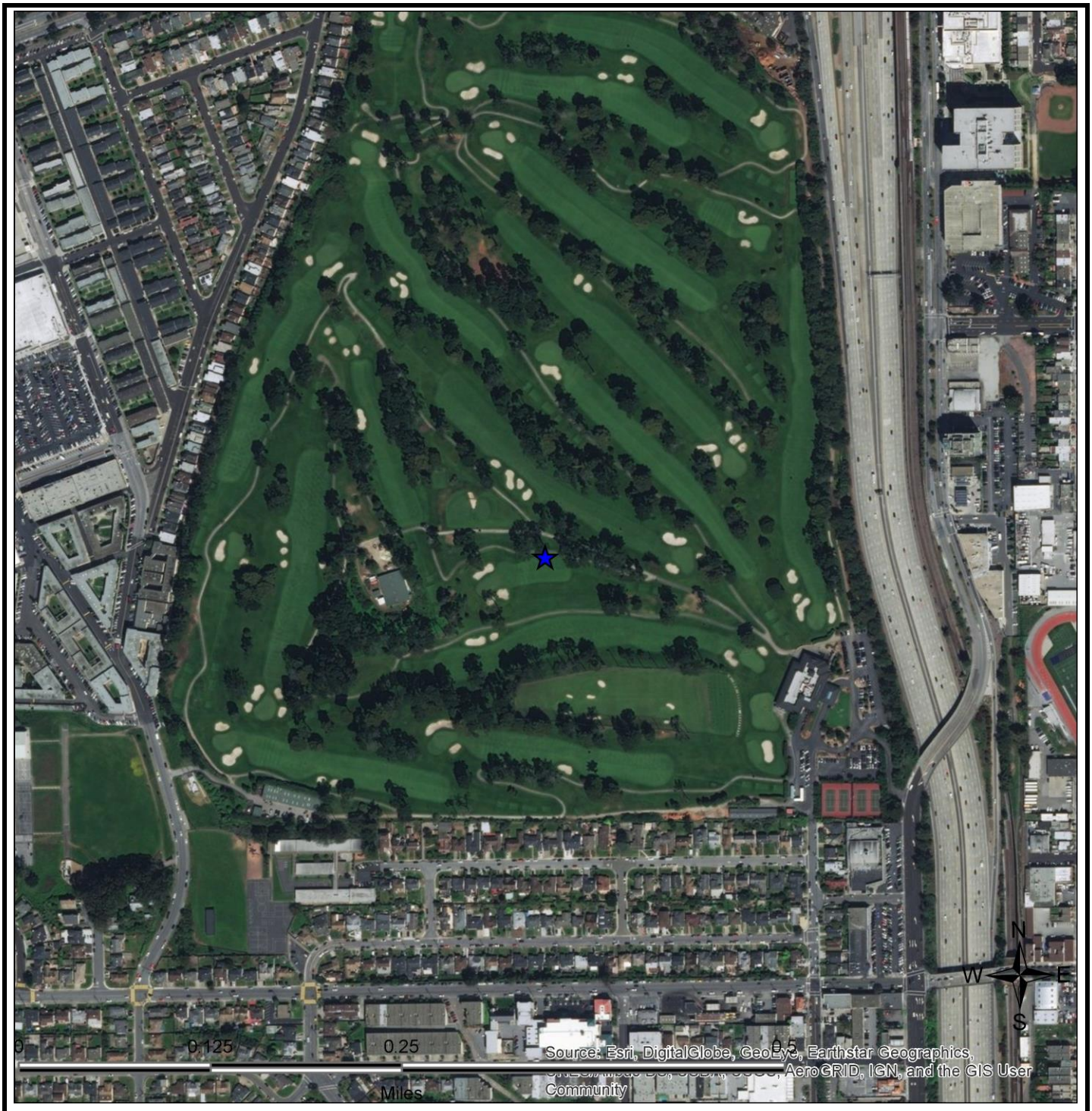

SITE LOCATION MAP

GEM Group, Inc.	2300 Junipero Serra Boulevard Daly City, CA 94015	FIGURE: 2 JOB: 20-11653 DATE: 10/6/2020

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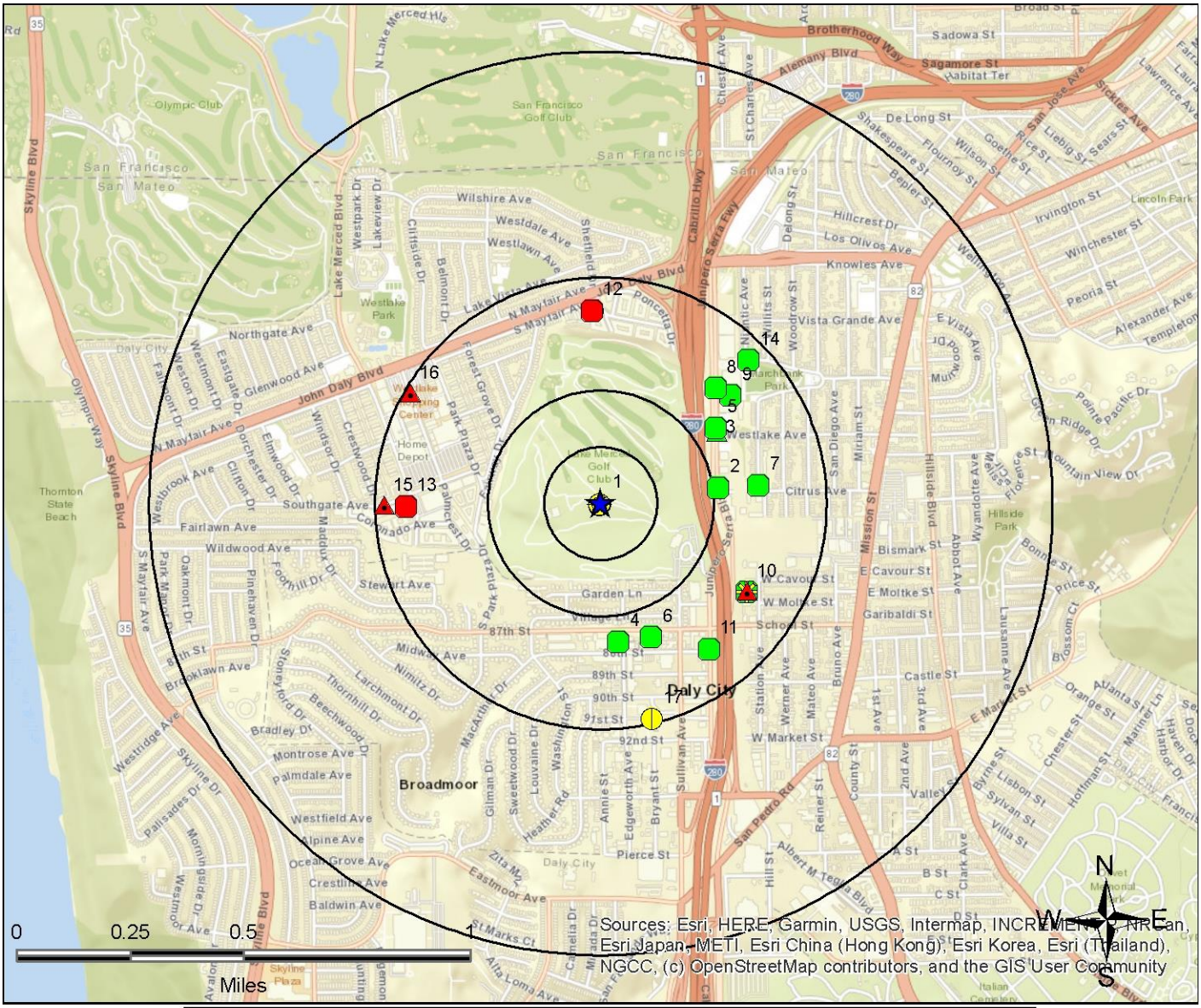
1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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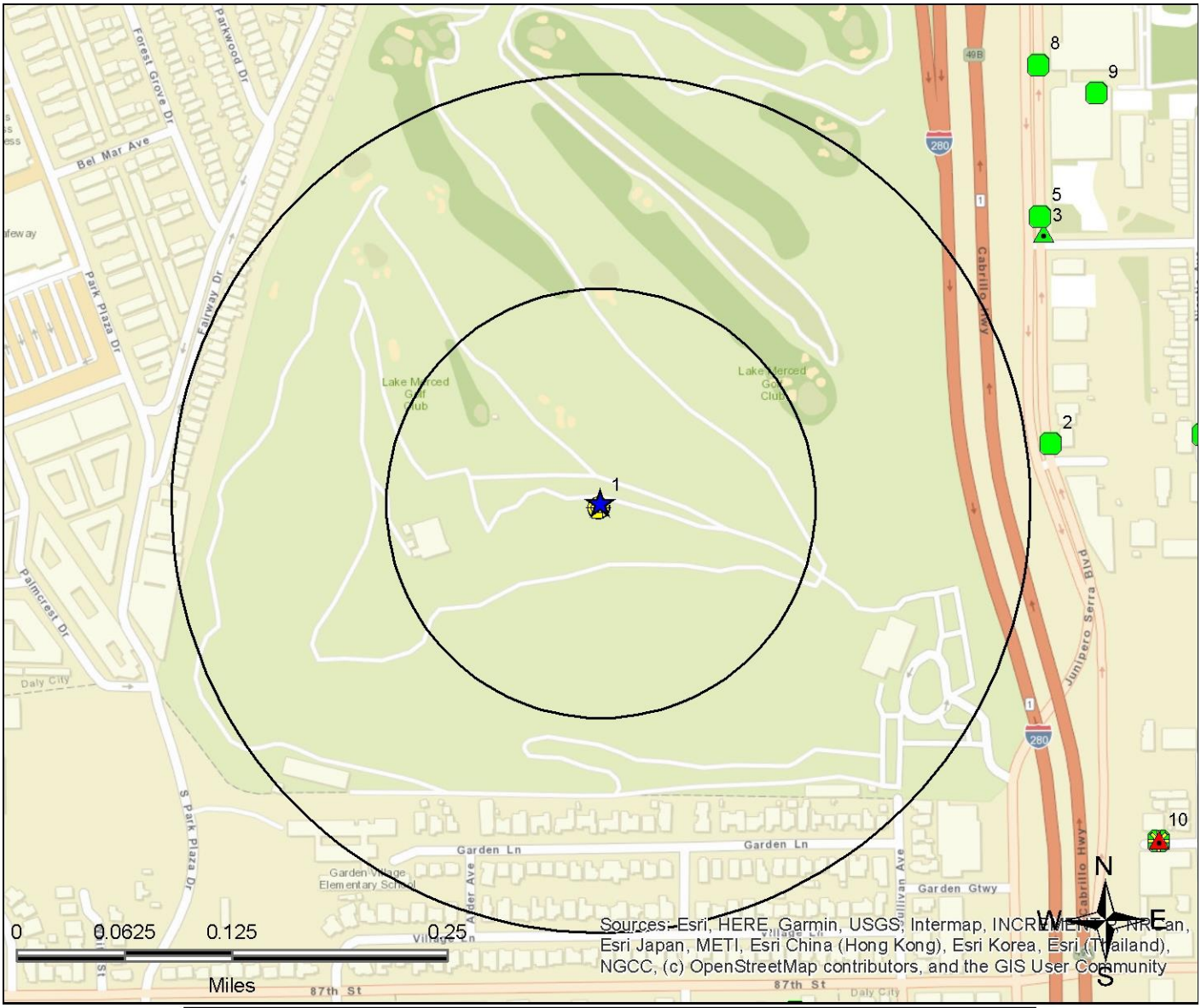
0.25-MILE RADIUS STREET MAP W/OCCURRENCES (MAP2)



Legend

- Federal NPL
- Federal Delisted NPL
- Federal CERCLIS
- Federal CERCLIS NFRAP
- Federal LUST
- Federal RCRA CORRACTS
- Federal RCRA non-CORRACTS TSD
- Federal RCRA Generators
- Federal UST
- Federal Inst/Eng Controls
- Federal Brownfield
- Federal ERNS
- Federal Emergency Release Reports
- Emergency Release Reports
- State/Tribal NPL
- State/Tribal CERCLIS Equivalent
- State/Tribal LUST
- State/Tribal Voluntary Cleanup Sites
- State/Tribal UST
- State/Tribal Brownfield
- State/Tribal Inst/Eng Controls
- State/Tribal Landfill/Solid Waste
- State/Tribal RCRA Equivalent
- State/Tribal ASTM Other
- ERS Supplemental Govt Sources
- ERS Exclusive Historic Sources

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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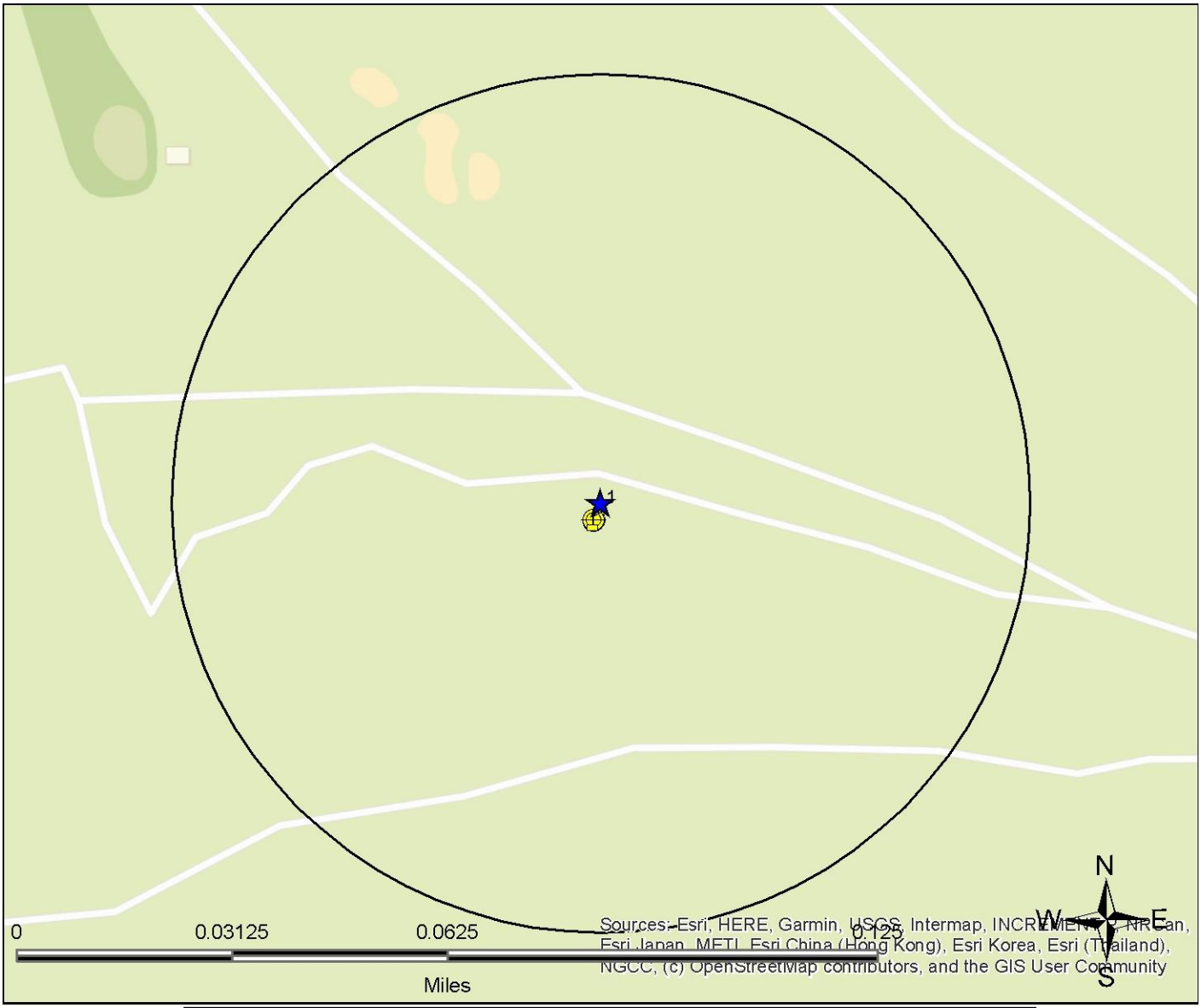
0.0625-MILE RADIUS STREET MAP W/ OCCURRENCES (MAP3)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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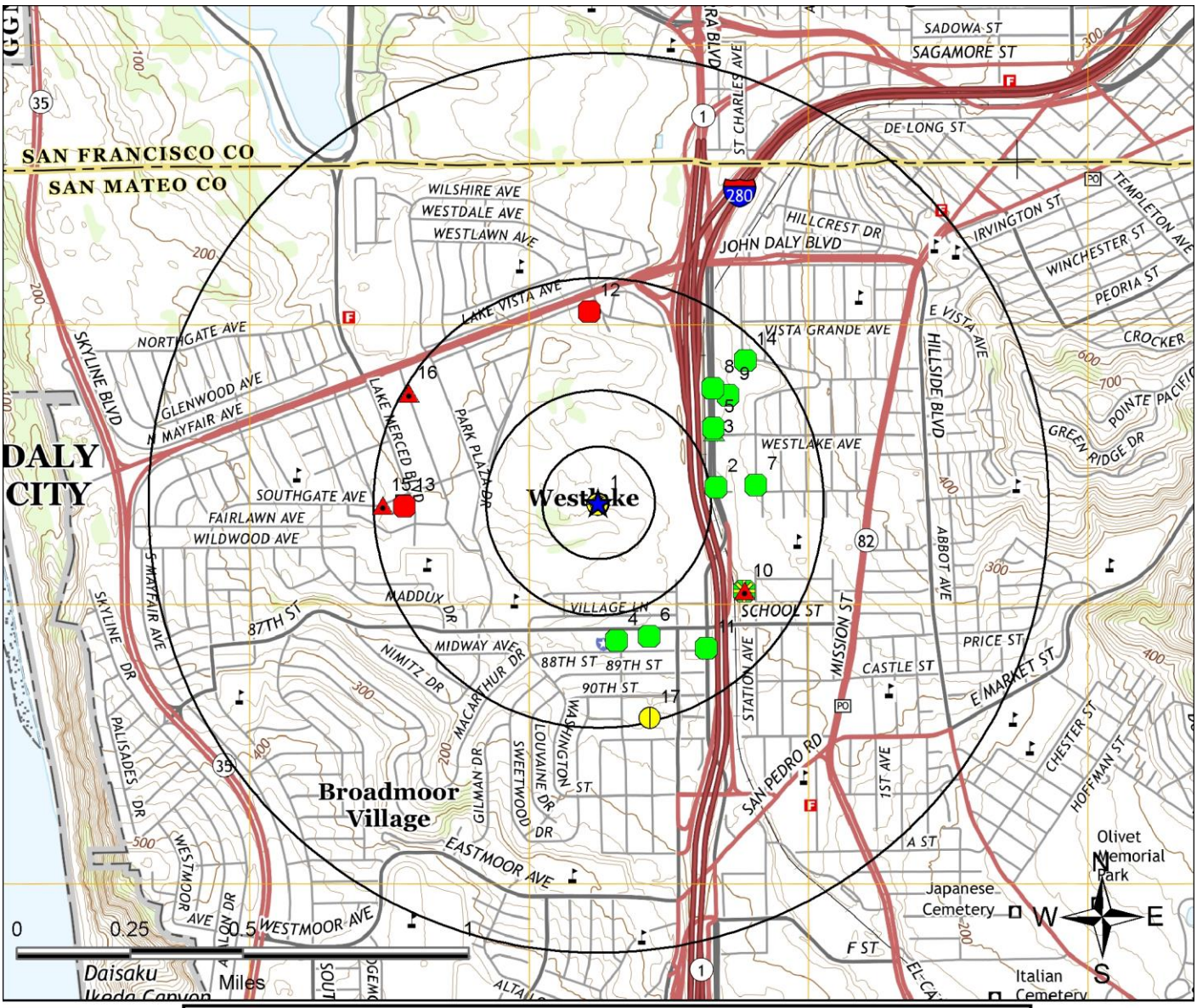
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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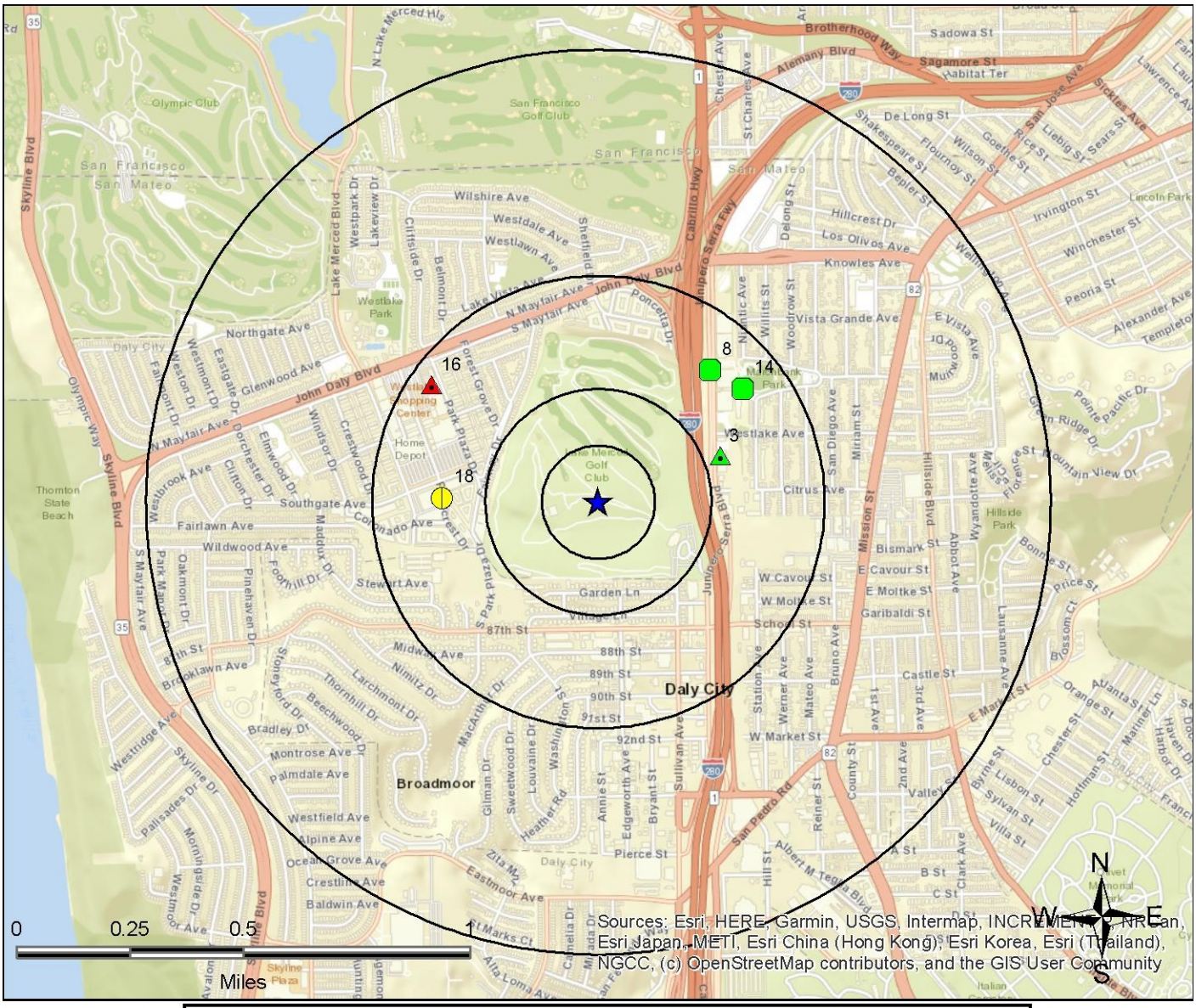
AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5)

Note: Occurrences on this map have agency provided coordinates which differ significantly from geocoded locations.



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SUMMARY OF AGENCY DIFFERENCES

MAP ID	ID / SITE NAME	ADDRESS / DATABASE	AGENCY COORDINATES	DISTANCE (MILES)	DIRECTION
3	SL0608131398 PACIFIC PLAZA III	2099-2147 JUNIPERO SERRA SLIC-Closed-CA	-122.47046, 37.69878	0.29	E
8	T0608100152 CITY OF DALY CITY	2001 JUNIPERO SERRA LUST-Closed-CA	-122.47083, 37.70153	0.39	NE
14	T0608100243 CITY OF DALY CITY	595 NORTH PARKVIEW AVENUE LUST-Closed-CA	-122.46953, 37.70094	0.41	NE
16	SL0608106505 WESTLAKE FRENCH CLEANERS	247 WESTLAKE CENTER SLIC-Open-CA	-122.48208, 37.7011	0.45	NW
18	RC237854.001 rePlanet LLC	800 N Haven Ave Suite 120 SWRCY-CA	-122.48168, 37.69749	0.34	W

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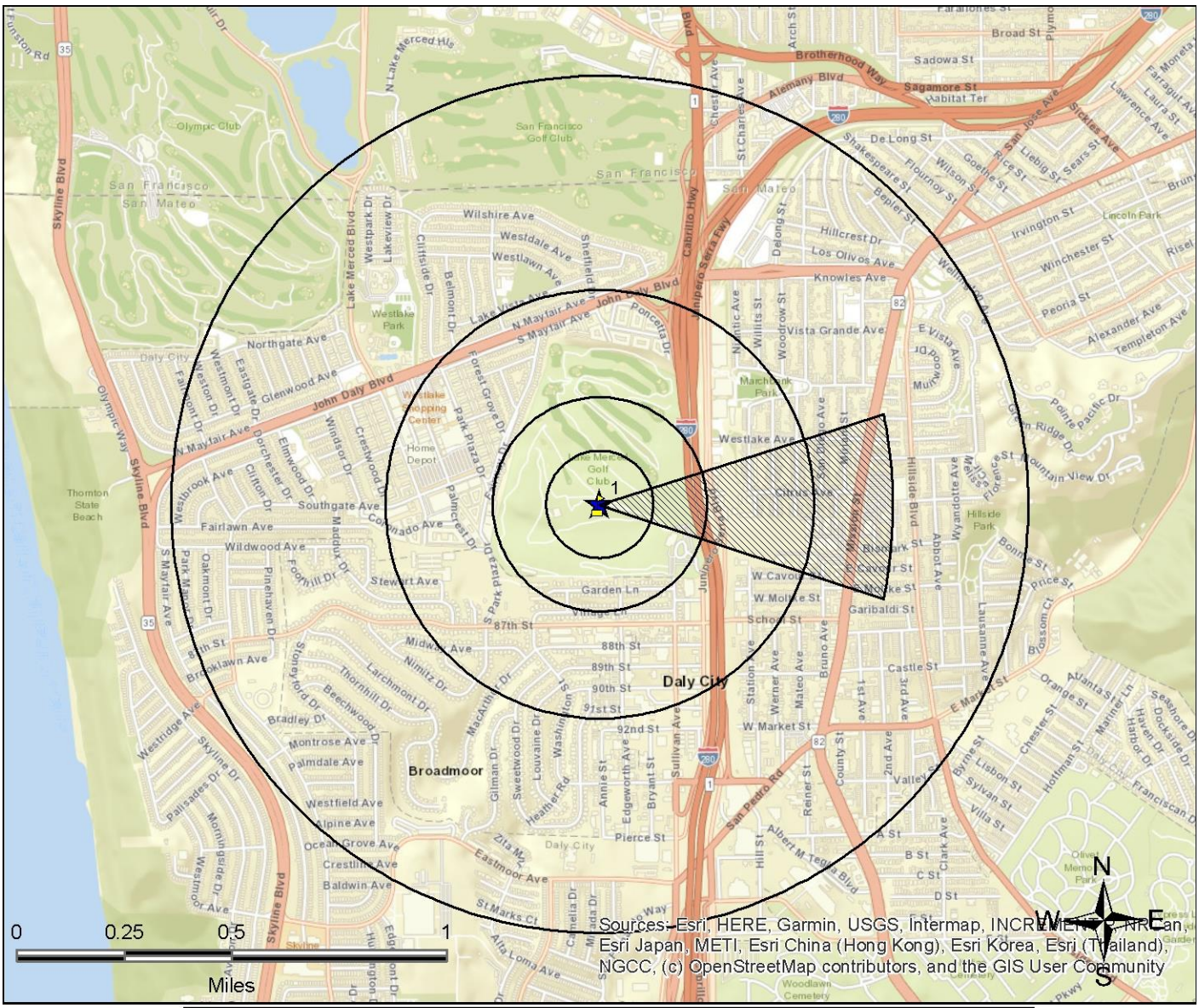
MAPPED AIR PERMITS WITH POTENTIAL DISPERSION (MAP6)

Note: Occurrences on this map are reported in Air Quality databases. Potential air plumes are drawn in the direction of the prevailing wind.



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency/source. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Potential air dispersion plumes are depicted to graphically show the direction contaminates may travel based on prevailing wind data and provide a visual screening tool only. Actual direction will vary especially by season. Depending on the actual contaminate, amount released, and other variables, the distance from the source the contaminate may travel can and will vary. Interpretation and review of all the actual relevant data by an environmental professional is recommended before making any decisions, conclusions or otherwise based on the map depictions, air data, and potential air dispersion plumes.

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LISTED OCCURRENCE DETAILS

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1

SITE NAME	MAPS	ID
LAKE MERCED COUNTRY CLUB	1, 2, 3, 4	BAY AQMD-BA-108582

ADDRESS	CITY	ZIP
2300 JUNIPERO SERRA BLVD	DALY CITY	94015

DETAILS

Toxic Facility Information
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID
Facility ID: 108582
Database Year: 2015
Air Basin: SF
County Code: 41
District Code: BA
District: BAY AREA AQMD
Facility SIC Code: 5411
COID: SM
Prioritization Thresholds: Not Reported
Health Risk Assessment (HRA): Not Reported
Non-Cancer Chronic Hazard Index: Not Reported
Non-Cancer Acute Hazard Index: Not Reported
CHAPIS: Not Reported
CERR Code: Not Reported

Pollutant Information
TOG - Total Organic Gases (Tons/Yr): 0.001186386
ROG - Reactive Organic Gases (Tons/Yr): 0.001186386
CO - Carbon Monoxide (Tons/Yr): Not Reported
NOx - Oxides of Nitrogen (Tons/Yr): Not Reported
SOx - Oxides of Sulfur (Tons/Yr): Not Reported
PM - Particulate Matter (Tons/Yr): Not Reported
PM - Particulate Matter - 10 Micrometers or Smaller (Tons/Yr): Not Reported

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
AST-CRSP-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1

SITE NAME	MAPS	ID
LAKE MERCED GOLF & COUNTRY CLUB	1, 2, 3, 4	43187

ADDRESS	CITY	ZIP
2300 JUNIPERO SERRA BLVD	DALY CITY	94015

DETAILS

Site Regulated Program Information
Site ID: 43187
Site EI ID: 10065664
Agency Provided Latitude: 37.694837
Agency Provided Longitude: -122.4712

Program Description: Aboveground Petroleum Storage

Evaluation Information
Evaluation Date: 11/26/2018
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/20/2017
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1

SITE NAME	MAPS	ID
LAKE MERCED GOLF & COUNTRY CLUB	1, 2, 3, 4	43187

ADDRESS	CITY	ZIP
2300 JUNIPERO SERRA BLVD	DALY CITY	94015

DETAILS

Site Regulated Program Information
Site ID: 43187
Site EI ID: 10065664
Agency Provided Latitude: 37.694837
Agency Provided Longitude: -122.4712

Program Description: Aboveground Petroleum Storage

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 11/26/2018
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/20/2017
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
FRS-US	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF & COUNTRY CLUB			1, 2, 3, 4	110065291071
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	94015
DETAILS				

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065291071
Create Date: 10-OCT-2015 10:35:12
Program System: CA-ENVIROVIEW
Interest Type(s): STATE MASTER

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CA	No Longer Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF CLUB			1, 2, 3, 4	4520598C-CAL000181152
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	94015
DETAILS				

No Additional Details Found

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF & C C			1, 2, 3, 4	1224671
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	

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DETAILS
Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
1X LAKE MERCED GOLD & COUNTRY CLUB			1, 2, 3, 4	7780723
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Chemical-Storage	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF & COUNTRY CLB			1, 2, 3, 4	159867-PD
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	94015-1630
DETAILS				
Listing Year: 1997 SIC Category: GOLF COURSES-PRIVATE SIC Code: 799706				

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF AND COUNTRY CL			1, 2, 3, 4	244324
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	94015
DETAILS				
Note: ID has been assigned by ERS Tank Details: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002BFE4.pdf County: San Mateo				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF CLUB			1, 2, 3, 4	CAL000181152
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	940150000

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DETAILS
EPA ID: CAL000181152 Facility County: 41 Mailing Street: 2300 JUNIPERO SERRA BLVD Mailing City: DALY CITY Mailing State: CA Mailing Zip: 940150000 Contact Name: ROBERT BORDI ASST GOLF SUPT Contact Phone: 6507552233 Year: 2017 TONS: 0.03 TSD EPA ID: CAD059494310 Category Code: 352 Category Description: Other organic solids Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135) Year: 2017 TONS: 0.05 TSD EPA ID: ORQ000025197 Category Code: 223 Category Description: Unspecified oil-containing waste Method Description: Not Reported Year: 2015 TONS: 0.075 TSD EPA ID: CAD059494310 Category Code: 352 More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
NPDES-SW-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
Lake Merced Golf Club			1, 2, 3, 4	182805
ADDRESS			**CITY**	**ZIP**
2300 Junipero Serra Blvd			Daly City	94015

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DETAILS

Facility and Program Information
Regulatory Measure ID: 182805
Regulatory Measure Type: Construction
Waste Discharge ID: 2 41C325244
Regional Water Board number: 2
Processed Date: Not Reported
Termination Date: Not Reported
Coverage Status: Terminated
Facility/Site County: San Mateo
Facility Size: 3
Facility Size Unit: Acres
Facility Imperviousness: Not Reported
Operator Name: Lake Merced Golf Club
Operator Address: 2300 Junipero Serra Blvd
Operator City: Daly City
Operator State: California
Operator Zip: 94015
Operator Type: Other
Construction Start Date: Not Reported
Project Completion Date: Not Reported
Grade Completion Date: Not Reported
Imperviousness After Construction: 77
Imperviousness Before Construction: 74
Total Area Disturbed: 3
Percent of Total Area Disturbed: 100
Primary SIC: Not Reported
Secondary SIC: Not Reported
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-NON-US	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF CLUB			1, 2, 3, 4	CAL000181152
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	94015

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DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000181152 Source Type: Implementer Generator Status Universe: N Generator Status: Non-Generator NAICS1: GOLF COURSES AND COUNTRY CLUBS Active Site Indicator: H---- Owner Name: LAKE MERCED GOLF CLUB Operator Name: MATTHEW DACHOWSKI In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: Y Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: Y Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.27 miles E	216 ft (52 ft higher than site)	2
SITE NAME			**MAPS**	**ID**
OLYMPIAN WESTLAKE			1, 4	T0608100783
ADDRESS			**CITY**	**ZIP**
2195 JUNIPERO SERRA			DALY CITY	94015

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100783
Global ID: T0608100783
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2016-05-11 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0836
Loc Case Number: 220045
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water), Soil Vapor
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.
Begin Date: 1995-01-01 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.6978648364696
Agency Provided Longitude: -122.470433413982

Regulatory Activities Details
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.27 miles E	216 ft (52 ft higher than site)	2

SITE NAME	MAPS	ID
OLYMPIAN JUNIPERO SERRA	1, 4	T0608198948

ADDRESS	CITY	ZIP
2195 JUNIPERO SERRA	DALY CITY	94014

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608198948
Global ID: T0608198948
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2016-05-11 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: Not Reported
Loc Case Number: 220060
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: April 1996 Six soil borings advanced near former USTs; petroleum hydrocarbons detected. May 1996 Two soil borings advanced to 100 and 70 ft bsg; petroleum hydrocarbons detected to 20 ft bsg. April 1997 All four single-walled USTs removed by TEC Accutite; approximately 100 cubic yards of soil excavated and removed. 1997 Three 12,000 gallon USTs and 4 dispensers installed by TEC Accutite. October 2000 Case closure letter issued by SMCHSA (case number 220045). May 2002 Three soil borings advanced by GHH Engineering; petroleum hydrocarbons found in soil and groundwater. June 2003 Four soil borings advanced by TEC Accutite; hydrocarbon concentrations indicative of free product. January 2004 Monitoring well MW-1 installed. May 2004 Monitoring wells MW-2 through MW-5 installed. February 2005 Sensitive receptor survey conducted; no down-gradient receptors found within 1,000 ft of the site; two active, deep municipal supply wells found within 2,000 ft radius. May 2005 Five soil borings advanced in areas not previously investigated; petroleum hydrocarbons identified off-site; lateral extent of contamination defined to east and south; lateral extent of contamination undefined to west and north. April 2006 Six off-site and one onsite soil borings advanced; offsite monitoring wells MW-6 through MW-9 installed; manhole along BART retaining wall found dry. October 2006 Potential exposure pathway evaluation conducted; inhalation found to represent a complete exposure pathway; active soil vapor survey and geotechnical sampling proposed. January 2007 Offsite monitoring wells MW-10 through MW-12 installed; two soil borings advanced on shoulders of Highway 280; separate MTBE plume identified from groundwater monitoring data. Jan-Feb 2007 Soil vapor investigation conducted (phase I); several samples contain isopropanol concentrations indicating leakage; geotechnical soil sample collected. April 2007 Soil vapor investigation conducted (phase II); ESLs exceeded in samples from south side of subject property and west side of adjacent property. September 2007 Feasibility Study and Initial Site Conceptual Model completed; combination dual-phase extraction, soil vapor extraction, and air sparging recommended for onsite pilot testing. November 2007 Two multi-level continuous multi-channel tubing (CMT) wells (MW-13 and MW-14) installed offsite; six soil borings (SB-1 through SB-6) advanced on- and offsite. December 2007 Northern plume delineation completed; groundwater monitoring well (MW-15) installed offsite. January 2008 Second Release Characterization Report submitted, confirming existence of MTBE-rich petroleum hydrocarbon release from current dispenser islands and/or associated piping. November 2008 SMCGPP reopens previously closed case number 220045 to address petroleum release from former USTs; current case number 22006 retained to address more recent release from current tank system. December 2008 Five sub-slab vapor monitoring points (SV-7 through SV-11) installed on- and offsite. January 2009 Ambient indoor air and sub-slab soil gas samples collected for vapor intrusion pathway assessment. November- Field points installed for remedial action pilot test. Dual nested soil vapor December 2009 monitoring points VMP-1 through VMP-4, groundwater monitoring wells MW-16 through MW-20, air sparging well AS-1, and soil vapor extraction well SVE-1 installed on the western edge of the property. 2.6 Current Site Condition The groundwater monitoring well network at the subject site currently consists of 20 groundwater monitoring wells, including two multi-level CMT wells (MW-13 and MW-14); one air sparging well and one soil vapor extraction well were also installed in preparation for the pilot test. The vapor monitoring well Air Sparging and Dual-Phase Extraction Pilot Study Page 8 Olympian Service Station, 2195 Junipero Serra Boulevard, Daly City, California July 2010 network at the subject site consists of nine soil vapor monitoring points, of which four are dual-completed (VMP-1 through VMP-4). The northern plume (SMCo case ID # 220045) extends from its source area in the vicinity of the former USTs (removed in 1997) to the west-northwest, through the adjacent property to the north, under Junipero Serra Boulevard, and to the BART retaining wall. As discussed in Section 2.3, the plume is defined up- and cross-gradient and well constrained down-gradient; the plume is not vertically defined. The northern plume may have migrated vertically below extant monitoring points due to the steep vertical hydraulic gradient. The southern contaminant plume (SMCo case ID # 220060) containing MTBE extends from the southeastern dispenser to the northwest, under Junipero Serra Boulevard and to the BART retaining wall. This southern plume is defined up- and cross-gradient and is constrained downgradient.
Begin Date: 2002-06-28 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.697847327
Agency Provided Longitude: -122.47046024

Regulatory Activities Details

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More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Closed-CA	Completed - Case Closed	0.3 miles NE	216 ft (52 ft higher than site)	3

SITE NAME	MAPS	ID
PACIFIC PLAZA III	1, 4	SL0608131398

ADDRESS	CITY	ZIP
2099-2147 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0608131398
Global ID: SL0608131398
Case Type: Cleanup Program Site
Status: Completed - Case Closed
Status Date: 2017-01-23 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: Not Reported
Loc Case Number: 229065
File Location: Local Agency
Potential Contaminants of Concern: Arsenic
Potential Media Affected: Soil
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.
Begin Date: 2007-07-30 00:00:00
How Discovered: * SA
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.698782
Agency Provided Longitude: -122.470457

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.31 miles S	161 ft (3 ft lower than site)	4

SITE NAME	MAPS	ID
CITY OF DALY CITY	1, 4	T0608153215

ADDRESS	CITY	ZIP
0 87TH ST @ EDGEWORTH	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608153215
Global ID: T0608153215
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2001-06-06 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-1043
Loc Case Number: 229048
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1997-07-28 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.692880032499
Agency Provided Longitude: -122.474691761377

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.31 miles NE	215 ft (51 ft higher than site)	**5**

SITE NAME	MAPS	ID
CHEVRON 9-7455	1, 4	T0608100125

ADDRESS	CITY	ZIP
2089 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100125
Global ID: T0608100125
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1999-05-28 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0132
Loc Case Number: 220020
File Location: Local Agency
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1989-02-07 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.6997578
Agency Provided Longitude: -122.4708125

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.32 miles S	170 ft (6 ft higher than site)	6

SITE NAME	MAPS	ID
Gas & Wash Partners	1, 4	T10000003031

ADDRESS	CITY	ZIP
247 87th Street	Daly City	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003031
Global ID: T10000003031
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2014-03-27 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: Not Reported
Loc Case Number: 220070
File Location: Not Reported
Potential Contaminants of Concern: Benzene, Toluene, Xylene, Gasoline
Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor, Under Investigation
Site History: Site opened due to CUPA compliance samples at time of USTs conversion to rain collection indicating a historical release.
Begin Date: 2011-02-25 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.69303
Agency Provided Longitude: -122.473361

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.35 miles E	240 ft (76 ft higher than site)	7

SITE NAME	MAPS	ID
DALY CITY CORP YARD	1, 4	T0608100179

ADDRESS	CITY	ZIP
798 NIANTIC	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100179
Global ID: T0608100179
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2003-01-24 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0188
Loc Case Number: 220016
File Location: Local Agency Warehouse
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
Site History: Not Reported
Begin Date: 1986-05-05 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.6976787
Agency Provided Longitude: -122.469009

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.36 miles NE	210 ft (46 ft higher than site)	**8**

SITE NAME	MAPS	ID
CITY OF DALY CITY	1, 4	T0608100152

ADDRESS	CITY	ZIP
2001 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100152
Global ID: T0608100152
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1991-05-28 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0160
Loc Case Number: 220018
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: Not Reported
Begin Date: 1989-02-07 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.701531
Agency Provided Longitude: -122.4708303

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.38 miles NE	219 ft (55 ft higher than site)	9

SITE NAME	MAPS	ID
PACIFIC PLAZA - BLOCK 51	1, 4	T0608135649

ADDRESS	CITY	ZIP
0 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608135649
Global ID: T0608135649
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2001-03-09 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-1273
Loc Case Number: 229057
File Location: Local Agency
Potential Contaminants of Concern: Lead
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 2000-05-08 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.7007655375084
Agency Provided Longitude: -122.470099716919

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
BF-MOA-CA	Listed	0.38 miles SE	207 ft (43 ft higher than site)	10

SITE NAME	MAPS	ID
Agbayani Construction	1, 4	T10000002674

ADDRESS	CITY	ZIP
88 DIXON COURT	Daly City	94014

DETAILS

CMS Report URL:
https://geotracker.waterboards.ca.gov/csm_report?global_id=T10000002674
Global ID: T10000002674
County: San Mateo
Project Type: Cleanup Program Site
Status: Open - Remediation
Status Date: 5/31/2019
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Last Correspondence Date: 5/22/2020
Release Type: Federally Regulated Underground Storage Tank System - UST
Contaminant(s) of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Media of Concern: Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil Vapor
Past Use(s) that Caused Contamination: DRY CLEANING
Human Health Exposure Controlled: YES
Human Health Exposure Controlled Date: 5/30/2019
Groundwater Migration Controlled: YES
Groundwater Migration Controlled Date: 5/30/2019
Primary Caseworker Name: PHYLLIS FLACK
Primary Caseworker Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Primary Caseworker Phone Number: 510-622-2420
Primary Caseworker Address: 1515 CLAY ST SUITE 1400, OAKLAND, CA
Primary Caseworker Email: phyllis.flack@waterboards.ca.gov
Agency Provided Longitude: -122.469536
Agency Provided Latitude: 37.694665

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.38 miles SE	207 ft (43 ft higher than site)	10

SITE NAME	MAPS	ID
AGBAYANI CONSTRUCTION CORP	1, 4	T0608119056

ADDRESS	CITY	ZIP
88 DIXON COURT	DALY CITY	94015

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608119056
Global ID: T0608119056
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2011-02-25 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-4009
Loc Case Number: 220056
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: Extracted from LFR's January 22, 2010 ADDITIONAL SUBSURFACE INVESTIGATION REPORT, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report. The Site is an approximately 7,000 square foot parcel located at 88 Dixon Court (formerly 10 Dixon Court) in a mixed commercial, light industrial and residential area of Daly City, California. The Site is occupied by an approximately 3,500 square foot two-story office/commercial building, and a second building approximately 2,600 square feet in size, both built in 1947. The Site is bounded on the north and east by residences, on the west by a surface drainage/storm water channel, and on the south by Dixon Court. The Site elevation is approximately 205 feet above mean sea level (msl). Situated west of the Site are a Bay Area Rapid Transit (BART) retaining wall, Interstate 280, and Junipero Serra Boulevard. According to as-built drawings obtained from Caltrans, the elevation at the bottom of the I-280 retaining wall section west of the Site is in the range of 172.1 to 175.4 feet above msl. Although the elevation of the Caltrans retaining wall may have changed, the elevation range is expected to be similar. According to as-built drawings obtained from BART, the bottom of the BART retaining wall section west of and adjacent to the Site is at approximately elevation 155 feet above msl. The main building at the Site has been used as an administrative office for the past ten years, and the property has had numerous owners and tenants since the building was constructed. Historical Site uses have included dry-cleaning, printing operations, and auto body repair. Past Site operations have used various chemicals, including solvents and petroleum hydrocarbons. Beginning in 1999, numerous subsurface investigations have been conducted at the Site. Figure 2 shows the locations of soil vapor probes, soil borings, and monitoring wells. Tables 1 through 4 include historical soil and groundwater data collected at the Site. The investigations conducted at the Site from 1999 to 2003 are summarized in the April 5, 2005 Summary Report, Additional Investigation prepared by SLR International Corporation (SLR). Other investigation and remedial activities at the Site include the following: • In July 2004, SLR conducted field activities including Cone Penetration Test/Membrane Interface Probe (CPT/MIP) soil boring advancement, depthdiscrete groundwater sampling, and the construction of soil vapor probes. Soil vapor sampling occurred in August 2004. • In November and December 2004, SLR installed two deep soil borings (SB-1 and SB-2) and four shallow groundwater monitoring wells (MW-1 through MW-4). Since First Quarter 2005, groundwater monitoring has been conducted at the Site on a quarterly basis. • In November 2005, LFR installed two monitoring wells and three soil vapor probes and collected soil vapor samples from the newly installed probes. On November 28 through December 3, 2005, LFR performed a five-day Dual Phase Extraction (DPE) Pilot Test. In February 2006, LFR collect additional soil vapor samples from the soil vapor probes. The activities conducted were presented in the Interim Remedial Measure (IRM) Summary Report dated June 19, 2006 and revised November 1, 2006, which included a Human Health Risk Assessment (HHRA). • A DPE system was installed and started up in September 2007. The DPE system was temporarily shut down on April 28, 2008 pending approval from the SMCHSA to further operate the system. During the two quarters of system operation, 1,441 pounds of total petroleum hydrocarbons (TPH) and 29 pounds of volatile organic compounds (VOCs) were removed from the subsurface, which is considered a significant amount of TPH and VOC mass removed given the short period of system operation. As requested by the SMCHSA in their February 28, 2008 letter, a Site Characterization Work Plan was submitted on April 11, 2008, which recommended modeling for addressing the groundwater pathway. However, the SMCHSA requested the collection of field samples in their letter dated April 8, 2009. LFR subsequently prepared Site Investigation Work Plan dated July 6, 2009. The Work Plan describes our proposed approach and work scope for further subsurface investigation at the Site, and proposes to reduce the groundwater monitoring frequency to a semi-annual basis. LFR submitted an Addendum with a revised scope of the proposed investigation in an electronic mail dated October 1, 2009. The semi-annual monitoring frequency (first and third quarters) and the Work Plan and Addendum were subsequently approved by the SMCHSA. The SMCHSA requested for a report of findings for the investigation in their September 11, 2009 letter.
Begin Date: 1999-04-30 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Close and Remove Tank
Stop Method Description: Not Reported
Agency Provided Latitude: 37.6947343955584
Agency Provided Longitude: -122.469553649426

Regulatory Activities Details

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More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Remediation	0.38 miles SE	207 ft (43 ft higher than site)	10

SITE NAME	MAPS	ID
Agbayani Construction	1, 4	T10000002674

ADDRESS	CITY	ZIP
88 Dixon Court	Daly City	94014

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000002674
Global ID: T10000002674
Case Type: Cleanup Program Site
Status: Open - Remediation
Status Date: 2019-05-31 00:00:00
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: PF
Local Agency: Not Reported
RB Case Number: 41S0203
Loc Case Number: Not Reported
File Location: Local Agency
Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Potential Media Affected: Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil Vapor
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.
Begin Date: 1999-04-16 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.694665
Agency Provided Longitude: -122.469536

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.4 miles SE	183 ft (19 ft higher than site)	11

SITE NAME	MAPS	ID
PIMENTEL PROPERTY	1, 4	T0608100969

ADDRESS	CITY	ZIP
2428 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100969
Global ID: T0608100969
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2011-02-14 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-1057
Loc Case Number: 220050
File Location: Local Agency
Potential Contaminants of Concern: Benzene, Toluene, Xylene, MTBE / TBA / Other Fuel Oxygenates, Gasoline
Potential Media Affected: Soil
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.
Begin Date: 1997-11-11 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.69299
Agency Provided Longitude: -122.471217

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open-CA	Open - Verification Monitoring	0.43 miles N	155 ft (9 ft lower than site)	12

SITE NAME	MAPS	ID
UNOCAL STATION #3816	1, 4	T0608100912

ADDRESS	CITY	ZIP
101 SOUTH MAYFAIR AVENUE	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100912
Global ID: T0608100912
Case Type: LUST Cleanup Site
Status: Open - Verification Monitoring
Status Date: 2016-08-31 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: DGM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0998
Loc Case Number: 220036
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Soil, Soil Vapor
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.
Begin Date: 1993-04-13 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Remove UST
Agency Provided Latitude: 37.703699
Agency Provided Longitude: -122.475655

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-Priority-CA	Listed	0.43 miles N	155 ft (9 ft lower than site)	12

SITE NAME	MAPS	ID
76 STATION #3816	1, 4	T0608100912

ADDRESS	CITY	ZIP
101 SOUTH MAYFAIR AVENUE	DALY CITY	94015

DETAILS

Facility Information
Global ID: T0608100912
Claim Number: 19296
SITE STATUS: Open - Verification Monitoring
County: San Mateo
Priority: D
Rank: 1832
Report Date: 4/27/1993
Discovered Date: 4/13/1993
Claimant: PHILLIPS 66 COMPANY
Lead Agency: SAN MATEO COUNTY LOP
Regional Board: SAN FRANCISCO BAY RWQCB (REGION 2)

GIS Information
Agency Provided Longitude: -122.475655
Agency Provided Latitude: 37.703699

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open-CA	Open - Verification Monitoring	0.43 miles W	107 ft (57 ft lower than site)	13

SITE NAME	MAPS	ID
ARCO #465	1, 4	T0608100027

ADDRESS	CITY	ZIP
151 SOUTHGATE AVENUE	DALY CITY	94015

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DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100027
Global ID: T0608100027
Case Type: LUST Cleanup Site
Status: Open - Verification Monitoring
Status Date: 2019-11-13 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: DGM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0028
Loc Case Number: 220033
File Location: Local Agency
Potential Contaminants of Concern: Gasoline, MTBE / TBA / Other Fuel Oxygenates
Potential Media Affected: Aquifer used for drinking water supply
Site History: Extracted from Stantec's June 14, 2010 Additional Site Assessment Report and Site Conceptual Model, San Mateo County does not take responsibility for the accuracy of statements or professional interpretations made in the referenced report. Refer to Appendix A in the 1Q19 Groundwater Monitoring and SVE System O&M Report prepared by the Antea Group for more recent information. The site is located at the southern corner of the intersection of Southgate Avenue and Lake Merced Boulevard in Daly City, California. The site is an active retail fuel dispensing facility with a station building and service area, six dispensers, two blended gasoline underground storage tanks (USTs) and one waste-oil UST. Currently the site has six groundwater monitoring wells (MW-1 through MW-6) and eight soil vapor extraction (SVE) wells (V-1 through V-8), one of which is used for groundwater monitoring (V-8). During the most recent assessment, wells MW-7, MW-8, and MW-9 were installed. A remediation equipment compound is located in the southern corner of the site. Mixed commercial and residential properties surround the site. Burlington Coat Factory is located to the east of the site; two apartment complexes are located south and north of the site, a dry cleaner facility and a shopping mall are located west of the site. Site topography slopes to the northwest, at an approximate elevation of 100 feet above mean sea level (MSL). Regionally, topography near the site slopes toward the east northeast. According to the California State GeoTracker database, former Southgate Cleaners is located at 183 Southgate Avenue, Daly City, approximately 100 feet west-southwest of the site. A review of available site information indicates that a leak of tetrachloroethylene (PCE) has occurred on the property from former dry cleaning operations. Based on the information presented Treadwell & Rollo's February 11, 2110 Work Plan for Additional Site Investigation, it appears dry cleaning solvent vapor is present in the shallow soil at adjacent to the western property line of the subject site. Additional assessment adjacent to the subject site has been proposed by Treadwell & Rollo. An initial subsurface investigation was performed at the site in March 1992. The results of this investigation indicated that soil and groundwater in the vicinity of the gasoline UST complex had been impacted by petroleum hydrocarbons. Soil in the vicinity of the waste oil UST was also found to be impacted by both low boiling point hydrocarbons which were quantified as total petroleum hydrocarbons as gasoline (TPHg) and higher boiling point hydrocarbons which were quantified as TPH as diesel (TPHd) and total recoverable petroleum hydrocarbons (TRPH). Low concentrations of semi-volatile organic compounds (SVOCs) and polychlorinated biphenyls (PCBs) were also reported in soil samples collected during the assessment. Groundwater monitoring wells MW-1 and MW-2 were installed at depths of approximately 70.5 feet and 61.5 feet below ground surface (bgs), respectively, to intercept a perched groundwater horizon. In October and November 1992, following additional subsurface investigation activities, deep groundwater monitoring well MW-3D was installed to a depth of approximately 220 feet bgs to intercept the upper portion of the regional groundwater aquifer. The GPP noted in a letter dated July 5, 2001, that because "MW-3D is screened from 202 bgs to 220 feet bgs (below an approximate 10-foot-thick clayey silt to silty clay zone) ... (MW-3D) may represent the deeper drinking water aquifer." In January 1993, quarterly groundwater monitoring activities were initiated at the site. In June 1993, groundwater monitoring well MW-4 was installed to a depth of approximately 63 feet bgs to further assess groundwater quality in the perched groundwater horizon. In March through May 1993, an internal combustion engine SVE system was installed and started at the site. The system, which initially utilized wells V-1, V-2, V-3, V-6, V-7, V-8, MW-1, and MW-2 was operated through April 1994, when the internal combustion engine was removed. During this period of operation, an estimated 5,494 pounds of TPHg were removed from beneath the site. In June 1995, a catalytic oxidizer unit was installed and the SVE system was restarted utilizing the same well array used in July 1993. Based on a decrease in extracted petroleum hydrocarbon vapor concentrations by the SVE system and consistently low to non-detectable concentrations in groundwater, the SVE system was shut down in October 1997, and site closure was requested in November 1997. At that time, the site and vicinity contained four groundwater monitoring wells and eight SVE extraction wells (V-1 through V-8). An estimated total of 11,563 pounds of TPHg and 45.34 pounds of benzene were recovered during operation of the SVE system. On October 21, 1997, Gettler-Ryan removed a 520-gallon capacity waste oil UST and excavated the UST cavity to approximately nine feet bgs. On October 30, 1997, Gettler-Ryan further excavated the pit to a depth of approximately 15 feet bgs, and in an easterly direction, to a depth of approximately 3 feet from the edge of the original excavation. Approximately 60 cubic yards of soil excavated from the pit was transported for offsite disposal by Dillard Trucking. The new waste oil UST and associated piping and vents were replaced, the excavation was backfilled, and the surface asphalted on October 31, 1997. In January 1998, six confirmation soil borings (CSB-1 through CSB-6) were advanced to determine if operation of the temporary soil vapor extraction system had reduced the gasoline concentration in soil to levels acceptable for regulatory case closure. The borings were advanced to depths ranging from 30.5 feet to 55.5 feet bgs using a drill rig equipped with 8-inch diameter hollow stem augers. Results of the investigation indicated that concentrations of TPHg, TPHd, and TRPH were present in soil samples collected from CSB-5 and CSB-6. Soil samples collected from CSB-6 were also reported to contain concentrations of heavy oil. Benzene was not detected in any of the soil samples collected. MtBE was reported in soil samples collected from the boring of CSB-3 at depths of 15 and 21 feet bgs. Concentrations of ethylbenzene, total xylenes, 2-methylnaphthalene, PCB aroclor 1248, and total metals were detected in soil samples collected from CSB-6 at depths of 5 and 15 feet bgs. On March 4, 1999, Gettler-Ryan removed the product lines which carried fuel from the USTs to the three fuel pump islands at the site. The soil underlying the fuel line trenches was observed to be stained and exhibited a gasoline odor. As the excavation continued, product odor and gray staining of the soil were observed in the trench between the central and northern two pump islands. Six trench floor soil samples (T-1 through T-6) and

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eight soil samples from beneath the dispensers (D-1 through D-8) were collected and analyzed for TPHg, BTEX, MtBE, and lead. Due to elevated concentrations of gasoline in soil samples T-2, T-4, T-6, D-5, and D-8, soil was excavated to approximately 8 to 10 feet bgs and confirmation samples (T-2A, T-4A, T-6A, D-5A, and D-8A) were collected from the bottom of the over-excavated trenches. Approximately 127 tons of soil were removed from the site after the excavation, and transported by Dillard Trucking to a Browning Ferris Industries offsite disposal facility for proper disposal. Between August 28, 2000 and September 6, 2000, two 10,000-gallon unleaded gasoline USTs, one 8,000-gallon UST, and associated product lines and dispensers were removed from the site. Over-excavation of the UST area was confined to the expansion area intended for the new USTs. During UST replacement activities performed in August and September 2000, Henderson Construction Company, the ARC subcontractor performing the replacement, reported an unauthorized release of approximately 500 gallons of a mixture of gasoline and rinsate water from one of the gasoline USTs. The spill was apparently caused by attempting to remove the UST with the rinsate water still inside the UST. A portable dual-phase extraction (DPE) system was mobilized to the site shortly thereafter, and operated for a 10-day period to mitigate the effects of the reported release. As previously noted, during UST replacement activities performed in August and September 2000, Henderson Construction Company, the ARC subcontractor performing the replacement, reported an unauthorized release of approximately 500 gallons of a mixture of gasoline and rinsate water from one of the gasoline USTs. The spill was apparently caused by attempting to remove the UST with the rinsate water still inside the UST. A portable dual phase extraction (DPE) system was subsequently mobilized to the site by Cal Clean, and operated for a 10-day period to mitigate the effects of the reported release. Since downhole stingers were not used and groundwater was not recovered during the test, the equipment was used as soil vapor extraction system that extracted soil vapor at 250 standard cubic feet per minute (scfm) with a system vacuum of 16-inches of mercury. A source test was performed utilizing wells V-1, V-2, V-5, and V-8, and SVE was subsequently performed utilizing wells V-1, V-2, and V-5 as extraction wells, and wells V-4, V-6, V-7, and V-8 as observation wells. Individual extraction test were completed using wells V-1, V-2, and V-5. Field observations and measurements recorded during the SVE event resulted in calculation of a maximum effective radius of influence (ROI) of 50 feet in groundwater. The ROI was calculated using induced vacuum readings collected from wells V-4, V-6, V-7, and V-8 that were located from 20 to 95 feet away from the extraction well V-2. The induced vacuum readings ranged from 2.3 to 5.5-inchs of water in response to a system vacuum of 16-inches of mercury. During the 240-hour SVE event, approximately 4,333 pounds (713 gallons) of petroleum hydrocarbons were removed from the subsurface, a mass significantly greater than the reported release of approximately 500 gallons of a gasoline and rinsate mixture. A review of the data collected during the extraction event indicated that SVE wells located in the vicinity of the former fuel UST cavity and the area of the waste oil UST yielded the highest soil vapor concentrations. Soil vapor concentrations from well V-5 yielded concentrations that continued on an increasing trend throughout the 10-day period. The increase of petroleum hydrocarbons in soil vapor samples collected from V-5 at the conclusion of the interim event indicated that petroleum hydrocarbon mass remains in soil in the area of the former waste oil UST. Based on the past performance of the SVE remediation efforts, SECOR concluded that soil vapor extraction is a viable technology for removing petroleum hydrocarbon mass from the unsaturated soil beneath the site. In November 2001, SECOR installed two wells (MW-5 and MW-6) and advanced one soil boring (SB-1). Wells MW-5 and MW-6 were completed at a depth of 60 feet bgs. Groundwater samples have been obtained from MW-6, but MW-5 has been generally dry since the well was installed. Recent groundwater samples collected from MW-5 in July 2008 indicated elevated concentrations of gasoline range organics (GRO), MtBE, and tert-butyl alcohol (TBA). The soil boring of well MW-5 was advanced approximately 2.5 feet into a silty clay layer, and the well was installed at 60 feet bgs to avoid penetrating a clay layer that was encountered at 57.5 feet bgs. In April 2003, URS performed additional characterization in the vicinity of MW-5 to determine whether shallow groundwater was present at a depth greater than the 60-foot completion depth of MW-5, and to characterize the vertical extent of petroleum hydrocarbons and fuel oxygenates at this location, near the waste oil UST. Boring MW-5A was drilled adjacent to MW-5 and soil was sampled to a depth of 85 feet. After drilling through a sandy clayey silt and clayey silty sand from approximately 60 to 64 feet bgs, the augers were left open for observation for over one hour at a depth of 66 feet bgs in a moist silty sand. No water accumulated in the borehole, so an additional well was not installed at this location. GRO and BTEX with concentration greater than the laboratory reporting limits were detected in soil samples collected from 60.5 to 85 feet in the boring. However MtBE with concentrations ranging from 0.12 to 1.0 mg/kg were reported in the soil samples collected from 60.5 to 85 feet bgs. In September 2005, URS advanced nine soil borings (SB-1 renamed SB-1A, SB-2 through SB-5, and SB-7 through SB-10) to depths ranging from 50 to 81 feet bgs in order to further assess the vertical and lateral extent of dissolved hydrocarbons in the subsurface. Soil boring SB-6 was not advanced due to refusal at approximately 5 feet bgs. Grab groundwater samples were collected from onsite boring SB-3, offsite borings SB-4, SB-5, and SB-7 through SB-10. Based upon the results of this investigation, URS recommended the installation of three additional offsite groundwater monitoring wells (MW-7 through MW-9) to further delineate the lateral extent of dissolved petroleum hydrocarbons offsite. In a letter dated October 11, 2007, the GPP approved the scope of work previously proposed by URS. After access was granted to the offsite property located northeast of the site for the installation of well MW-9, the installation of wells MW-7 through MW-9 was performed on August 28 and 29, 2008.

Begin Date: 1992-03-17 00:00:00

How Discovered: Other Means

How Discovered Description: Not Reported

Stop Method: Other Means

Stop Method Description: Not Reported

Agency Provided Latitude: 37.697313039532

Agency Provided Longitude: -122.48314037919

Regulatory Activities Details

More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.46 miles NE	251 ft (87 ft higher than site)	14

SITE NAME	MAPS	ID
CITY OF DALY CITY	1, 4	T0608100243

ADDRESS	CITY	ZIP
595 NORTH PARKVIEW AVENUE	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100243
Global ID: T0608100243
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1991-05-28 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0255
Loc Case Number: 220019
File Location: Local Agency
Potential Contaminants of Concern: Not Reported
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1991-05-28 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.7009404
Agency Provided Longitude: -122.4695278

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Site Assessment	0.48 miles W	118 ft (46 ft lower than site)	**15**

SITE NAME	MAPS	ID
SOUTHGATE CLEANERS	1, 4	SL0608188850

ADDRESS	CITY	ZIP
183 SOUTHGATE	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0608188850
Global ID: SL0608188850
Case Type: Cleanup Program Site
Status: Open - Site Assessment
Status Date: 2008-06-04 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: Not Reported
Loc Case Number: 229067
File Location: Local Agency
Potential Contaminants of Concern: Tetrachloroethylene (PCE)
Potential Media Affected: Soil
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.
Begin Date: 2002-08-30 00:00:00
How Discovered: * SA
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.6971209492773
Agency Provided Longitude: -122.483853820763

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Site Assessment	0.49 miles NW	88 ft (76 ft lower than site)	16

SITE NAME	MAPS	ID
WESTLAKE FRENCH CLEANERS	1, 4	SL0608106505

ADDRESS	CITY	ZIP
247 WESTLAKE CENTER	DALY CITY	94015

DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0608106505
Global ID: SL0608106505
Case Type: Cleanup Program Site
Status: Open - Site Assessment
Status Date: 2008-06-04 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: Not Reported
Loc Case Number: 229066
File Location: Local Agency
Potential Contaminants of Concern: Tetrachloroethylene (PCE)
Potential Media Affected: Soil
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.
Begin Date: 2002-08-30 00:00:00
How Discovered: * SA
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.7010991571514
Agency Provided Longitude: -122.482081285706

Regulatory Activities Details
More Details Link

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DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SWRCY-CA	Listed	0.49 miles S	152 ft (12 ft lower than site)	17

SITE NAME	MAPS	ID
Allied Waste Services of North America LLC	1, 4	CS260803.001

ADDRESS	CITY	ZIP
333 90th St	Daly City	94015

DETAILS

REG ID: 3303
Facility County: San Mateo
Website: Not Reported
Phone Number: Not Reported
RURAL: Not Reported
OPERATION BEGIN DATE: 8/29/2017
Aluminum: Not Reported
Glass: Not Reported
Plastic: Not Reported
Bimetal: Not Reported
Email: Not Reported
Organization Name: City of Daly City
Agency County: San Mateo
Agency Address: 333 90th St
Agency City: Daly City
Agency state: CA
Agency Zip: 94015
Agency: Not Reported
Agency Provided Longitude: Not Reported
Agency Provided Latitude: Not Reported
Program Mail Address: 1680 Edgeworth Ave
Program Mail City: Daly City
Program Mail State: CA
Program Mail Postal Code: 94015

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RECORDS SOURCES SEARCHED

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Air-CA	Air Permits with Emissions	ERS Supplemental Govt Sources	Click Here	1
AIR-DIST-CA	Air Pollution Control District	ERS Supplemental Govt Sources	Click Here	None Found
AST-CA	Historical Aboveground Storage Tanks	State/Tribal UST	Click Here	None Found
AST-CRSP-CA	Aboveground Storage Tanks	State/Tribal UST	Click Here	1
BF-MOA-CA	Brownfield MOA Sites (aka Considered Brownfield Sites, SWRCB MOA, Brownfield Memorandum of Agreement)	State/Tribal Brownfield	Click Here	1
BF-Tribal-US	Historical Tribal Brownfields	Federal Brownfield	Click Here	None Found
BF-US	Brownfields Sites	Federal Brownfields	Click Here	None Found
BioFuel-US	Bio Diesel Fuel	ERS Supplemental Govt Sources	Click Here	None Found
BZ-HazWaste-CA	Border Zone or Hazardous Waste Property	State/Tribal ASTM Other Med	Click Here	None Found
CAF-CA	Confined Animal Facilities	ERS Supplemental Govt Sources	Click Here	None Found
CDL-CA	Clandestine Drug Labs	ERS Supplemental Govt Sources	Click Here	None Found
CDL-US	National Clandestine Drug Lab Register	ERS Supplemental Govt Sources	Click Here	None Found
CERCLIS-Archived-US	CERCLIS sites that have been archived	Federal CERCLIS NFRAP	Click Here	None Found
CERCLIS-US	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal CERCLIS	Click Here	None Found
CERS-CA	California Environmental Reporting System (CERS)	State/Tribal ASTM Other Med	Click Here	None Found
CHMIRS-CA	California Hazardous Material Incident Report System	Emergency Release Reports	Click Here	None Found
CHWF-CA	Commercial Offsite Hazardous Waste Facilities	ERS Supplemental Govt Sources	Click Here	None Found
City-AST-CA	Underground Storage Tanks	State/Tribal UST	Click Here	None Found
City-CUPA-CA	Certified Unified Program Agency	State/Tribal ASTM Other Med	Click Here	None Found
City-Others-CA	Hazardous Material Facilities	State/Tribal ASTM Other Med	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
City-UST-CA	City Agency Underground Storage Tanks	State/Tribal UST	Click Here	None Found
Cleaners-CA	Cleaners	ERS Supplemental Govt Sources	Click Here	None Found
Coal-Ash-Dams-US	Coal Ash Contaminated Sites and Hazard Dams	ERS Supplemental Govt Sources	Click Here	None Found
Controls-CA	California sites with Deed Restrictions or other Controls	State/Tribal Inst/Eng Controls	Click Here	None Found
Controls-RCRA-US	RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Controls-US	US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
CorAct-Closed-CA	Corrective Action Sites	State/Tribal ASTM Other Low	Click Here	None Found
CorAct-Open-CA	Corrective Action Sites	State/Tribal ASTM Other High	Click Here	None Found
CorAct-Other-CA	Corrective Action Sites	State/Tribal ASTM Other Low	Click Here	None Found
CORTESE-CA	Cortese Hazardous Waste & Substances Sites List	State/Tribal ASTM Other Med	Click Here	None Found
County-AST-CA	Aboveground Storage Tanks	State/Tribal UST	Click Here	None Found
County-BI-CA	Business Inventory	ERS Supplemental Govt Sources	Click Here	None Found
County-Hist-CA	Historic Environmental County Listings	State/Tribal ASTM Other Med	Click Here	None Found
County-LUST-CA	County Agency Leaking Underground Storage Tanks	State/Tribal LUST	Click Here	None Found
County-LUST-Closed-CA	County Agency Leaking Underground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	None Found
County-LUST-Open-CA	County Agency Leaking Underground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	None Found
County-Others-CA	Environmental Related Databases	State/Tribal ASTM Other Med	Click Here	None Found
County-SLIC-Closed-CA	County SLIC Sites	Emergency Release Reports	Click Here	None Found
County-SLIC-Open-CA	County SLIC Sites	Emergency Release Reports	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
County-SML-CA	County Site Mitigation Unit List	State/Tribal ASTM Other Med	Click Here	None Found
County-SWF-CA	County Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
County-UST-CA	County Agency Underground Storage Tanks	State/Tribal UST	Click Here	None Found
CRSP-CA	Cal EPA Regulated Site Portal	State/Tribal ASTM Other Med	Click Here	1
CUPA-CA	Certified Unified Program Agency	State/Tribal ASTM Other Med	Click Here	None Found
Dams-CA	California Dams	ERS Supplemental Govt Sources	Click Here	None Found
Debris-US	Historical Debris Sites	Federal Solid Waste	Click Here	None Found
Deed-CA	Deed Restrictions/Land Use Restrictions	State/Tribal Inst/Eng Controls	Click Here	None Found
Delisted-NPL-US	Delisted NPL Sites	Federal Delisted NPL	Click Here	None Found
DPR-CA	Pesticide Regulation Licenses	ERS Supplemental Govt Sources	Click Here	None Found
DryCleaners-CA	Dry Cleaner Facilities	ERS Supplemental Govt Sources	Click Here	None Found
EGRID-US	Emissions & Generation Resource Facilities	ERS Supplemental Govt Sources	Click Here	None Found
ENF-CA	Enforcement Actions Data	State/Tribal ASTM Other Med	Click Here	None Found
ENF-SMARTS-CA	Storm Water Enforcement Actions	State/Tribal ASTM Other Med	Click Here	None Found
ENF-Wastewater-CA	Wastewater Enforcement Actions	State/Tribal ASTM Other Med	Click Here	None Found
EPA-Watch-List-US	Historical EPA Watch List	ERS Supplemental Govt Sources	Click Here	None Found
ERNS-US	Emergency Response Notification System	Federal ERNS	Click Here	None Found
Eval-Hist-Active-CA	EnviroStor Evaluation History Sites	State/Tribal ASTM Other	Click Here	None Found
Eval-Hist-NFA-CA	EnviroStor Database Evaluation History NFA Sites	State/Tribal ASTM Other	Click Here	None Found
Eval-Hist-Other-CA	EnviroStor Database Evaluation History NFA Sites	State/Tribal ASTM Other	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
FA-HW-CA	Financial Assurance, Hazardous Waste	ERS Supplemental Govt Sources	Click Here	None Found
FA-HW-US	Financial Assurance, Hazardous Waste	ERS Supplemental Govt Sources	Click Here	None Found
FA-SWF-CA	Financial Assurance, Solid Waste Facilities	ERS Supplemental Govt Sources	Click Here	None Found
FEMA-UST-US	Historical FEMA Underground Storage Tanks	Federal UST	Click Here	None Found
FRS-US	Facility Registry Index (FINDS)	ERS Supplemental Govt Sources	Click Here	1
FTTS-ENF-US	Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions	Federal ASTM Other	Click Here	None Found
FTTS-INSP-US	Historical FIFRA/TSCA Tracking System (FTTS) Inspections	ERS Supplemental Govt Sources	Click Here	None Found
FUDS-US	Formerly Used Defense Sites	ERS Supplemental Govt Sources	Click Here	None Found
FUSRAP-US	Formerly Utilized Sites Remedial Action Program Sites	ERS Supplemental Govt Sources	Click Here	None Found
Haulers-CA	Registered Waste Tire Haulers Listing	ERS Supplemental Govt Sources	Click Here	None Found
HazWaste-CA	Hazardous Waste Facilities	State/Tribal ASTM Other Med	Click Here	None Found
Hist-AFS2-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	Click Here	None Found
Hist-AFS-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Agriculture	Historical Ranches/Farms, Livestock/Agriculture	ERS Exclusive Historic Sources	Click Here	None Found
Hist-AST-CA	Historical Aboveground Storage Tanks	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Auto Dealers	Historical Auto and Truck Dealers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Auto Repair	Historical Automotive Repair	ERS Exclusive Historic Sources	Click Here	None Found
Hist-AWS-CA	Historical Annual Workplan Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-CA	Previously Listed California Sites	ERS Supplemental Govt Sources	Click Here	1
Hist-CalFID-CA	Historical Facility Inventory Database	ERS Supplemental Govt Sources	Click Here	2
Hist-CALSITES-CA	Historical Calsites Database	ERS Supplemental Govt Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-CERCLIS-NFRAP-US	Historical CERCLIS-NFRAP	ERS Supplemental Govt Sources	Click Here	None Found
Hist-CERCLIS-US	Historical CERCLIS Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Chemical Manufacturing	Historical Manufacturing and Distribution of Chemicals, Gases, and/or Solids	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Chemical-Storage	Historical Chemical/Hazardous Use Storage	ERS Exclusive Historic Sources	Click Here	1
Hist-City-UST-CA	Historical Underground Storage Tanks	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Cleaners	Historical Laundry, Cleaners, and Dry Cleaning Services	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Controls-CA	Historical Restricted Use Sites	State/Tribal Inst/Eng Controls	Click Here	None Found
Hist-Convenience	Historical Convenience Store with Possible Gas	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Cort-CA	Historical Cortese list	State/Tribal ASTM Other Med	Click Here	None Found
Hist-Deed-CA	Historical Deed Restriction Properties	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Disposal-Recycle	Historical Hazardous Disposal/Recycle and Dumps/Waste	ERS Exclusive Historic Sources	Click Here	None Found
Hist-DTG-CA	Depth to Groundwater	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Dumps-US	Historical Dumps Inventory of 1985	Federal Solid Waste	Click Here	None Found
Hist-ERNS-US	Historical Emergency Response Notification System (ERNS)	ERS Supplemental Govt Sources	Click Here	None Found
Hist-FIFRA-US	Historical Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act)	ERS Supplemental Govt Sources	Click Here	None Found
Hist-FINDS-US	Historical Facility Index System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Food-Processors	Historical Food Processing Manufacturers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Gun-Ranges	Historical Gun Ranges/Clubs	ERS Exclusive Historic Sources	Click Here	None Found
Hist-HWS-CA	Historical Cortese List-Hazardous Waste Substance Site List	ERS Supplemental Govt Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-LUSTIS-CA	Historical Lust Information System (LUSTIS)	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Machine Shop	Historical Machine Shops, Welding, Machine Repair	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Manufacturing	Historical Sources US: Manufacturing	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Metal Plating	Historical Metal Plating	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Mining	Historical Mining Operations	ERS Exclusive Historic Sources	Click Here	None Found
HIST-MLTS-US	Historical Material Licensing Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Mortuaries	Historical Crematories/Mortuaries	ERS Exclusive Historic Sources	Click Here	None Found
HIST-MTBE-CA	Historical Sites With MTBE (Methyl Tertiary-Butyl Ether) Contamination	ERS Supplemental Govt Sources	Click Here	None Found
Hist-NPL-US	Historical National Priority List	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Oil-Gas	Historical Oil and Gas Well Related Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-OilGas-Refiners	Historical Oil/Gas Refiners/Manufacturers/Plants	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Orange-County-LF-CA	Historical Orange County Landfills	ERS Supplemental Govt Sources	Click Here	None Found
Historical-CA	Historical Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Other	Historical Environmental Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Paint-Stores	Historical Paint Stores	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Petroleum	Historical Petroleum Refining/ Manufacturing/ Chemicals	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Post-Offices	Historical Post Offices	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Printers	Historical Printers and Publishers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Prop65-CA	Historical Prop 65 Sites	ERS Supplemental Govt Sources	Click Here	None Found
HIST-R4-CA	Historical sites	State/Tribal ASTM Other Med	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-RCRIS-US	Historical EPA's Resource Conservation and Recovery Act	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-LUST-CA	Historical Leaking Underground Storage Tanks	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-Other-CA	Historical Toxic Lists, Site Mitigation, and Groundwater Cleanup Program	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-SLIC-CA	Historical Spills and Leak Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-Spills-CA	Historical Industrial Cleanup Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-SWLF-CA	Historical County Landfills and Transfer Stations	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Regional-UST-CA	Historical Underground Storage Tanks	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Rental	Historical Rental Equipment & Yards	ERS Exclusive Historic Sources	Click Here	None Found
Hist-RV-Dealers	Historical Trailer and Recreational Vehicle Dealers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Salvage	Historical Vehicle Salvage Yards or Wreckers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-SCL-CA	Historical California Cerclis Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Service Stations	Historical Service Stations/Vehicle Fueling	ERS Exclusive Historic Sources	Click Here	None Found
HIST-SLIC-CV-CLOSED-CA	Historical Central Valley Spills and Leak Sites	Emergency Release Reports	Click Here	None Found
HIST-SLIC-CV-OPEN-CA	Historical Central Valley Spills and Leak Sites	Emergency Release Reports	Click Here	None Found
Hist-Steel-Metals	Historical Steel Mills/Manufacturers/Foundries/Smelters	ERS Exclusive Historic Sources	Click Here	None Found
Hist-SWIS-CA	Historical Solid Waste Information System (SWIS)	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Textile	Historical Textile Mills/Manufacturers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-ToxicPits-CA	Historical Toxic Pits Cleanup Facilities	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Transportation	Historical Transportation Facilities	ERS Exclusive Historic Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-TRIS-US	Historical Toxic Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Trucking	Historical Trucking, Shipping, Delivery, and/or Storage	ERS Exclusive Historic Sources	Click Here	None Found
Hist-US	Historical Previously Listed Federal Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-US-EC	Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Hist-USGS-WaterWells-CA	Historical Ground Water Site Inventory for California	ERS Supplemental Govt Sources	Click Here	None Found
Hist-US-IC	Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Hist-UST-CA	Historical Hazardous Substance Storage Infirmation (aka Historical Underground Storage Tanks)	State/Tribal UST	Click Here	1
Hist-UST-Cleanup-CA	Historic UST Cases Recommended for Closure under UST Cleanup Fund 5 Year Review (aka UST Cleanup Fund Cases)	State/Tribal LUST	Click Here	None Found
Hist-USTReg-CA	Historical Underground Storage Tank Registrations Database	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Vehicle-Parts	Historical Vehicle Parts	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Vehicle-Washing	Historical Vehicle/Truck Washing Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-WaterWells-US	Historical Public Community Water Supply/Well Head Protection Database	ERS Supplemental Govt Sources	Click Here	None Found
Hist-WIP-Active-CA	Historical Well Investigation Program Case List, Active Sites (aka WIP)	State/Tribal ASTM Other Med	Click Here	None Found
Hist-WIP-Backlog-CA	Historical Well Investigation Program Case List, Backlog Sites (aka WIP)	State/Tribal ASTM Other Med	Click Here	None Found
Hist-WIP-Historical-CA	Historical Well Investigation Program Case List, Historical Sites (aka WIP)	State/Tribal ASTM Other Low	Click Here	None Found
Hist-WMUDS-CA	Historical Waste Management Unit Database System	ERS Supplemental Govt Sources	Click Here	None Found
HMIS-US	Hazardous Materials Information System	Federal Emergency Release Reports	Click Here	None Found
HWIS-CA	Hazardous Waste Information Summary	State/Tribal RCRA Equivalent	Click Here	1

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
HWMP-Controls-CA	Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction	State/Tribal Inst/Eng Controls	Click Here	None Found
HWT-CA	Hazardous Waste Transporters	ERS Supplemental Govt Sources	Click Here	None Found
ICE-CA	Inspection, Compliance, and Enforcement	State/Tribal ASTM Other Med	Click Here	None Found
ICIS-Air-US	Integrated Compliance Information System for Air	ERS Supplemental Govt Sources	Click Here	None Found
ICIS-FEC-US	Integrated Compliance Information System for Federal Enforcement Data	ERS Supplemental Govt Sources	Click Here	None Found
ICIS-NPDES-US	National Pollutant Discharge Elimination System (NPDES)	ERS Supplemental Govt Sources	Click Here	None Found
LA-LF-CA	Los Angeles County Landfills	State/Tribal Solid Waste	Click Here	None Found
Land-Disposal-CA	Geotracker - Land Disposal Sites (aka Landfills, LDS)	State/Tribal Landfill/Solid Waste	Click Here	None Found
LA-Waste-Haulers-CA	Waste Haulers	ERS Supplemental Govt Sources	Click Here	None Found
Lead-Smelter-2-US	Historical Lead Smelter Sites	ERS Supplemental Govt Sources	Click Here	None Found
Lead-US	Lead Smelter Sites	ERS Supplemental Govt Sources	Click Here	None Found
Liens-CA	Environmental Liens	State/Tribal Inst/Eng Controls	Click Here	None Found
LIENS-US	Superfund Liens	Federal Institutional/Engineering Controls	Click Here	None Found
LMOP-US	Landfill Methane Outreach Program	ERS Supplemental Govt Sources	Click Here	None Found
LUST-Closed-CA	Geotracker - Leaking Underground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	11
LUST-Open-CA	Geotracker - Leaking Underground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	2
Manifest2-RI	Hazardous Waste Manifest	State/Tribal RCRA Equivalent	Click Here	None Found
MethaneLF-CA	Methane Producing Landfills	State/Tribal Other	Click Here	None Found
Military-Active-CA	EnviroStor Database Military Active Sites (aka MCS)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
Military-Bases-US	Military Base Boundaries	ERS Supplemental Govt Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Military-NFA-CA	EnviroStor Database Military Active Sites (aka MCS)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
Military-Other-CA	EnviroStor Database Military Active Sites (aka MCS)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
Mines2-CA	California Mines	ERS Supplemental Govt Sources	Click Here	None Found
Mines-CA	Historical Death Valley Mines	ERS Supplemental Govt Sources	Click Here	None Found
Mines-CDMG-CA	California Division of Mines and Geology	ERS Supplemental Govt Sources	Click Here	None Found
MINES-US	Mines Master Index File	ERS Supplemental Govt Sources	Click Here	None Found
MLTS-US	Material Licensing Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
Mortgage-CA	Cal Mortgage Facilities	ERS Supplemental Govt Sources	Click Here	None Found
MRDS-US	Mineral Resources Data System (MRDS)	ERS Supplemental Govt Sources	Click Here	None Found
MWMP-CA	Medical Waste Management Program	ERS Supplemental Govt Sources	Click Here	None Found
NCI-CA	Non-Case Information	ERS Supplemental Govt Sources	Click Here	None Found
NEI-LF-CA	Historical NEI (National Emission Inventory) Landfill Point Sources	ERS Supplemental Govt Sources	Click Here	None Found
NPDES-CA	National Pollutant Discharge Elimination System	ERS Supplemental Govt Sources	Click Here	None Found
NPDES-SW-CA	Notice of Intent Data	ERS Supplemental Govt Sources	Click Here	1
NPL-R9-US	NPL Region 9 Site Boundaries	Federal NPL	Click Here	None Found
NPL-US	National Priorities List	Federal NPL	Click Here	None Found
OGM-CA	Oil and Gas Monitoring	ERS Supplemental Govt Sources	Click Here	None Found
OGW-CA	California Oil and Gas Wells	ERS Supplemental Govt Sources	Click Here	None Found
OSCF-CA	Orphan Site Cleanup Fund	ERS Supplemental Govt Sources	Click Here	None Found
PADS-US	PCB Registration Database System	Federal ASTM Other	Click Here	None Found
PCB-US	PCB Transformers	Federal ASTM Other	Click Here	None Found
PCS-US	Historical Permit Compliance System for Clean Water Act	ERS Supplemental Govt Sources	Click Here	None Found
Perch1-CA	Perchlorate Confirmed Contaminant Sites	ERS Supplemental Govt Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Perch2-CA	Perchlorate Confirmed Contaminant Sites	ERS Supplemental Govt Sources	Click Here	None Found
PR-MOA-CA	Polanco Redevelopment MOA Sites	State/Tribal ASTM Other Med	Click Here	None Found
Project-CA	Project - Multipurpose Site Type	ERS Supplemental Govt Sources	Click Here	None Found
Proposed-NPL-US	Proposed NPL Sites	Federal NPL	Click Here	None Found
RADINFO-US	Radiation Information Database	ERS Supplemental Govt Sources	Click Here	None Found
RCRA-CESQG-US	Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)	Federal RCRA Generators	Click Here	None Found
RCRA-COR-US	Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)	Federal RCRA CORRACTS	Click Here	None Found
RCRA-LQG-US	Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)	Federal RCRA Generators	Click Here	None Found
RCRA-NON-US	Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated)	Federal RCRA Generators	Click Here	1
RCRA-SQG-US	Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)	Federal RCRA Generators	Click Here	None Found
RCRA-TSDF-US	Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)	Federal RCRA non-CORRACTS TSD	Click Here	None Found
Response-CA	State Response Sites and National Priorities List (NPL)	State/Tribal NPL	Click Here	None Found
RFG-Lab-US	Reformulated Gasoline (RFG)	ERS Supplemental Govt Sources	Click Here	None Found
RMP-US	Risk Management Plans	ERS Supplemental Govt Sources	Click Here	None Found
ROD-US	Records of Decision	ERS Supplemental Govt Sources	Click Here	None Found
SAA-Agreements-US	Sites with Superfund Alternative Approach Agreements	Federal ASTM Other	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
School-Active-CA	EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
School-NFA-CA	EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
School-Other-CA	EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH)	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
SDWIS-US	Safe Drinking Water Information System	ERS Supplemental Govt Sources	Click Here	None Found
SGV-Deep-Plumes-CA	San Gabriel Valley Deep Plumes	State/Tribal Solid Waste	Click Here	None Found
SGV-Shallow-Plumes-CA	San Gabriel Valley Shallow Plumes	State/Tribal Solid Waste	Click Here	None Found
SGV-Shallow-Plumes-Puente-Valley-CA	Puente Valley Shallow Plumes	State/Tribal Solid Waste	Click Here	None Found
SLIC-Closed-CA	Geotracker - The Spills, Leaks, Investigation & Cleanup (SLIC), Closed Cases	Emergency Release Reports	Click Here	1
SLIC-Open-CA	Geotracker -Spills, Leaks, Investigation & Cleanup (SLIC), Open Cases	Emergency Release Reports	Click Here	3
SML-CA	Site Mitigation List	State/Tribal ASTM Other Med	Click Here	None Found
SP-CA	Sampling Points	ERS Supplemental Govt Sources	Click Here	None Found
Spills-SSO-CA	Sanitary Sewer System	ERS Supplemental Govt Sources	Click Here	None Found
SSTS-US	Section 7 Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
State-Response-Active-CA	EnviroStor State Response Active Sites	State/Tribal NPL	Click Here	None Found
State-Response-NFA-CA	EnviroStor State Response NFA Sites	State/Tribal NPL	Click Here	None Found
State-Response-Other-CA	EnviroStor State Response Other Sites	State/Tribal NPL	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Superfund-Active-CA	Envirorstor Superfund Active Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program)	State/Tribal CERCLIS Equivalent	Click Here	None Found
Superfund-NFA-CA	EnviroStor Superfund NFA Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program)	State/Tribal CERCLIS Equivalent	Click Here	None Found
Superfund-Other-CA	EnviroStor Superfund Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program)	State/Tribal CERCLIS Equivalent	Click Here	None Found
SWIS-CA	Solid Waste Information System	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWLF-US	Solid Waste Facilities	Federal Solid Waste	Click Here	None Found
SWRCY-CA	Beverage Container Recycler Database	State/Tribal ASTM Other Med	Click Here	1
TierPer-CA	Tiered Permits	ERS Supplemental Govt Sources	Click Here	None Found
TOMS-CA	Topographically Occurring Mine Symbols	ERS Supplemental Govt Sources	Click Here	None Found
Tribal-Air-US	Tribal Air Permitted Facilities	ERS Supplemental Govt Sources	Click Here	None Found
Tribal-LUST-Closed-Reg9	Tribal Leaking Underground Storage Tanks, Region 9 (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-LUST-Open-Reg9	Tribal Leaking Underground Storage Tanks , Region 9 (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-ODI-US	Tribal Open Dump Sites	Federal Solid Waste	Click Here	None Found
Tribal-UST-Reg9	Tribal Underground Storage Tanks (aka Tribal UST)	Federal UST	Click Here	None Found
Tribal-VCP-US	Tribal VCP	Federal Tribal VCP	Click Here	None Found
TRIS2000-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS2010-US	Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS80-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS90-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TSCA-US	Toxics Substance Control Sites	ERS Supplemental Govt Sources	Click Here	None Found
UIC2-CA	Injection Wells	ERS Supplemental Govt Sources	Click Here	None Found
UIC-CA	Underground Injection Control Wells	ERS Supplemental Govt Sources	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
UMTRA-US	Historical Uranium Mill Tailings Remedial Action Sites	ERS Supplemental Govt Sources	Click Here	None Found
USGS-Waterwells-US	Ground Water Site Inventory	ERS Supplemental Govt Sources	Click Here	None Found
UST-Abandoned-CA	Abandoned UST Initiative (aka Inventory of Abandoned Tank Sites)	State/Tribal UST	Click Here	None Found
UST-CA	Geotracker - Underground Storage Tanks	State/Tribal UST	Click Here	None Found
UST-Closed-CA	UST Case Closure Review Denials and Approved Orders (aka Closure of Underground Storage Tank (UST) Cases)	State/Tribal UST	Click Here	None Found
USTComp-CA	Previously Abandoned Tanks Now in Compliance (aka Compliance UST)	State/Tribal UST	Click Here	None Found
UST-CRSP-CA	Underground Storage Tanks	State/Tribal UST	Click Here	None Found
UST-Priority-CA	UST Cleanup Fund Priority List	State/Tribal UST	Click Here	1
UST-Proposed-CA	Proposed Closure of UST Cases (aka UST Proposed for Closure)	State/Tribal UST	Click Here	None Found
Vapor-Intrusions-US	Vapor Intrusion Database	ERS Supplemental Govt Sources	Click Here	None Found
VCP-Active-CA	EnviroStor VCP Active Sites	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
VCP-NFA-CA	EnviroStor Database VCP NFA Listing	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
VCP-Other-CA	EnviroStor VCP Other Sites	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
WDR-CA	Waste Discharge Requirements	ERS Supplemental Govt Sources	Click Here	None Found

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UN-MAPPABLE OCCURRENCES

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

ID	Facility Name	Address	Database	Status
No "un-mapped" sites requested.				

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ENVIRONMENTAL RECORD SEARCH
"The Intelligent Choice"

RecCheck Report for : CPAK

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Air-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1

SITE NAME	MAPS	ID
LAKE MERCED COUNTRY CLUB	1,2,3,4	BAY AQMD-BA-108582

ADDRESS	CITY	ZIP
2300 JUNIPERO SERRA BLVD	DALY CITY	94015

DETAILS

Toxic Facility Information
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID
Facility ID: 108582
Database Year: 2015
Air Basin: SF
County Code: 41
District Code: BA
District: BAY AREA AQMD
Facility SIC Code: 5411
COID: SM
Prioritization Thresholds: Not Reported
Health Risk Assessment (HRA): Not Reported
Non-Cancer Chronic Hazard Index: Not Reported
Non-Cancer Acute Hazard Index: Not Reported
CHAPIS: Not Reported
CERR Code: Not Reported

Pollutant Information
TOG - Total Organic Gases (Tons/Yr): 0.001186386
ROG - Reactive Organic Gases (Tons/Yr): 0.001186386
CO - Carbon Monoxide (Tons/Yr): Not Reported
NOx - Oxides of Nitrogen (Tons/Yr): Not Reported
SOx - Oxides of Sulfur (Tons/Yr): Not Reported
PM - Particulate Matter (Tons/Yr): Not Reported
PM - Particulate Matter - 10 Micrometers or Smaller (Tons/Yr): Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
AST-CRSP-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1

SITE NAME	MAPS	ID
LAKE MERCED GOLF & COUNTRY CLUB	1,2,3,4	43187

ADDRESS	CITY	ZIP
2300 JUNIPERO SERRA BLVD	DALY CITY	94015

DETAILS

Site Regulated Program Information
Site ID: 43187
Site EI ID: 10065664
Agency Provided Latitude: 37.694837
Agency Provided Longitude: -122.4712

Program Description: Aboveground Petroleum Storage

Evaluation Information
Evaluation Date: 11/26/2018
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/20/2017
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/19/2016
Violations Found? (Y/N): Yes

Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: APSA
Evaluation Source: CERS

Evaluation Date: 12/19/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/19/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 12/9/2016
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 2/11/2016
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 3/11/2015
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP

Evaluation Source: CERS

Evaluation Date: 2/9/2015
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 1/28/2015
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 1/26/2015
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/23/2014
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/23/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/23/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection

Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: APSA
Evaluation Source: CERS

Evaluation Date: 12/23/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HW
Evaluation Source: CERS

Violation Information
Violation Date: 12/19/2016
Citation: 40 CFR 1 262.34(d)(5)(ii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(ii)
Violation Description: Failure to post the following information next to the telephone:
(A) The name and telephone number of the emergency coordinator;
(B) Location of fire extinguishers and spill control material, and, if present, fire alarm; and
(C) The telephone number of the fire department, unless the facility has a direct alarm.
Violation Note(s): Returned to compliance on 12/19/2016. Emergency information not posed. CORRECTED ON SITE.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/19/2016
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to comply with one or more of the following requirements:

1. Have record of inspections and integrity tests signed by the appropriate supervisor or inspector.

2. Keep written procedures and records of inspections and integrity tests for at least three years.

3. Keep comparison records.

Violation Note(s): Returned to compliance on 01/11/2017. OBSERVATION: Failure to comply with all of the following requirements: Failure to conduct inspections and tests in accordance with written procedures that you or a certifying engineer have developed for the facility. Monthly and annual inspections outlined in the SPCC plan have not been conducted since 2015. CORRECTIVE ACTION: Conduct tests/inspections in accordance with written procedures and maintain records for 3 years. Provide documentation to the County within 30 days.
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/19/2016
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)

Violation Description: Failure to include in the SPCC plan and document discharge prevention briefings for oil-handling personnel at least once a year, including, but not limited to, known discharges, failures, and malfunctioning components.

Violation Note(s): Returned to compliance on 01/11/2017. OBSERVATION: Failure to schedule and conduct spill prevention briefings at least once a year. CORRECTIVE ACTION: Conduct spill prevention briefings annually. Provide documentation to the County within 30 days
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/19/2016
Citation: HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22
Violation Description: Failure to properly manage used oil and/or fuel filters in accordance with the requirements.
Violation Note(s): Returned to compliance on 01/11/2017. Oil filters last disposed of 1/20/15. Oil filters must be disposed of annually. Dispose of used oil filters immediately and submit documentation to the County within 30 days.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/19/2016
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms.
(2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f).
(3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Note(s): Returned to compliance on 01/11/2017. Used absorbent and oily debris was last disposed of 1/20/15. Dispose used absorbent immediately and submit documentation to the County within 30 days.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/19/2016
Citation: 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Note(s): Returned to compliance on 01/11/2017. Spill of used oil inside secondary containment. All spills must be cleaned up immediately. Clean secondary containment and submit documentation to the County within 30 days. (photo)
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/19/2016
Citation: 40 CFR 1 172.201(e) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 172.201(e)
Violation Description: Failure of the universal waste handler to transfer universal waste to another universal waste handler, or appropriate destination facility. Failure to package, label, mark and placard shipments and prepare shipping papers for any universal waste that meets the hazardous materials definition in accordance with DOT 49 CFR parts 171-180.
Violation Note(s): Returned to compliance on 01/11/2017. Universal waste florescent tubes were not in a container. Place

universal waste light tubes in a container and submit documentation to the County within 30 days. (photo)
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/19/2016
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to provide the following training to all oil-handling personnel:

1. Operation and maintenance of equipment to prevent discharges.

2. Discharge procedure protocols.

3. Applicable pollution control laws, rules, and regulations.

4. General facility operations.

5. Contents of the SPCC Plan.

Violation Note(s): Returned to compliance on 01/11/2017. OBSERVATION: Failure to provide training regarding one or more of the following: 1. The operation and maintenance of equipment to prevent discharges. 2. Discharge procedure protocols. 3. Applicable pollution control laws, rules, and regulations. 4. General facility operations. AND The contents of the SPCC Plan. CORRECTIVE ACTION: Provide training and submit documentation to the County within 30 days.
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/19/2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
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.

Violation Note(s): Returned to compliance on 01/11/2017. 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 Division: San Mateo County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 12/19/2016
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Note(s): Returned to compliance on 12/19/2016. Used oil missing facility name/address on label. CORRECTED ON SITE.
Violation Division: San Mateo County Environmental Health

Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: 22 CCR 15 66265.16 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.16
Violation Description: Failure to provide employees within the first six months after the date of their employment, or assignment to the facility, or to work unsupervised, or to a new position at a facility with hazardous waste training to ensure employees are competent in the following areas: hazardous waste management procedures (including contingency plan implementation) relevant to the positions in which they are employed, emergency response and emergency equipment, and procedures for using, inspecting, repairing, and replacing facility emergency and monitoring equipment. In addition, the owner/operator shall ensure facility personnel take part in an annual review of the initial training and training records training records on current personnel shall be kept until closure of the facility. Training records on former employees shall be kept for at least three years from the date the employee last worked at the facility. The records shall include the following: the job title for each position at the facility related to hazardous waste management, and the name of the employee filling each job; a written job description for each position, duties of facility personnel assigned to each position, and a written description of the type and amount of both introductory and continuing training that will be given to each person filling a position.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to provide training regarding:
1. The operation and maintenance of equipment to prevent discharges.
2. Discharge procedure protocols.
3. Applicable pollution control laws, rules, and regulations.
4. General facility operations. AND
5. The contents of the SPCC Plan.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Description: APSA Program - Administration/Documentation - General
Violation Note(s): Returned to compliance on 01/21/2015. No implementation of training and inspections.
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.5 25160.2 - California Health and Safety Code, Chapter 6.5, Section(s) 25160.2
Violation Description: Failure to meet any of the following consolidated manifest requirements:
1) Legible receipts for each quantity of hazardous waste that is received from a generator,
2) The generator's information (name, address, identification number, contact person, telephone number of the generator, the signature of the generator or the generator's representative),
3) Date of the shipment,
4) The manifest number,

5) The volume or quantity of each waste stream received,
6) The name, address, and identification number of the authorized facility to which the hazardous waste will be transported,
7) The transporter's information (name, address, and identification number, the driver's signature),
8) A statement, signed by the generator, certifying that the generator has established a program to reduce the volume or quantity and toxicity of the hazardous waste to the degree economically practicable.
9) The generator shall retain each receipt for at least three years.
Violation Note(s): Returned to compliance on 01/21/2015. Hazardous Waste disposal documentation not availbale.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment..
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to comply with all of the following requirements:
1. Failure to conduct inspections and tests in accordance with written procedures that you or a certifying engineer have developed for the facility.
2. Failure to sign written procedures and/or a record of inspections and/or customary business records by the appropriate supervisor or inspector.
3. Failure to keep written procedures and/or a record of inspections and/or customary business records with the plan. AND
4. Failure to maintain written procedures and/or a record of inspections and/or customary business records for three years.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to make SPCC plan amendment(s) when the facility has had a change in: design, construction, operation, or maintenance which affects the facility?s discharge potential.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/23/2014
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health

Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: 22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173
Violation Description: Failure to properly close hazardous waste containers when not in active use.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 12/23/2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Enforcement Information
Enforcement Action Date: 12/23/2014
Enforcement Action Type: Notice of Violation (Unified Program)
Enforcement Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enforcement Action Note(s): Not Reported
Enforcement Action Division: San Mateo County Environmental Health
Enforcement Action Program: HMRRP
Enforcement Action Source: CERS

Enforcement Action Date: 12/23/2014
Enforcement Action Type: Notice of Violation (Unified Program)
Enforcement Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enforcement Action Note(s): Not Reported
Enforcement Action Division: San Mateo County Environmental Health
Enforcement Action Program: HW
Enforcement Action Source: CERS

Enforcement Action Date: 12/23/2014

Enforcement Action Type: Notice of Violation (Unified Program)
Enforcement Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enforcement Action Note(s): Not Reported
Enforcement Action Division: San Mateo County Environmental Health
Enforcement Action Program: APSA
Enforcement Action Source: CERS

Coordinate Information
Program ID: 10065664
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Unknown
Agency Provided Latitude: 37.694833
Agency Provided Longitude: -122.471097

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CRSP-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1

SITE NAME	MAPS	ID
LAKE MERCED GOLF & COUNTRY CLUB	1,2,3,4	43187

ADDRESS	CITY	ZIP
2300 JUNIPERO SERRA BLVD	DALY CITY	94015

DETAILS

Site Regulated Program Information
Site ID: 43187
Site EI ID: 10065664
Agency Provided Latitude: 37.694837
Agency Provided Longitude: -122.4712

Program Description: Aboveground Petroleum Storage

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 11/26/2018

Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/20/2017
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/19/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: APSA
Evaluation Source: CERS

Evaluation Date: 12/19/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/19/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 12/9/2016
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health

Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 2/11/2016
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 3/11/2015
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 2/9/2015
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 1/28/2015
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 1/26/2015
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/23/2014
Violations Found? (Y/N): No

Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/23/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/23/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: APSA
Evaluation Source: CERS

Evaluation Date: 12/23/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: San Mateo County Environmental Health
Evaluation Program: HW
Evaluation Source: CERS

Violation Information
Violation Date: 12/19/2016
Citation: 40 CFR 1 262.34(d)(5)(ii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(ii)
Violation Description: Failure to post the following information next to the telephone:
(A) The name and telephone number of the emergency coordinator;
(B) Location of fire extinguishers and spill control material, and, if present, fire alarm; and
(C) The telephone number of the fire department, unless the facility has a direct alarm.
Violation Note(s): Returned to compliance on 12/19/2016. Emergency information not posed. CORRECTED ON SITE.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/19/2016
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to comply with one or more of the following requirements:

1. Have record of inspections and integrity tests signed by the appropriate supervisor or inspector.

2. Keep written procedures and records of inspections and integrity tests for at least three years.

3. Keep comparison records.

Violation Note(s): Returned to compliance on 01/11/2017. OBSERVATION: Failure to comply with all of the following requirements: Failure to conduct inspections and tests in accordance with written procedures that you or a certifying engineer have developed for the facility. Monthly and annual inspections outlined in the SPCC plan have not been conducted since 2015. CORRECTIVE ACTION: Conduct tests/inspections in accordance with written procedures and maintain records for 3 years. Provide documentation to the County within 30 days.
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/19/2016
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to include in the SPCC plan and document discharge prevention briefings for oil-handling personnel at least once a year, including, but not limited to, known discharges, failures, and malfunctioning components.

Violation Note(s): Returned to compliance on 01/11/2017. OBSERVATION: Failure to schedule and conduct spill prevention briefings at least once a year. CORRECTIVE ACTION: Conduct spill prevention briefings annually. Provide documentation to the County within 30 days
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/19/2016
Citation: HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22
Violation Description: Failure to properly manage used oil and/or fuel filters in accordance with the requirements.
Violation Note(s): Returned to compliance on 01/11/2017. Oil filters last disposed of 1/20/15. Oil filters must be disposed of annually. Dispose of used oil filters immediately and submit documentation to the County within 30 days.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/19/2016
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms.
(2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f).
(3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Note(s): Returned to compliance on 01/11/2017. Used absorbent and oily debris was last disposed of 1/20/15. Dispose used absorbent immediately and submit documentation to the County within 30 days.
Violation Division: San Mateo County Environmental Health
Violation Program: HW

Violation Source: CERS

Violation Date: 12/19/2016
Citation: 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Note(s): Returned to compliance on 01/11/2017. Spill of used oil inside secondary containment. All spills must be cleaned up immediately. Clean secondary containment and submit documentation to the County within 30 days. (photo)
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/19/2016
Citation: 40 CFR 1 172.201(e) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 172.201(e)
Violation Description: Failure of the universal waste handler to transfer universal waste to another universal waste handler, or appropriate destination facility. Failure to package, label, mark and placard shipments and prepare shipping papers for any universal waste that meets the hazardous materials definition in accordance with DOT 49 CFR parts 171-180.
Violation Note(s): Returned to compliance on 01/11/2017. Universal waste florescent tubes were not in a container. Place universal waste light tubes in a container and submit documentation to the County within 30 days. (photo)
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/19/2016
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to provide the following training to all oil-handling personnel:

1. Operation and maintenance of equipment to prevent discharges.

2. Discharge procedure protocols.

3. Applicable pollution control laws, rules, and regulations.

4. General facility operations.

5. Contents of the SPCC Plan.

Violation Note(s): Returned to compliance on 01/11/2017. OBSERVATION: Failure to provide training regarding one or more of the following: 1. The operation and maintenance of equipment to prevent discharges. 2. Discharge procedure protocols. 3. Applicable pollution control laws, rules, and regulations. 4. General facility operations. AND The contents of the SPCC Plan. CORRECTIVE ACTION: Provide training and submit documentation to the County within 30 days.
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/19/2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
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.

Violation Note(s): Returned to compliance on 01/11/2017. 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 Division: San Mateo County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 12/19/2016
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Note(s): Returned to compliance on 12/19/2016. Used oil missing facility name/address on label. CORRECTED ON SITE.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: 22 CCR 15 66265.16 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.16
Violation Description: Failure to provide employees within the first six months after the date of their employment, or assignment to the facility, or to work unsupervised, or to a new position at a facility with hazardous waste training to ensure employees are competent in the following areas: hazardous waste management procedures (including contingency plan implementation) relevant to the positions in which they are employed, emergency response and emergency equipment, and procedures for using, inspecting, repairing, and replacing facility emergency and monitoring equipment. In addition, the owner/operator shall ensure facility personnel take part in an annual review of the initial training and training records training records on current personnel shall be kept until closure of the facility. Training records on former employees shall be kept for at least three years from the date the employee last worked at the facility. The records shall include the following: the job title for each position at the facility related to hazardous waste management, and the name of the employee filling each job; a written job description for each position, duties of facility personnel assigned to each position, and a written description of the type and amount of both introductory and continuing training that will be given to each person filling a position.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to provide training regarding:
1. The operation and maintenance of equipment to prevent discharges.
2. Discharge procedure protocols.
3. Applicable pollution control laws, rules, and regulations.
4. General facility operations. AND
5. The contents of the SPCC Plan.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health

Violation Program: APSA
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Description: APSA Program - Administration/Documentation - General
Violation Note(s): Returned to compliance on 01/21/2015. No implementation of training and inspections.
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.5 25160.2 - California Health and Safety Code, Chapter 6.5, Section(s) 25160.2
Violation Description: Failure to meet any of the following consolidated manifest requirements:
1) Legible receipts for each quantity of hazardous waste that is received from a generator,
2) The generator's information (name, address, identification number, contact person, telephone number of the generator, the signature of the generator or the generator's representative),
3) Date of the shipment,
4) The manifest number,
5) The volume or quantity of each waste stream received,
6) The name, address, and identification number of the authorized facility to which the hazardous waste will be transported,
7) The transporter's information (name, address, and identification number, the driver's signature),
8) A statement, signed by the generator, certifying that the generator has established a program to reduce the volume or quantity and toxicity of the hazardous waste to the degree economically practicable.
9) The generator shall retain each receipt for at least three years.
Violation Note(s): Returned to compliance on 01/21/2015. Hazardous Waste disposal documentation not availbale.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment..
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to comply with all of the following requirements:
1. Failure to conduct inspections and tests in accordance with written procedures that you or a certifying engineer have developed for the facility.
2. Failure to sign written procedures and/or a record of inspections and/or customary business records by the appropriate supervisor or inspector.
3. Failure to keep written procedures and/or a record of inspections and/or customary business records with the plan. AND
4. Failure to maintain written procedures and/or a record of inspections and/or customary business records for three years.
Violation Note(s): Returned to compliance on 01/21/2015.

Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to make SPCC plan amendment(s) when the facility has had a change in: design, construction, operation, or maintenance which affects the facility?s discharge potential.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: APSA
Violation Source: CERS

Violation Date: 12/23/2014
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: 22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173
Violation Description: Failure to properly close hazardous waste containers when not in active use.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Violation Date: 12/23/2014
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 12/23/2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Note(s): Returned to compliance on 01/21/2015.
Violation Division: San Mateo County Environmental Health
Violation Program: HW
Violation Source: CERS

Enforcement Information
Enforcement Action Date: 12/23/2014
Enforcement Action Type: Notice of Violation (Unified Program)
Enforcement Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enforcement Action Note(s): Not Reported
Enforcement Action Division: San Mateo County Environmental Health
Enforcement Action Program: HMRRP
Enforcement Action Source: CERS

Enforcement Action Date: 12/23/2014
Enforcement Action Type: Notice of Violation (Unified Program)
Enforcement Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enforcement Action Note(s): Not Reported
Enforcement Action Division: San Mateo County Environmental Health
Enforcement Action Program: HW
Enforcement Action Source: CERS

Enforcement Action Date: 12/23/2014
Enforcement Action Type: Notice of Violation (Unified Program)
Enforcement Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enforcement Action Note(s): Not Reported
Enforcement Action Division: San Mateo County Environmental Health
Enforcement Action Program: APSA
Enforcement Action Source: CERS

Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10065664
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Unknown
Agency Provided Latitude: 37.694833
Agency Provided Longitude: -122.471097

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
FRS-US	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF & COUNTRY CLUB			1,2,3,4	110065291071

ADDRESS	CITY	ZIP
2300 JUNIPERO SERRA BLVD	DALY CITY	94015

DETAILS

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065291071
Create Date: 10-OCT-2015 10:35:12
Program System: CA-ENVIROVIEW
Interest Type(s): STATE MASTER

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CA	No Longer Listed	Subject Site	164 ft (0 ft higher than site)	1

SITE NAME	MAPS	ID
LAKE MERCED GOLF CLUB	1,2,3,4	4520598C-CAL000181152

ADDRESS	CITY	ZIP
2300 JUNIPERO SERRA BLVD	DALY CITY	94015

DETAILS

No Additional Details Found

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1

SITE NAME	MAPS	ID
LAKE MERCED GOLF & C C	1,2,3,4	1224671

ADDRESS	CITY	ZIP
2300 JUNIPERO SERRA BLVD	DALY CITY	

DETAILS

Reported Date: 1998

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-CalFID-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
1X LAKE MERCED GOLD & COUNTRY CLUB			1,2,3,4	7780723
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	
DETAILS				
Reported Date: 1998				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-Chemical-Storage	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF & COUNTRY CLB			1,2,3,4	159867-PD
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	94015-1630
DETAILS				
Listing Year: 1997 SIC Category: GOLF COURSES-PRIVATE SIC Code: 799706				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
Hist-UST-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF AND COUNTRY CL			1,2,3,4	244324
ADDRESS			**CITY**	**ZIP**

2300 JUNIPERO SERRA BLVD	DALY CITY	94015

DETAILS

Note: ID has been assigned by ERS
Tank Details: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002BFE4.pdf
County: San Mateo

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1

SITE NAME	MAPS	ID
LAKE MERCED GOLF CLUB	1,2,3,4	CAL000181152

ADDRESS	CITY	ZIP
2300 JUNIPERO SERRA BLVD	DALY CITY	940150000

DETAILS

EPA ID: CAL000181152
Facility County: 41
Mailing Street: 2300 JUNIPERO SERRA BLVD
Mailing City: DALY CITY
Mailing State: CA
Mailing Zip: 940150000
Contact Name: ROBERT BORDI ASST GOLF SUPT
Contact Phone: 6507552233

Year: 2017
TONS: 0.03
TSD EPA ID: CAD059494310
Category Code: 352
Category Description: Other organic solids
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)

Year: 2017
TONS: 0.05
TSD EPA ID: ORQ000025197
Category Code: 223
Category Description: Unspecified oil-containing waste
Method Description: Not Reported

Year: 2015
TONS: 0.075

TSD EPA ID: CAD059494310
Category Code: 352
Category Description: Other organic solids
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)

Year: 2003
TONS: 0.1
TSD EPA ID: CAD028409019
Category Code: 352
Category Description: Other organic solids
Method Description: TRANSFER STATION

Year: 2003
TONS: 27.8124
TSD EPA ID: CAL000153023
Category Code: 151
Category Description: Asbestos containing waste
Method Description: DISPOSAL, LAND FILL

Year: 2003
TONS: 0.4214
TSD EPA ID: CAD982042475
Category Code: 151
Category Description: Asbestos containing waste
Method Description: LANDFILL

Year: 2003
TONS: 0.4214
TSD EPA ID: CAD982042475
Category Code: 151
Category Description: Asbestos containing waste
Method Description: DISPOSAL, LAND FILL

Year: 2003
TONS: 27.8124
TSD EPA ID: CAL000153023
Category Code: 151
Category Description: Asbestos containing waste
Method Description: LANDFILL

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
NPDES-SW-CA	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**

Lake Merced Golf Club	1,2,3,4	182805
ADDRESS	**CITY**	**ZIP**
2300 Junipero Serra Blvd	Daly City	94015

DETAILS

Facility and Program Information
Regulatory Measure ID: 182805
Regulatory Measure Type: Construction
Waste Discharge ID: 2 41C325244
Regional Water Board number: 2
Processed Date: Not Reported
Termination Date: Not Reported
Coverage Status: Terminated
Facility/Site County: San Mateo
Facility Size: 3
Facility Size Unit: Acres
Facility Imperviousness: Not Reported
Operator Name: Lake Merced Golf Club
Operator Address: 2300 Junipero Serra Blvd
Operator City: Daly City
Operator State: California
Operator Zip: 94015
Operator Type: Other
Construction Start Date: Not Reported
Project Completion Date: Not Reported
Grade Completion Date: Not Reported
Imperviousness After Construction: 77
Imperviousness Before Construction: 74
Total Area Disturbed: 3
Percent of Total Area Disturbed: 100
Primary SIC: Not Reported
Secondary SIC: Not Reported
Tertiary SIC: Not Reported
Agency Provided Latitude: 37.695422
Agency Provided Longitude: -122.470838

Storm-Water Inspections 1991-2016 Details
: Not Reported
Storm-Water Violation Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID

RCRA-NON-US	Listed	Subject Site	164 ft (0 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
LAKE MERCED GOLF CLUB			1,2,3,4	CAL000181152
ADDRESS			**CITY**	**ZIP**
2300 JUNIPERO SERRA BLVD			DALY CITY	94015

DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000181152
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: GOLF COURSES AND COUNTRY CLUBS
Active Site Indicator: H----
Owner Name: LAKE MERCED GOLF CLUB
Operator Name: MATTHEW DACHOWSKI
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: Y
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: N
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------

Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: -
Financial Assurance Required: ----2

Receive Date: 19980803
Acknowledge Flag Date: 19980803
Contact First Name: MATTHEW
Contact Last Name: DACHOWSKI
Contact Street 1: 2300 JUNIPERO SERRA BLVD
Contact City: DALY CITY
Contact State: CA
Contact Zip: 94015
Contact Phone: 650-746-3610
Contact FAX: 000-000-0000
Contact E-mail Address: MDACHOWSKI@LMGC.ORG
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: Y
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N

Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.27 miles E	216 ft (52 ft higher than site)	2

SITE NAME	MAPS	ID
OLYMPIAN WESTLAKE	1,4	T0608100783

ADDRESS	CITY	ZIP
2195 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100783
Global ID: T0608100783
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2016-05-11 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0836
Loc Case Number: 220045
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water), Soil Vapor
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.
Begin Date: 1995-01-01 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.6978648364696
Agency Provided Longitude: -122.470433413982

Regulatory Activities Details
Action Date: 1995-01-01 00:00:00
Action Type: Other

Action: Leak Discovery

Action Date: 1996-04-29 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 1996-12-19 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Responsibility - #1

Action Date: 2008-10-15 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20081015

Action Date: 2008-11-28 00:00:00
Action Type: RESPONSE
Action: Pilot Study / Treatability Workplan

Action Date: 2008-12-15 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20081215

Action Date: 2009-02-22 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2009-04-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-04-24 00:00:00
Action Type: RESPONSE
Action: Pilot Study/ Treatability Report

Action Date: 2009-05-14 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090514

Action Date: 2009-07-08 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090708

Action Date: 2009-07-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-10-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20091013

Action Date: 2009-10-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2010-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2010-03-09 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100309

Action Date: 2010-04-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2010-04-22 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100422

Action Date: 2010-08-04 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100804

Action Date: 2010-09-28 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100928

Action Date: 2010-11-15 00:00:00
Action Type: RESPONSE
Action: CAP/RAP - Other Report

Action Date: 2010-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2010-11-15 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2010-11-17 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20101117

Action Date: 2011-01-30 00:00:00
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan

Action Date: 2011-02-09 00:00:00
Action Type: ENFORCEMENT

Action: Staff Letter - #20110209

Action Date: 2011-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly - Regulator Responded

Action Date: 2011-10-17 00:00:00
Action Type: REMEDIATION
Action: Other (Use Description Field)

Action Date: 2011-11-15 00:00:00
Action Type: RESPONSE
Action: Final Remedial Action Report / Corrective Action Report

Action Date: 2012-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Annually

Action Date: 2012-04-17 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20120417

Action Date: 2012-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2012-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2012-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2013-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2013-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2013-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly - Regulator Responded

Action Date: 2013-09-18 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20130918

Action Date: 2013-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2014-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2014-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2014-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2015-04-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2015-05-27 00:00:00
Action Type: ENFORCEMENT
Action: Notification - Public Notice of Case Closure - #20150527

Action Date: 2015-08-25 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150825

Action Date: 2016-01-15 00:00:00
Action Type: RESPONSE
Action: Well Destruction Report

Action Date: 2016-05-11 00:00:00
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter - #20160511

Status History Details
Status Date: 2016-05-11 00:00:00
Status: Completed - Case Closed

Status Date: 2015-05-06 00:00:00
Status: Open - Eligible for Closure

Status Date: 2014-01-15 00:00:00
Status: Open - Verification Monitoring

Status Date: 2011-10-17 00:00:00
Status: Open - Remediation

Status Date: 2008-10-16 00:00:00
Status: Open - Site Assessment

Status Date: 2008-10-15 00:00:00
Status: Open - Reopen Case

Status Date: 2000-10-24 00:00:00
Status: Completed - Case Closed

Status Date: 1995-01-01 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.27 miles E	216 ft (52 ft higher than site)	2
SITE NAME			**MAPS**	**ID**
OLYMPIAN JUNIPERO SERRA			1,4	T0608198948
ADDRESS			**CITY**	**ZIP**
2195 JUNIPERO SERRA			DALY CITY	94014
DETAILS				

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608198948
Global ID: T0608198948
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2016-05-11 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: Not Reported
Loc Case Number: 220060
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: April 1996 Six soil borings advanced near former USTs; petroleum hydrocarbons detected. May 1996 Two soil borings advanced to 100 and 70 ft bsg; petroleum hydrocarbons detected to 20 ft bsg. April 1997 All four single-walled USTs removed by TEC Accutite; approximately 100 cubic yards of soil excavated and removed. 1997 Three 12,000 gallon USTs and 4 dispensers installed by TEC Accutite. October 2000 Case closure letter issued by SMCHSA (case number 220045). May 2002 Three soil borings advanced by GHH Engineering; petroleum hydrocarbons found in soil and groundwater. June 2003 Four soil borings advanced by TEC Accutite; hydrocarbon concentrations indicative of free product. January 2004 Monitoring well MW-1 installed. May 2004 Monitoring wells MW-2 through MW-5 installed. February 2005 Sensitive receptor survey conducted; no down-gradient receptors found within 1,000 ft of the site; two active, deep municipal supply wells found within 2,000 ft radius. May 2005 Five soil borings advanced in areas not previously investigated; petroleum hydrocarbons identified off-site; lateral extent of contamination defined to east and south; lateral extent of contamination undefined to west and north. April 2006 Six off-site and one onsite soil borings advanced; offsite monitoring wells MW-6 through MW-9 installed; manhole along BART retaining wall found dry. October 2006 Potential exposure pathway evaluation conducted; inhalation found to represent a complete exposure pathway; active soil vapor survey and geotechnical sampling proposed. January 2007 Offsite monitoring wells MW-10 through MW-12 installed; two soil borings advanced on shoulders of Highway 280; separate MTBE plume identified from groundwater monitoring data. Jan-Feb 2007 Soil vapor investigation conducted (phase I); several samples contain isopropanol concentrations indicating leakage; geotechnical soil sample collected. April 2007 Soil vapor investigation conducted (phase II); ESLs exceeded in samples from south side of subject property and west side of adjacent property. September 2007 Feasibility Study and Initial Site Conceptual Model completed; combination dual-phase extraction, soil vapor extraction, and air sparging recommended for onsite pilot testing. November 2007 Two multi-level continuous multi-channel tubing (CMT) wells (MW-13 and MW-14) installed offsite; six soil borings (SB-1 through SB-6) advanced on- and offsite. December 2007 Northern plume delineation completed; groundwater monitoring well (MW-15) installed offsite. January 2008 Second Release Characterization Report submitted, confirming existence of MTBE-rich petroleum hydrocarbon release from current dispenser islands and/or associated piping. November 2008 SMCGPP reopens previously closed case number 220045 to address petroleum release from former USTs; current case number 22006 retained to address more recent release from current tank system. December 2008 Five sub-slab vapor monitoring points (SV-7 through SV-11) installed on- and offsite. January 2009 Ambient indoor air and sub-slab soil gas samples collected for vapor intrusion pathway assessment. November- Field points installed for remedial action pilot test. Dual nested soil vapor December 2009 monitoring points VMP-1 through VMP-4, groundwater monitoring wells MW-16 through MW-20, air sparging well AS-1, and soil vapor extraction well SVE-1 installed on the western edge of the property. 2.6 Current Site Condition The groundwater monitoring well network at the subject site currently consists of 20 groundwater monitoring wells, including two multi-level CMT wells (MW-13 and MW-14); one air sparging well and one soil vapor extraction well were also installed in preparation for the pilot test. The vapor monitoring well Air Sparging and Dual-Phase Extraction Pilot Study Page 8 Olympian Service Station, 2195 Junipero Serra Boulevard, Daly City, California July 2010 network at the subject site consists of nine soil vapor monitoring points, of which four are dual-completed (VMP-1 through VMP-4). The northern plume (SMCo case ID # 220045) extends from its source area in the vicinity of the former USTs (removed in 1997) to the west-northwest, through the

adjacent property to the north, under Junipero Serra Boulevard, and to the BART retaining wall. As discussed in Section 2.3, the plume is defined up- and cross-gradient and well constrained down-gradient; the plume is not vertically defined. The northern plume may have migrated vertically below extant monitoring points due to the steep vertical hydraulic gradient. The southern contaminant plume (SMCo case ID # 220060) containing MTBE extends from the southeastern dispenser to the northwest, under Junipero Serra Boulevard and to the BART retaining wall. This southern plume is defined up- and cross-gradient and is constrained downgradient.
Begin Date: 2002-06-28 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.697847327
Agency Provided Longitude: -122.47046024

Regulatory Activities Details
Action Date: 2002-06-28 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 2002-06-28 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 2002-07-16 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Responsibility - #1

Action Date: 2003-01-28 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20030128

Action Date: 2003-07-20 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2003-09-09 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20030909A

Action Date: 2003-09-09 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20030909B

Action Date: 2003-10-07 00:00:00
Action Type: RESPONSE
Action: Electronic Reporting Submittal Due

Action Date: 2003-11-04 00:00:00
Action Type: RESPONSE

Action: Soil and Water Investigation Workplan

Action Date: 2003-11-20 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20031120

Action Date: 2004-03-12 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2004-07-12 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2004-08-19 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20040819

Action Date: 2004-08-19 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20040819B

Action Date: 2004-10-28 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2004-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-03-08 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050308

Action Date: 2005-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-06-28 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2005-08-05 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050805A

Action Date: 2005-08-05 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050805B

Action Date: 2005-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-09-05 00:00:00
Action Type: RESPONSE
Action: Electronic Reporting Submittal Due

Action Date: 2005-10-28 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2005-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-12-28 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20051228

Action Date: 2006-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2006-04-12 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2006-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2006-06-29 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20060629

Action Date: 2006-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2006-10-05 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2006-10-25 00:00:00
Action Type: ENFORCEMENT

Action: Staff Letter - #20061025

Action Date: 2006-11-02 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20061102

Action Date: 2006-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2006-11-25 00:00:00
Action Type: RESPONSE
Action: Electronic Reporting Submittal Due

Action Date: 2007-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-04-16 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070416

Action Date: 2007-04-26 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070426A

Action Date: 2007-04-26 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070426B

Action Date: 2007-05-08 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2007-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-05-16 00:00:00
Action Type: RESPONSE
Action: Electronic Reporting Submittal Due

Action Date: 2007-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-08-17 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2007-09-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070913

Action Date: 2007-09-14 00:00:00
Action Type: RESPONSE
Action: CAP/RAP - Feasibility Study Report

Action Date: 2007-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-12-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20071213

Action Date: 2007-12-31 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-01-11 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2008-01-11 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2008-02-04 00:00:00
Action Type: RESPONSE
Action: Other Workplan

Action Date: 2008-02-11 00:00:00
Action Type: RESPONSE
Action: Pilot Study / Treatability Workplan

Action Date: 2008-04-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-07-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-10-15 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20081015

Action Date: 2008-10-15 00:00:00
Action Type: RESPONSE

Action: Monitoring Report - Quarterly

Action Date: 2008-11-28 00:00:00
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Action Date: 2008-12-15 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20081215

Action Date: 2009-01-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-02-22 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2009-04-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-04-24 00:00:00
Action Type: RESPONSE
Action: Pilot Study/ Treatability Report

Action Date: 2009-05-14 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090514

Action Date: 2009-07-08 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090708

Action Date: 2009-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-10-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20091013

Action Date: 2009-10-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2010-01-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2010-03-09 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100309

Action Date: 2010-04-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2010-04-22 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100422

Action Date: 2010-08-04 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100804

Action Date: 2010-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2010-09-28 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100928

Action Date: 2010-11-15 00:00:00
Action Type: RESPONSE
Action: CAP/RAP - Other Report

Action Date: 2010-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2010-11-15 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2010-11-17 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20101117

Action Date: 2011-01-30 00:00:00
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan

Action Date: 2011-02-09 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110209

Action Date: 2011-02-15 00:00:00
Action Type: RESPONSE

Action: Monitoring Report - Quarterly - Regulator Responded

Action Date: 2011-07-13 00:00:00
Action Type: ENFORCEMENT
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Date: 2011-10-17 00:00:00
Action Type: REMEDIATION
Action: Other (Use Description Field)

Action Date: 2011-11-15 00:00:00
Action Type: RESPONSE
Action: Final Remedial Action Report / Corrective Action Report

Action Date: 2011-12-16 00:00:00
Action Type: ENFORCEMENT
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Date: 2012-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Annually

Action Date: 2012-04-17 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20120417

Action Date: 2012-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2012-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2012-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2013-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2013-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2013-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly - Regulator Responded

Action Date: 2013-09-18 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20130918

Action Date: 2013-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2014-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2014-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2014-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2015-04-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2015-05-27 00:00:00
Action Type: ENFORCEMENT
Action: Notification - Preclosure - #20150527

Action Date: 2015-05-27 00:00:00
Action Type: ENFORCEMENT
Action: Notification - Preclosure - #20150527

Action Date: 2015-08-25 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150825

Action Date: 2016-01-15 00:00:00
Action Type: RESPONSE
Action: Well Destruction Report

Action Date: 2016-05-11 00:00:00
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Status History Details
Status Date: 2016-05-11 00:00:00
Status: Completed - Case Closed

Status Date: 2015-05-06 00:00:00

Status: Open - Eligible for Closure

Status Date: 2014-01-15 00:00:00
Status: Open - Verification Monitoring

Status Date: 2011-10-17 00:00:00
Status: Open - Remediation

Status Date: 2004-07-27 00:00:00
Status: Open - Site Assessment

Status Date: 2002-06-28 00:00:00
Status: Open - Case Begin Date

Status Date: 2002-06-28 00:00:00
Status: Open - Site Assessment

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Closed-CA	Completed - Case Closed	0.3 miles NE	216 ft (52 ft higher than site)	3
SITE NAME			**MAPS**	**ID**
PACIFIC PLAZA III			1,4	SL0608131398

ADDRESS	CITY	ZIP
2099-2147 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0608131398
Global ID: SL0608131398
Case Type: Cleanup Program Site
Status: Completed - Case Closed
Status Date: 2017-01-23 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: Not Reported
Loc Case Number: 229065
File Location: Local Agency
Potential Contaminants of Concern: Arsenic
Potential Media Affected: Soil
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.
Begin Date: 2007-07-30 00:00:00
How Discovered: * SA
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.698782
Agency Provided Longitude: -122.470457

Regulatory Activities Details
Action Date: 2007-07-30 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 2007-08-07 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 2007-09-12 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070912

Action Date: 2007-09-12 00:00:00
Action Type: REMEDIATION
Action: Excavation

Action Date: 2007-09-19 00:00:00
Action Type: ENFORCEMENT
Action: * Historical Enforcement - #20070919

Action Date: 2007-09-28 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070928

Action Date: 2007-09-28 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070928

Action Date: 2007-10-24 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2007-10-26 00:00:00
Action Type: RESPONSE
Action: Electronic Reporting Submittal Due

Action Date: 2007-11-03 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2007-11-28 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2008-09-04 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20080904

Action Date: 2008-11-22 00:00:00
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan

Action Date: 2010-01-14 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100114

Action Date: 2010-06-01 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2014-03-26 00:00:00
Action Type: ENFORCEMENT
Action: Warning Letter - #20140326

Action Date: 2014-11-13 00:00:00
Action Type: RESPONSE

Action: Site Investigation Workplan - Regulator Responded

Action Date: 2014-12-31 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20141231

Action Date: 2015-02-25 00:00:00
Action Type: RESPONSE
Action: Site Investigation Workplan - Regulator Responded

Action Date: 2015-03-20 00:00:00
Action Type: RESPONSE
Action: Site Assessment Report

Action Date: 2015-05-26 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150526

Action Date: 2015-07-10 00:00:00
Action Type: RESPONSE
Action: Verbal Communication

Action Date: 2016-08-26 00:00:00
Action Type: ENFORCEMENT
Action: Notification - Preclosure - #20160826

Action Date: 2017-01-20 00:00:00
Action Type: ENFORCEMENT
Action: Letter - Notice - #20170120

Action Date: 2017-01-23 00:00:00
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter - #20170123

Status History Details
Status Date: 2017-01-23 00:00:00
Status: Completed - Case Closed

Status Date: 2009-07-06 00:00:00
Status: Open - Remediation

Status Date: 2007-09-12 00:00:00
Status: Open - Site Assessment

Status Date: 2007-07-30 00:00:00
Status: Open - Case Begin Date

Contact Details

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.31 miles S	161 ft (3 ft lower than site)	4

SITE NAME	MAPS	ID
CITY OF DALY CITY	1,4	T0608153215

ADDRESS	CITY	ZIP
0 87TH ST @ EDGEWORTH	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608153215
Global ID: T0608153215
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2001-06-06 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-1043
Loc Case Number: 229048
File Location: Local Agency

Potential Contaminants of Concern: Gasoline
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1997-07-28 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.692880032499
Agency Provided Longitude: -122.474691761377

Regulatory Activities Details
Action Date: 1997-07-28 00:00:00
Action Type: Other
Action: Leak Reported

Status History Details
Status Date: 2001-06-06 00:00:00
Status: Completed - Case Closed

Status Date: 1997-07-28 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.31 miles NE	215 ft (51 ft higher than site)	**5**

SITE NAME	MAPS	ID
CHEVRON 9-7455	1,4	T0608100125

ADDRESS	CITY	ZIP
2089 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100125
Global ID: T0608100125
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1999-05-28 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0132
Loc Case Number: 220020
File Location: Local Agency
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1989-02-07 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.6997578
Agency Provided Longitude: -122.4708125

Regulatory Activities Details
Action Date: 1989-02-07 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 1989-05-31 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Responsibility - #1

Action Date: 1989-05-31 00:00:00
Action Type: Other

Action: Leak Reported

Status History Details
Status Date: 1999-05-28 00:00:00
Status: Completed - Case Closed

Status Date: 1989-02-07 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.32 miles S	170 ft (6 ft higher than site)	6
SITE NAME			**MAPS**	**ID**
Gas & Wash Partners			1,4	T10000003031
ADDRESS			**CITY**	**ZIP**
247 87th Street			Daly City	94015

DETAILS

Sites Details

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003031
Global ID: T10000003031
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2014-03-27 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: Not Reported
Loc Case Number: 220070
File Location: Not Reported
Potential Contaminants of Concern: Benzene, Toluene, Xylene, Gasoline
Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor, Under Investigation
Site History: Site opened due to CUPA compliance samples at time of USTs conversion to rain collection indicating a historical release.
Begin Date: 2011-02-25 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.69303
Agency Provided Longitude: -122.473361

Regulatory Activities Details
Action Date: 2011-02-25 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 2011-02-25 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 2011-05-04 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2012-08-22 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20120822

Action Date: 2012-09-21 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2012-10-31 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Regulator Responded

Action Date: 2012-11-27 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 2013-02-11 00:00:00
Action Type: RESPONSE
Action: Other Workplan - Regulator Responded

Action Date: 2013-03-21 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20130321

Action Date: 2013-06-14 00:00:00
Action Type: RESPONSE
Action: CAP/RAP - Other Report - Regulator Responded

Action Date: 2013-06-14 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report - Regulator Responded

Action Date: 2013-09-04 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20130904

Action Date: 2014-01-08 00:00:00
Action Type: ENFORCEMENT
Action: Notification - Preclosure - #20140108

Action Date: 2014-01-09 00:00:00
Action Type: ENFORCEMENT
Action: Notification - Preclosure - #20140109

Action Date: 2014-03-27 00:00:00
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter - #20140327

Status History Details
Status Date: 2014-03-27 00:00:00
Status: Completed - Case Closed

Status Date: 2013-11-26 00:00:00
Status: Open - Eligible for Closure

Status Date: 2011-05-20 00:00:00
Status: Open - Site Assessment

Status Date: 2011-02-25 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.35 miles E	240 ft (76 ft higher than site)	7

SITE NAME	MAPS	ID
DALY CITY CORP YARD	1,4	T0608100179

ADDRESS	CITY	ZIP
798 NIANTIC	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100179
Global ID: T0608100179
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2003-01-24 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0188
Loc Case Number: 220016
File Location: Local Agency Warehouse
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
Site History: Not Reported
Begin Date: 1986-05-05 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported

Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.6976787
Agency Provided Longitude: -122.469009

Regulatory Activities Details
Action Date: 1986-05-05 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 1986-05-05 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 1989-02-23 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Responsibility - #1

Action Date: 2003-01-24 00:00:00
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter - #2

Status History Details
Status Date: 2003-01-24 00:00:00
Status: Completed - Case Closed

Status Date: 1986-05-05 00:00:00
Status: Open - Case Begin Date

Status Date: 1986-05-05 00:00:00
Status: Open - Site Assessment

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org

Contact Phone Number: 6503995959

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.36 miles NE	210 ft (46 ft higher than site)	8

SITE NAME	MAPS	ID
CITY OF DALY CITY	1,4	T0608100152

ADDRESS	CITY	ZIP
2001 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100152
Global ID: T0608100152
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1991-05-28 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0160
Loc Case Number: 220018
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: Not Reported
Begin Date: 1989-02-07 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.701531
Agency Provided Longitude: -122.4708303

Regulatory Activities Details
Action Date: 1989-02-07 00:00:00

Action Type: Other
Action: Leak Discovery

Action Date: 1989-02-07 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 1990-04-11 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Responsibility - #1

Status History Details
Status Date: 1991-05-28 00:00:00
Status: Completed - Case Closed

Status Date: 1989-02-07 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.38 miles NE	219 ft (55 ft higher than site)	9
SITE NAME			MAPS	ID

PACIFIC PLAZA - BLOCK 51	1,4	T0608135649
ADDRESS	**CITY**	**ZIP**
0 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608135649
Global ID: T0608135649
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2001-03-09 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-1273
Loc Case Number: 229057
File Location: Local Agency
Potential Contaminants of Concern: Lead
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 2000-05-08 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.7007655375084
Agency Provided Longitude: -122.470099716919

Regulatory Activities Details
Action Date: 2000-05-08 00:00:00
Action Type: ENFORCEMENT
Action: * Historical Enforcement - #1

Action Date: 2000-05-08 00:00:00
Action Type: Other
Action: Leak Reported

Status History Details
Status Date: 2001-03-09 00:00:00
Status: Completed - Case Closed

Status Date: 2000-05-08 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
BF-MOA-CA	Listed	0.38 miles SE	207 ft (43 ft higher than site)	10

SITE NAME	MAPS	ID
Agbayani Construction	1,4	T10000002674

ADDRESS	CITY	ZIP
88 DIXON COURT	Daly City	94014

DETAILS

CMS Report URL: https://geotracker.waterboards.ca.gov/csm_report?global_id=T10000002674
Global ID: T10000002674
County: San Mateo
Project Type: Cleanup Program Site
Status: Open - Remediation
Status Date: 5/31/2019
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Last Correspondence Date: 5/22/2020
Release Type: Federally Regulated Underground Storage Tank System - UST
Contaminant(s) of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Media of Concern: Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil Vapor

Past Use(s) that Caused Contamination: DRY CLEANING
Human Health Exposure Controlled: YES
Human Health Exposure Controlled Date: 5/30/2019
Groundwater Migration Controlled: YES
Groundwater Migration Controlled Date: 5/30/2019
Primary Caseworker Name: PHYLLIS FLACK
Primary Caseworker Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Primary Caseworker Phone Number: 510-622-2420
Primary Caseworker Address: 1515 CLAY ST SUITE 1400, OAKLAND, CA
Primary Caseworker Email: phyllis.flack@waterboards.ca.gov
Agency Provided Longitude: -122.469536
Agency Provided Latitude: 37.694665

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.38 miles SE	207 ft (43 ft higher than site)	**10**

SITE NAME	MAPS	ID
AGBAYANI CONSTRUCTION CORP	1,4	T0608119056

ADDRESS	CITY	ZIP
88 DIXON COURT	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608119056
Global ID: T0608119056
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2011-02-25 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-4009
Loc Case Number: 220056
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Other Groundwater (uses other than drinking water)
Site History: Extracted from LFR's January 22, 2010 ADDITIONAL SUBSURFACE INVESTIGATION REPORT, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report. The Site is an approximately 7,000 square foot parcel located at 88 Dixon Court (formerly 10 Dixon Court) in a mixed commercial, light industrial and residential area of Daly City, California. The Site is occupied by an approximately 3,500 square foot two-story office/commercial building, and a second building approximately 2,600 square feet in size, both

built in 1947. The Site is bounded on the north and east by residences, on the west by a surface drainage/storm water channel, and on the south by Dixon Court. The Site elevation is approximately 205 feet above mean sea level (msl). Situated west of the Site are a Bay Area Rapid Transit (BART) retaining wall, Interstate 280, and Junipero Serra Boulevard. According to as-built drawings obtained from Caltrans, the elevation at the bottom of the I-280 retaining wall section west of the Site is in the range of 172.1 to 175.4 feet above msl. Although the elevation of the Caltrans retaining wall may have changed, the elevation range is expected to be similar. According to as-built drawings obtained from BART, the bottom of the BART retaining wall section west of and adjacent to the Site is at approximately elevation 155 feet above msl. The main building at the Site has been used as an administrative office for the past ten years, and the property has had numerous owners and tenants since the building was constructed. Historical Site uses have included dry-cleaning, printing operations, and auto body repair. Past Site operations have used various chemicals, including solvents and petroleum hydrocarbons. Beginning in 1999, numerous subsurface investigations have been conducted at the Site. Figure 2 shows the locations of soil vapor probes, soil borings, and monitoring wells. Tables 1 through 4 include historical soil and groundwater data collected at the Site. The investigations conducted at the Site from 1999 to 2003 are summarized in the April 5, 2005 Summary Report, Additional Investigation prepared by SLR International Corporation (SLR). Other investigation and remedial activities at the Site include the following: • In July 2004, SLR conducted field activities including Cone Penetration Test/Membrane Interface Probe (CPT/MIP) soil boring advancement, depthdiscrete groundwater sampling, and the construction of soil vapor probes. Soil vapor sampling occurred in August 2004. • In November and December 2004, SLR installed two deep soil borings (SB-1 and SB-2) and four shallow groundwater monitoring wells (MW-1 through MW-4). Since First Quarter 2005, groundwater monitoring has been conducted at the Site on a quarterly basis. • In November 2005, LFR installed two monitoring wells and three soil vapor probes and collected soil vapor samples from the newly installed probes. On November 28 through December 3, 2005, LFR performed a five-day Dual Phase Extraction (DPE) Pilot Test. In February 2006, LFR collect additional soil vapor samples from the soil vapor probes. The activities conducted were presented in the Interim Remedial Measure (IRM) Summary Report dated June 19, 2006 and revised November 1, 2006, which included a Human Health Risk Assessment (HHRA). • A DPE system was installed and started up in September 2007. The DPE system was temporarily shut down on April 28, 2008 pending approval from the SMCHSA to further operate the system. During the two quarters of system operation, 1,441 pounds of total petroleum hydrocarbons (TPH) and 29 pounds of volatile organic compounds (VOCs) were removed from the subsurface, which is considered a significant amount of TPH and VOC mass removed given the short period of system operation. As requested by the SMCHSA in their February 28, 2008 letter, a Site Characterization Work Plan was submitted on April 11, 2008, which recommended modeling for addressing the groundwater pathway. However, the SMCHSA requested the collection of field samples in their letter dated April 8, 2009. LFR subsequently prepared Site Investigation Work Plan dated July 6, 2009. The Work Plan describes our proposed approach and work scope for further subsurface investigation at the Site, and proposes to reduce the groundwater monitoring frequency to a semi-annual basis. LFR submitted an Addendum with a revised scope of the proposed investigation in an electronic mail dated October 1, 2009. The semi-annual monitoring frequency (first and third quarters) and the Work Plan and Addendum were subsequently approved by the SMCHSA. The SMCHSA requested for a report of findings for the investigation in their September 11, 2009 letter.
Begin Date: 1999-04-30 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Close and Remove Tank
Stop Method Description: Not Reported
Agency Provided Latitude: 37.6947343955584
Agency Provided Longitude: -122.469553649426

Regulatory Activities Details
Action Date: 1999-04-30 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 2000-01-01 00:00:00

Action Type: REMEDIATION
Action: Excavation

Action Date: 2000-02-23 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 2000-03-02 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Responsibility - #1

Action Date: 2000-06-13 00:00:00
Action Type: Other
Action: Leak Stopped

Action Date: 2000-06-16 00:00:00
Action Type: REMEDIATION
Action: Excavation

Action Date: 2003-06-04 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20030604

Action Date: 2003-07-22 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2004-05-24 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20040524

Action Date: 2004-05-29 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20040529

Action Date: 2004-09-26 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2004-12-31 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2005-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-06-29 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050629

Action Date: 2005-06-30 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050630

Action Date: 2005-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-08-26 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2005-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-11-21 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20051121

Action Date: 2006-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2006-03-21 00:00:00
Action Type: RESPONSE
Action: Interim Remedial Action Plan

Action Date: 2006-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2006-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2006-08-26 00:00:00
Action Type: RESPONSE
Action: Interim Remedial Action Report

Action Date: 2006-09-06 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20060906

Action Date: 2006-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-02-15 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-06-30 00:00:00
Action Type: RESPONSE
Action: Interim Remedial Action Report

Action Date: 2007-08-06 00:00:00
Action Type: RESPONSE
Action: Interim Remedial Action Plan

Action Date: 2007-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-09-07 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070907

Action Date: 2007-09-24 00:00:00
Action Type: REMEDIATION
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Date: 2007-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-02-20 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20080220A

Action Date: 2008-02-20 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20080220B

Action Date: 2008-04-11 00:00:00
Action Type: RESPONSE
Action: Risk Assessment Report

Action Date: 2008-04-11 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2008-05-15 00:00:00
Action Type: RESPONSE
Action: Interim Remedial Action Report

Action Date: 2008-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-04-08 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090408

Action Date: 2009-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-07-01 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2009-07-06 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090706

Action Date: 2009-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-09-08 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Violation - #20090908

Action Date: 2009-09-11 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090911

Action Date: 2010-01-15 00:00:00

Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2010-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2010-04-26 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100426

Action Date: 2010-08-31 00:00:00
Action Type: RESPONSE
Action: Conceptual Site Model

Action Date: 2011-01-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110113

Action Date: 2011-02-14 00:00:00
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter - #20110214

Action Date: 2011-12-16 00:00:00
Action Type: ENFORCEMENT
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Status History Details
Status Date: 2011-02-25 00:00:00
Status: Completed - Case Closed

Status Date: 2007-09-24 00:00:00
Status: Open - Remediation

Status Date: 2002-06-28 00:00:00
Status: Open - Site Assessment

Status Date: 1999-10-07 00:00:00
Status: Open - Site Assessment

Status Date: 1999-04-30 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100

Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Remediation	0.38 miles SE	207 ft (43 ft higher than site)	**10**

SITE NAME	MAPS	ID
Agbayani Construction	1,4	T10000002674

ADDRESS	CITY	ZIP
88 Dixon Court	Daly City	94014

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000002674
Global ID: T10000002674
Case Type: Cleanup Program Site
Status: Open - Remediation
Status Date: 2019-05-31 00:00:00
CUF Case: NO
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: PF
Local Agency: Not Reported
RB Case Number: 41S0203
Loc Case Number: Not Reported
File Location: Local Agency
Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Potential Media Affected: Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil Vapor
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.
Begin Date: 1999-04-16 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 37.694665
Agency Provided Longitude: -122.469536

Regulatory Activities Details
Action Date: 1999-04-16 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 2007-09-24 00:00:00
Action Type: REMEDIATION
Action: Dual Phase Extraction

Action Date: 2011-01-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110113

Action Date: 2011-03-21 00:00:00
Action Type: RESPONSE
Action: Site Investigation Workplan - Regulator Responded

Action Date: 2011-08-30 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110830

Action Date: 2011-10-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2011-10-28 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Addendum

Action Date: 2011-11-21 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20111121

Action Date: 2012-01-12 00:00:00
Action Type: ENFORCEMENT

Action: Staff Letter - #20120112

Action Date: 2012-04-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2012-04-16 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report - Regulator Responded

Action Date: 2012-10-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2013-05-15 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20130515

Action Date: 2013-11-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report - Regulator Responded

Action Date: 2014-03-01 00:00:00
Action Type: REMEDIATION
Action: Dual Phase Extraction

Action Date: 2015-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly - Regulator Responded

Action Date: 2015-06-03 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Violation - #20150603

Action Date: 2015-09-08 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150908

Action Date: 2015-12-18 00:00:00
Action Type: RESPONSE
Action: Site Investigation Workplan - Regulator Responded

Action Date: 2016-02-03 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20160203

Action Date: 2016-07-05 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20160705

Action Date: 2016-09-29 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20160929

Action Date: 2016-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly - Regulator Responded

Action Date: 2016-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually - Regulator Responded

Action Date: 2017-01-06 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20170105

Action Date: 2017-03-07 00:00:00
Action Type: ENFORCEMENT
Action: Cost Recovery Agreement / N. of Reimbursement

Action Date: 2017-04-19 00:00:00
Action Type: ENFORCEMENT
Action: Referral to Regional Board

Action Date: 2017-07-24 00:00:00
Action Type: ENFORCEMENT
Action: Annual Estimation Letter

Action Date: 2017-09-07 00:00:00
Action Type: ENFORCEMENT
Action: Site Visit / Inspection / Sampling

Action Date: 2017-09-20 00:00:00
Action Type: ENFORCEMENT
Action: 13267 Requirement

Action Date: 2017-11-29 00:00:00
Action Type: RESPONSE
Action: Site Investigation Workplan - Regulator Responded

Action Date: 2017-12-04 00:00:00
Action Type: ENFORCEMENT
Action: 13267 Requirement

Action Date: 2018-04-18 00:00:00
Action Type: ENFORCEMENT
Action: Site Visit / Inspection / Sampling

Action Date: 2018-06-06 00:00:00
Action Type: ENFORCEMENT

Action: 13267 Requirement - #43S0203

Action Date: 2018-06-29 00:00:00
Action Type: ENFORCEMENT
Action: Annual Estimation Letter - #43S0203

Action Date: 2018-06-29 00:00:00
Action Type: RESPONSE
Action: Site Assessment Report

Action Date: 2019-01-17 00:00:00
Action Type: ENFORCEMENT
Action: 13267 Requirement - #41S0203

Action Date: 2019-04-05 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #41S0203

Action Date: 2019-05-28 00:00:00
Action Type: REMEDIATION
Action: Dual Phase Extraction

Action Date: 2019-06-28 00:00:00
Action Type: ENFORCEMENT
Action: Annual Estimation Letter - #41S0203

Action Date: 2020-05-21 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Status History Details
Status Date: 2019-05-31 00:00:00
Status: Open - Remediation

Status Date: 2010-12-06 00:00:00
Status: Open - Assessment & Interim Remedial Action

Status Date: 1999-04-16 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: PHYLLIS FLACK
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: phyllis.flack@waterboards.ca.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.4 miles SE	183 ft (19 ft higher than site)	11

SITE NAME	MAPS	ID
PIMENTEL PROPERTY	1,4	T0608100969

ADDRESS	CITY	ZIP
2428 JUNIPERO SERRA	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100969
Global ID: T0608100969
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2011-02-14 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-1057
Loc Case Number: 220050
File Location: Local Agency
Potential Contaminants of Concern: Benzene, Toluene, Xylene, MTBE / TBA / Other Fuel Oxygenates, Gasoline
Potential Media Affected: Soil
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.
Begin Date: 1997-11-11 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.69299
Agency Provided Longitude: -122.471217

Regulatory Activities Details

Action Date: 1997-11-11 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 1997-11-13 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 1997-11-19 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Responsibility - #1

Action Date: 2004-04-19 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20040419

Action Date: 2004-05-14 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20040514

Action Date: 2004-05-31 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2004-11-01 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2005-07-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2005-10-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2006-01-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2006-04-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2006-07-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2006-10-15 00:00:00
Action Type: RESPONSE

Action: Remedial Progress Report

Action Date: 2007-01-10 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070110

Action Date: 2007-02-13 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2007-02-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2007-05-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2007-06-28 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070628

Action Date: 2007-08-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2007-10-18 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2007-11-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2008-02-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2008-05-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2009-05-06 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 2009-07-06 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090706

Action Date: 2009-08-04 00:00:00
Action Type: RESPONSE
Action: Final Remedial Action Report / Corrective Action Report

Action Date: 2009-11-24 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20091124

Action Date: 2010-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Other

Action Date: 2010-08-05 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100805

Action Date: 2010-12-20 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2011-02-14 00:00:00
Action Type: ENFORCEMENT
Action: LOP Case Closure Summary to RB - #20110214

Action Date: 2011-02-15 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110215

Action Date: 2011-07-12 00:00:00
Action Type: ENFORCEMENT
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Date: 2012-02-15 00:00:00
Action Type: RESPONSE
Action: Well Destruction Report

Action Date: 2012-02-21 00:00:00
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter - #20120221

Status History Details
Status Date: 2011-02-14 00:00:00
Status: Completed - Case Closed

Status Date: 2009-11-06 00:00:00
Status: Completed - Case Closed

Status Date: 2009-11-06 00:00:00
Status: Open - Verification Monitoring

Status Date: 1997-11-11 00:00:00
Status: Open - Case Begin Date

Status Date: 1997-11-11 00:00:00
Status: Open - Remediation

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open-CA	Open - Verification Monitoring	0.43 miles N	155 ft (9 ft lower than site)	**12**
SITE NAME			**MAPS**	**ID**
UNOCAL STATION #3816			1,4	T0608100912
ADDRESS			**CITY**	**ZIP**
101 SOUTH MAYFAIR AVENUE			DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100912
Global ID: T0608100912
Case Type: LUST Cleanup Site

Status: Open - Verification Monitoring
Status Date: 2016-08-31 00:00:00
CUF Case: YES
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: DGM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0998
Loc Case Number: 220036
File Location: Local Agency
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Soil, Soil Vapor
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.
Begin Date: 1993-04-13 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Remove UST
Agency Provided Latitude: 37.703699
Agency Provided Longitude: -122.475655

Regulatory Activities Details
Action Date: 1993-04-13 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 1993-04-13 00:00:00
Action Type: REMEDIATION
Action: Excavation

Action Date: 1993-04-24 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Responsibility - #19930424

Action Date: 1993-04-27 00:00:00
Action Type: ENFORCEMENT
Action: Unauthorized Release Form

Action Date: 1993-04-27 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 1998-06-03 00:00:00
Action Type: REMEDIATION
Action: Excavation

Action Date: 1998-06-05 00:00:00
Action Type: ENFORCEMENT

Action: Unauthorized Release Form

Action Date: 2003-10-02 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20031002

Action Date: 2003-12-01 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Addendum

Action Date: 2004-01-22 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2004-03-04 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20040304

Action Date: 2004-04-01 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20040401

Action Date: 2004-04-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20040413

Action Date: 2004-05-13 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2004-07-09 00:00:00
Action Type: RESPONSE
Action: Risk Assessment Report

Action Date: 2004-07-09 00:00:00
Action Type: RESPONSE
Action: Risk Assessment Report

Action Date: 2004-07-09 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2004-10-19 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20041019

Action Date: 2005-01-13 00:00:00
Action Type: RESPONSE
Action: CAP/RAP - Feasibility Study Report

Action Date: 2005-09-08 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050908

Action Date: 2005-11-01 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20051101

Action Date: 2006-03-08 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20060308

Action Date: 2006-06-14 00:00:00
Action Type: RESPONSE
Action: Pilot Study / Treatability Workplan

Action Date: 2006-06-14 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2006-06-14 00:00:00
Action Type: RESPONSE
Action: Well Installation Report

Action Date: 2007-06-05 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20070605

Action Date: 2007-07-20 00:00:00
Action Type: RESPONSE
Action: Electronic Reporting Submittal Due

Action Date: 2007-08-29 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20070829

Action Date: 2007-08-29 00:00:00
Action Type: RESPONSE
Action: Electronic Reporting Submittal Due

Action Date: 2007-10-11 00:00:00
Action Type: RESPONSE
Action: Pilot Study/ Treatability Report

Action Date: 2007-10-11 00:00:00
Action Type: RESPONSE
Action: Risk Assessment Report

Action Date: 2008-02-11 00:00:00
Action Type: ENFORCEMENT

Action: Technical Correspondence / Assistance / Other - #20080211

Action Date: 2008-04-21 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2008-08-25 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20080825

Action Date: 2009-02-16 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2009-04-01 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20090401

Action Date: 2009-04-27 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090427

Action Date: 2009-06-05 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2009-07-21 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090721

Action Date: 2009-11-10 00:00:00
Action Type: RESPONSE
Action: Risk Assessment Report

Action Date: 2009-11-10 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2009-12-09 00:00:00
Action Type: RESPONSE
Action: CAP/RAP - Feasibility Study Report

Action Date: 2010-07-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100713

Action Date: 2010-11-22 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20101122

Action Date: 2010-12-31 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2011-01-10 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2011-03-02 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20110302

Action Date: 2011-03-09 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110309

Action Date: 2011-03-28 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110328

Action Date: 2011-04-08 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2011-06-20 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110620

Action Date: 2011-07-31 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2011-11-22 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20111122

Action Date: 2012-01-31 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20120131

Action Date: 2012-04-19 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20120419

Action Date: 2012-04-23 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2012-04-30 00:00:00
Action Type: ENFORCEMENT

Action: Technical Correspondence / Assistance / Other

Action Date: 2012-05-31 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2012-06-27 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2012-08-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2012-08-16 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20120816

Action Date: 2012-09-26 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2012-11-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2012-12-10 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20121210

Action Date: 2012-12-19 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2013-02-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2013-02-26 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20130226

Action Date: 2013-04-01 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2013-05-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2013-06-20 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2013-07-30 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20130730

Action Date: 2013-08-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2013-09-23 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2013-11-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2013-12-20 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2014-02-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2014-02-19 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2014-03-21 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2014-04-28 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20140428

Action Date: 2014-05-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2014-06-10 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20140610

Action Date: 2014-07-16 00:00:00
Action Type: RESPONSE

Action: Soil and Water Investigation Workplan - Regulator Responded

Action Date: 2014-08-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2014-09-10 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20140910

Action Date: 2014-09-10 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20140910

Action Date: 2014-10-30 00:00:00
Action Type: RESPONSE
Action: Well Installation Report

Action Date: 2014-11-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2015-02-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2015-04-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150413

Action Date: 2015-04-30 00:00:00
Action Type: RESPONSE
Action: Site Assessment Report

Action Date: 2015-05-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2015-08-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2015-08-17 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20150817

Action Date: 2015-08-25 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150825

Action Date: 2015-09-02 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2015-09-29 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2015-11-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2016-01-04 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2016-02-09 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20160209

Action Date: 2016-02-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2016-03-09 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20160309

Action Date: 2016-04-15 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report

Action Date: 2016-05-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2016-07-12 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Regulator Responded

Action Date: 2016-07-14 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20160714

Action Date: 2016-08-31 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20160831

Action Date: 2017-01-26 00:00:00
Action Type: RESPONSE

Action: Soil and Water Investigation Report

Action Date: 2017-02-28 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report

Action Date: 2017-05-10 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20170510

Action Date: 2017-06-10 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2018-01-16 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20180116

Action Date: 2018-03-30 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report - Regulator Responded

Action Date: 2018-04-06 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report - Regulator Responded

Action Date: 2018-05-23 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20180523

Action Date: 2018-06-06 00:00:00
Action Type: ENFORCEMENT
Action: Email Correspondence

Action Date: 2018-08-15 00:00:00
Action Type: RESPONSE
Action: Other Workplan

Action Date: 2018-08-15 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report - Regulator Responded

Action Date: 2018-08-21 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20180821

Action Date: 2018-11-15 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report

Action Date: 2018-12-05 00:00:00
Action Type: ENFORCEMENT
Action: Email Correspondence - #20181205

Action Date: 2019-03-22 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2019-04-18 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20190418

Action Date: 2019-05-14 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20190514

Action Date: 2019-05-15 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report

Action Date: 2019-12-31 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report

Action Date: 2020-06-30 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report

Status History Details
Status Date: 2016-08-31 00:00:00
Status: Open - Verification Monitoring

Status Date: 2012-04-23 00:00:00
Status: Open - Remediation

Status Date: 2010-07-13 00:00:00
Status: Open - Remediation

Status Date: 1995-05-01 00:00:00
Status: Open - Site Assessment

Status Date: 1993-04-13 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)

Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

Contact Type: Local Agency Caseworker
Contact Name: DENO MILANO
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS SUITE 100
Contact City: SAN MATEO
Contact Email: dmilano@smcgov.org
Contact Phone Number: 6503726292

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-Priority-CA	Listed	0.43 miles N	155 ft (9 ft lower than site)	**12**
SITE NAME			**MAPS**	**ID**
76 STATION #3816			1,4	T0608100912
ADDRESS			**CITY**	**ZIP**
101 SOUTH MAYFAIR AVENUE			DALY CITY	94015

DETAILS

Facility Information
Global ID: T0608100912
Claim Number: 19296
SITE STATUS: Open - Verification Monitoring
County: San Mateo
Priority: D
Rank: 1832
Report Date: 4/27/1993
Discovered Date: 4/13/1993
Claimant: PHILLIPS 66 COMPANY
Lead Agency: SAN MATEO COUNTY LOP
Regional Board: SAN FRANCISCO BAY RWQCB (REGION 2)

GIS Information
Agency Provided Longitude: -122.475655

Agency Provided Latitude: 37.703699

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open-CA	Open - Verification Monitoring	0.43 miles W	107 ft (57 ft lower than site)	13

SITE NAME	MAPS	ID
ARCO #465	1,4	T0608100027

ADDRESS	CITY	ZIP
151 SOUTHGATE AVENUE	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100027
Global ID: T0608100027
Case Type: LUST Cleanup Site
Status: Open - Verification Monitoring
Status Date: 2019-11-13 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: DGM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0028
Loc Case Number: 220033
File Location: Local Agency
Potential Contaminants of Concern: Gasoline, MTBE / TBA / Other Fuel Oxygenates
Potential Media Affected: Aquifer used for drinking water supply
Site History: Extracted from Stantec's June 14, 2010 Additional Site Assessment Report and Site Conceptual Model, San Mateo County does not take responsibility for the accuracy of statements or professional interpretations made in the referenced report. Refer to Appendix A in the 1Q19 Groundwater Monitoring and SVE System O&M Report prepared by the Antea Group for more recent information. The site is located at the southern corner of the intersection of Southgate Avenue and Lake Merced Boulevard in Daly City, California. The site is an active retail fuel dispensing facility with a station building and service area, six dispensers, two blended gasoline underground storage tanks (USTs) and one waste-oil UST. Currently the site has six groundwater monitoring wells (MW-1 through MW-6) and eight soil vapor extraction (SVE) wells (V-1 through V-8), one of which is used for groundwater monitoring (V-8). During the most recent assessment, wells MW-7, MW-8, and MW-9 were installed. A remediation equipment compound is located in the southern corner of the site. Mixed commercial and residential properties surround the site. Burlington Coat Factory is located to the east of the site; two apartment complexes are located south and north of the site, a dry cleaner facility and a shopping mall are located west of the site. Site topography slopes to the northwest, at an approximate elevation of 100 feet above mean sea level (MSL). Regionally, topography near the site slopes toward the east northeast. According to the California State GeoTracker database, former Southgate Cleaners is located at 183 Southgate Avenue, Daly City, approximately 100 feet west-southwest of the site. A review of available site information

indicates that a leak of tetrachloroethylene (PCE) has occurred on the property from former dry cleaning operations. Based on the information presented Treadwell & Rollo's February 11, 2110 Work Plan for Additional Site Investigation, it appears dry cleaning solvent vapor is present in the shallow soil at adjacent to the western property line of the subject site. Additional assessment adjacent to the subject site has been proposed by Treadwell & Rollo. An initial subsurface investigation was performed at the site in March 1992. The results of this investigation indicated that soil and groundwater in the vicinity of the gasoline UST complex had been impacted by petroleum hydrocarbons. Soil in the vicinity of the waste oil UST was also found to be impacted by both low boiling point hydrocarbons which were quantified as total petroleum hydrocarbons as gasoline (TPHg) and higher boiling point hydrocarbons which were quantified as TPH as diesel (TPHd) and total recoverable petroleum hydrocarbons (TRPH). Low concentrations of semi-volatile organic compounds (SVOCs) and polychlorinated biphenyls (PCBs) were also reported in soil samples collected during the assessment. Groundwater monitoring wells MW-1 and MW-2 were installed at depths of approximately 70.5 feet and 61.5 feet below ground surface (bgs), respectively, to intercept a perched groundwater horizon. In October and November 1992, following additional subsurface investigation activities, deep groundwater monitoring well MW-3D was installed to a depth of approximately 220 feet bgs to intercept the upper portion of the regional groundwater aquifer. The GPP noted in a letter dated July 5, 2001, that because "MW-3D is screened from 202 bgs to 220 feet bgs (below an approximate 10-foot-thick clayey silt to silty clay zone) ... (MW-3D) may represent the deeper drinking water aquifer." In January 1993, quarterly groundwater monitoring activities were initiated at the site. In June 1993, groundwater monitoring well MW-4 was installed to a depth of approximately 63 feet bgs to further assess groundwater quality in the perched groundwater horizon. In March through May 1993, an internal combustion engine SVE system was installed and started at the site. The system, which initially utilized wells V-1, V-2, V-3, V-6, V-7, V-8, MW-1, and MW-2 was operated through April 1994, when the internal combustion engine was removed. During this period of operation, an estimated 5,494 pounds of TPHg were removed from beneath the site. In June 1995, a catalytic oxidizer unit was installed and the SVE system was restarted utilizing the same well array used in July 1993. Based on a decrease in extracted petroleum hydrocarbon vapor concentrations by the SVE system and consistently low to non-detectable concentrations in groundwater, the SVE system was shut down in October 1997, and site closure was requested in November 1997. At that time, the site and vicinity contained four groundwater monitoring wells and eight SVE extraction wells (V-1 through V-8). An estimated total of 11,563 pounds of TPHg and 45.34 pounds of benzene were recovered during operation of the SVE system. On October 21, 1997, Gettler-Ryan removed a 520-gallon capacity waste oil UST and excavated the UST cavity to approximately nine feet bgs. On October 30, 1997, Gettler-Ryan further excavated the pit to a depth of approximately 15 feet bgs, and in an easterly direction, to a depth of approximately 3 feet from the edge of the original excavation. Approximately 60 cubic yards of soil excavated from the pit was transported for offsite disposal by Dillard Trucking. The new waste oil UST and associated piping and vents were replaced, the excavation was backfilled, and the surface asphalted on October 31, 1997. In January 1998, six confirmation soil borings (CSB-1 through CSB-6) were advanced to determine if operation of the temporary soil vapor extraction system had reduced the gasoline concentration in soil to levels acceptable for regulatory case closure. The borings were advanced to depths ranging from 30.5 feet to 55.5 feet bgs using a drill rig equipped with 8-inch diameter hollow stem augers. Results of the investigation indicated that concentrations of TPHg, TPHd, and TRPH were present in soil samples collected from CSB-5 and CSB-6. Soil samples collected from CSB-6 were also reported to contain concentrations of heavy oil. Benzene was not detected in any of the soil samples collected. MtBE was reported in soil samples collected from the boring of CSB-3 at depths of 15 and 21 feet bgs. Concentrations of ethylbenzene, total xylenes, 2-methylnaphthalene, PCB aroclor 1248, and total metals were detected in soil samples collected from CSB-6 at depths of 5 and 15 feet bgs. On March 4, 1999, Gettler-Ryan removed the product lines which carried fuel from the USTs to the three fuel pump islands at the site. The soil underlying the fuel line trenches was observed to be stained and exhibited a gasoline odor. As the excavation continued, product odor and gray staining of the soil were observed in the trench between the central and northern two pump islands. Six trench floor soil samples (T-1 through T-6) and eight soil samples from beneath the dispensers (D-1 through D-8) were collected and analyzed for TPHg, BTEX, MtBE, and lead. Due to elevated concentrations of gasoline in soil samples T-2, T-4, T-6, D-5, and D-8, soil was excavated to approximately 8 to 10 feet bgs and confirmation samples (T-2A, T-4A, T-6A, D-5A, and D-8A) were collected from the bottom of the over-excavated trenches. Approximately 127 tons of soil were removed from the site after the excavation, and transported by Dillard Trucking to a Browning Ferris Industries offsite disposal facility for proper disposal. Between August 28, 2000 and September 6, 2000, two 10,000-gallon unleaded gasoline USTs, one 8,000-gallon UST, and associated product lines and dispensers were removed from the site. Over-excavation of the UST area was confined to the expansion area intended for the new USTs. During UST replacement activities performed in August and September 2000,

Henderson Construction Company, the ARC subcontractor performing the replacement, reported an unauthorized release of approximately 500 gallons of a mixture of gasoline and rinsate water from one of the gasoline USTs. The spill was apparently caused by attempting to remove the UST with the rinsate water still inside the UST. A portable dual-phase extraction (DPE) system was mobilized to the site shortly thereafter, and operated for a 10-day period to mitigate the effects of the reported release. As previously noted, during UST replacement activities performed in August and September 2000, Henderson Construction Company, the ARC subcontractor performing the replacement, reported an unauthorized release of approximately 500 gallons of a mixture of gasoline and rinsate water from one of the gasoline USTs. The spill was apparently caused by attempting to remove the UST with the rinsate water still inside the UST. A portable dual phase extraction (DPE) system was subsequently mobilized to the site by Cal Clean, and operated for a 10-day period to mitigate the effects of the reported release. Since downhole stingers were not used and groundwater was not recovered during the test, the equipment was used as soil vapor extraction system that extracted soil vapor at 250 standard cubic feet per minute (scfm) with a system vacuum of 16-inches of mercury. A source test was performed utilizing wells V-1, V-2, V-5, and V-8, and SVE was subsequently performed utilizing wells V-1, V-2, and V-5 as extraction wells, and wells V-4, V-6, V-7, and V-8 as observation wells. Individual extraction test were completed using wells V-1, V-2, and V-5. Field observations and measurements recorded during the SVE event resulted in calculation of a maximum effective radius of influence (ROI) of 50 feet in groundwater. The ROI was calculated using induced vacuum readings collected from wells V-4, V-6, V-7, and V-8 that were located from 20 to 95 feet away from the extraction well V-2. The induced vacuum readings ranged from 2.3 to 5.5-inchs of water in response to a system vacuum of 16-inches of mercury. During the 240-hour SVE event, approximately 4,333 pounds (713 gallons) of petroleum hydrocarbons were removed from the subsurface, a mass significantly greater than the reported release of approximately 500 gallons of a gasoline and rinsate mixture. A review of the data collected during the extraction event indicated that SVE wells located in the vicinity of the former fuel UST cavity and the area of the waste oil UST yielded the highest soil vapor concentrations. Soil vapor concentrations from well V-5 yielded concentrations that continued on an increasing trend throughout the 10-day period. The increase of petroleum hydrocarbons in soil vapor samples collected from V-5 at the conclusion of the interim event indicated that petroleum hydrocarbon mass remains in soil in the area of the former waste oil UST. Based on the past performance of the SVE remediation efforts, SECOR concluded that soil vapor extraction is a viable technology for removing petroleum hydrocarbon mass from the unsaturated soil beneath the site. In November 2001, SECOR installed two wells (MW-5 and MW-6) and advanced one soil boring (SB-1). Wells MW-5 and MW-6 were completed at a depth of 60 feet bgs. Groundwater samples have been obtained from MW-6, but MW-5 has been generally dry since the well was installed. Recent groundwater samples collected from MW-5 in July 2008 indicated elevated concentrations of gasoline range organics (GRO), MtBE, and tert-butyl alcohol (TBA). The soil boring of well MW-5 was advanced approximately 2.5 feet into a silty clay layer, and the well was installed at 60 feet bgs to avoid penetrating a clay layer that was encountered at 57.5 feet bgs. In April 2003, URS performed additional characterization in the vicinity of MW-5 to determine whether shallow groundwater was present at a depth greater than the 60-foot completion depth of MW-5, and to characterize the vertical extent of petroleum hydrocarbons and fuel oxygenates at this location, near the waste oil UST. Boring MW-5A was drilled adjacent to MW-5 and soil was sampled to a depth of 85 feet. After drilling through a sandy clayey silt and clayey silty sand from approximately 60 to 64 feet bgs, the augers were left open for observation for over one hour at a depth of 66 feet bgs in a moist silty sand. No water accumulated in the borehole, so an additional well was not installed at this location. GRO and BTEX with concentration greater than the laboratory reporting limits were detected in soil samples collected from 60.5 to 85 feet in the boring. However MtBE with concentrations ranging from 0.12 to 1.0 mg/kg were reported in the soil samples collected from 60.5 to 85 feet bgs. In September 2005, URS advanced nine soil borings (SB-1 renamed SB-1A, SB-2 through SB-5, and SB-7 through SB-10) to depths ranging from 50 to 81 feet bgs in order to further assess the vertical and lateral extent of dissolved hydrocarbons in the subsurface. Soil boring SB-6 was not advanced due to refusal at approximately 5 feet bgs. Grab groundwater samples were collected from onsite boring SB-3, offsite borings SB-4, SB-5, and SB-7 through SB-10. Based upon the results of this investigation, URS recommended the installation of three additional offsite groundwater monitoring wells (MW-7 through MW-9) to further delineate the lateral extent of dissolved petroleum hydrocarbons offsite. In a letter dated October 11, 2007, the GPP approved the scope of work previously proposed by URS. After access was granted to the offsite property located northeast of the site for the installation of well MW-9, the installation of wells MW-7 through MW-9 was performed on August 28 and 29, 2008.

Begin Date: 1992-03-17 00:00:00

How Discovered: Other Means

How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.697313039532
Agency Provided Longitude: -122.48314037919

Regulatory Activities Details
Action Date: 1992-03-17 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 1992-03-17 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 1992-03-20 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Responsibility - #19920320

Action Date: 1992-07-21 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 1993-07-13 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 1995-06-13 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 1997-09-22 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 1997-10-21 00:00:00
Action Type: REMEDIATION
Action: Excavation

Action Date: 1999-03-04 00:00:00
Action Type: REMEDIATION
Action: Excavation

Action Date: 2000-09-06 00:00:00
Action Type: REMEDIATION
Action: Excavation

Action Date: 2000-10-02 00:00:00
Action Type: REMEDIATION

Action: Soil Vapor Extraction (SVE)

Action Date: 2002-09-10 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20020910

Action Date: 2003-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2003-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2003-07-18 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20030718

Action Date: 2003-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2003-09-29 00:00:00
Action Type: RESPONSE
Action: Conceptual Site Model

Action Date: 2003-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2004-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2004-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2004-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2004-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-04-21 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050421

Action Date: 2005-04-22 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050422

Action Date: 2005-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-05-24 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050524

Action Date: 2005-06-21 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2005-07-20 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050720

Action Date: 2005-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2005-08-19 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2005-09-14 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2005-09-20 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20050920

Action Date: 2005-10-24 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2005-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2006-02-15 00:00:00
Action Type: RESPONSE

Action: Monitoring Report - Quarterly

Action Date: 2006-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2006-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2006-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2007-09-13 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20070913

Action Date: 2007-10-11 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20071011

Action Date: 2007-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2008-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-07-02 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090702

Action Date: 2009-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2009-12-18 00:00:00
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan

Action Date: 2010-06-15 00:00:00
Action Type: RESPONSE
Action: Site Assessment Report

Action Date: 2010-07-06 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100706

Action Date: 2010-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2010-10-30 00:00:00
Action Type: RESPONSE
Action: Pilot Study / Treatability Workplan - Regulator Responded

Action Date: 2011-01-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110113

Action Date: 2011-02-15 00:00:00
Action Type: RESPONSE

Action: Monitoring Report - Semi-Annually

Action Date: 2011-02-21 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Addendum

Action Date: 2011-03-15 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110315

Action Date: 2011-05-30 00:00:00
Action Type: RESPONSE
Action: Pilot Study/ Treatability Report

Action Date: 2011-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2011-10-30 00:00:00
Action Type: RESPONSE
Action: CAP/RAP - Feasibility Study Report

Action Date: 2011-10-30 00:00:00
Action Type: RESPONSE
Action: CAP/RAP - Final Remediation / Design Plan

Action Date: 2012-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2012-05-30 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20120530

Action Date: 2012-06-19 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Violation - #20120619

Action Date: 2012-07-22 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2012-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2012-08-21 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2012-10-22 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2012-11-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2012-11-29 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20121129

Action Date: 2012-12-14 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20121214

Action Date: 2012-12-18 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2013-01-02 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2013-02-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2013-02-28 00:00:00
Action Type: RESPONSE
Action: Pilot Study/ Treatability Report

Action Date: 2013-03-26 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2013-05-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2013-05-22 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20130522

Action Date: 2013-06-17 00:00:00
Action Type: RESPONSE
Action: Conceptual Site Model

Action Date: 2013-06-20 00:00:00
Action Type: REMEDIATION

Action: Soil Vapor Extraction (SVE)

Action Date: 2013-08-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2013-09-09 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2013-11-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2013-11-18 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2014-02-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2014-03-17 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2014-03-18 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20140318

Action Date: 2014-04-01 00:00:00
Action Type: RESPONSE
Action: Electronic Reporting Submittal Due

Action Date: 2014-05-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2014-07-31 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Regulator Responded

Action Date: 2014-08-13 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20140813

Action Date: 2014-08-18 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20140818

Action Date: 2014-09-22 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2014-10-07 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20141007

Action Date: 2014-11-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2015-02-02 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150202

Action Date: 2015-02-26 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2015-05-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2015-05-20 00:00:00
Action Type: ENFORCEMENT
Action: Email Correspondence - #20150520

Action Date: 2015-05-21 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150521

Action Date: 2015-08-15 00:00:00
Action Type: RESPONSE
Action: Electronic Reporting Submittal Due

Action Date: 2015-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2015-11-17 00:00:00
Action Type: RESPONSE
Action: Site Assessment Report

Action Date: 2015-11-23 00:00:00
Action Type: ENFORCEMENT
Action: Email Correspondence - #20151123

Action Date: 2016-02-15 00:00:00
Action Type: RESPONSE

Action: Electronic Reporting Submittal Due

Action Date: 2016-03-07 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20160307

Action Date: 2016-04-18 00:00:00
Action Type: ENFORCEMENT
Action: Email Correspondence - #20160418

Action Date: 2016-04-19 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Violation - #20160419

Action Date: 2016-05-03 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20160503

Action Date: 2016-05-03 00:00:00
Action Type: ENFORCEMENT
Action: Verbal Communication - #20160503

Action Date: 2016-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2016-07-14 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2016-08-16 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20160816

Action Date: 2016-08-30 00:00:00
Action Type: RESPONSE
Action: Pilot Study/ Treatability Report

Action Date: 2016-11-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2016-12-02 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2017-01-17 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2017-02-01 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20170201

Action Date: 2017-02-14 00:00:00
Action Type: RESPONSE
Action: Electronic Reporting Submittal Due

Action Date: 2017-02-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2017-04-01 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2017-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2017-05-23 00:00:00
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded

Action Date: 2017-06-19 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20170619

Action Date: 2017-06-29 00:00:00
Action Type: RESPONSE
Action: Well Installation Report

Action Date: 2017-07-17 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20170717

Action Date: 2017-08-07 00:00:00
Action Type: ENFORCEMENT
Action: Notice to Comply - #20170807

Action Date: 2017-08-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2017-09-01 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2017-11-15 00:00:00
Action Type: RESPONSE

Action: Remedial Progress Report

Action Date: 2017-11-30 00:00:00
Action Type: RESPONSE
Action: CAP/RAP - Other Report

Action Date: 2017-11-30 00:00:00
Action Type: RESPONSE
Action: Other Workplan - Regulator Responded

Action Date: 2018-01-26 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Violation - #20180126

Action Date: 2018-02-07 00:00:00
Action Type: RESPONSE
Action: Correspondence - Regulator Responded

Action Date: 2018-02-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2018-02-16 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20180216

Action Date: 2018-02-27 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2018-03-06 00:00:00
Action Type: ENFORCEMENT
Action: Email Correspondence - #20180306

Action Date: 2018-03-16 00:00:00
Action Type: RESPONSE
Action: Pilot Study/ Treatability Report

Action Date: 2018-03-27 00:00:00
Action Type: ENFORCEMENT
Action: Email Correspondence - #20180327

Action Date: 2018-04-16 00:00:00
Action Type: ENFORCEMENT
Action: Email Correspondence - #20180416

Action Date: 2018-05-18 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Annually

Action Date: 2018-05-18 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2018-07-10 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report - Regulator Responded

Action Date: 2018-08-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2018-09-20 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20180920

Action Date: 2018-10-20 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2018-11-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2018-12-14 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2018-12-17 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2018-12-18 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20181218

Action Date: 2019-01-18 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2019-01-30 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2019-02-07 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20190207

Action Date: 2019-02-15 00:00:00
Action Type: RESPONSE

Action: Remedial Progress Report

Action Date: 2019-03-05 00:00:00
Action Type: ENFORCEMENT
Action: Email Correspondence - #20190305

Action Date: 2019-03-22 00:00:00
Action Type: REMEDIATION
Action: Soil Vapor Extraction (SVE)

Action Date: 2019-04-30 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2019-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Annually

Action Date: 2019-06-05 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20190605

Action Date: 2019-06-28 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2019-08-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2019-09-10 00:00:00
Action Type: RESPONSE
Action: Risk Assessment Report

Action Date: 2019-09-11 00:00:00
Action Type: RESPONSE
Action: Pilot Study/ Treatability Report

Action Date: 2019-11-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20191113

Status History Details
Status Date: 2019-11-13 00:00:00
Status: Open - Verification Monitoring

Status Date: 2003-09-09 00:00:00
Status: Open - Remediation

Status Date: 2003-09-09 00:00:00
Status: Open - Site Assessment

Status Date: 1992-12-22 00:00:00
Status: Open - Verification Monitoring

Status Date: 1992-03-17 00:00:00
Status: Open - Case Begin Date

Status Date: 1992-03-17 00:00:00
Status: Open - Remediation

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

Contact Type: Local Agency Caseworker
Contact Name: DENO MILANO
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS SUITE 100
Contact City: SAN MATEO
Contact Email: dmilano@smcgov.org
Contact Phone Number: 6503726292

MTBE/Region Details
MTBE Date: 1/29/2019
GW CONC (PPB): 510
Matrix: W

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-CA	Completed - Case Closed	0.46 miles NE	251 ft (87 ft higher than site)	**14**
SITE NAME			**MAPS**	**ID**
CITY OF DALY CITY			1,4	T0608100243
ADDRESS			**CITY**	**ZIP**

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100243
Global ID: T0608100243
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1991-05-28 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: 41-0255
Loc Case Number: 220019
File Location: Local Agency
Potential Contaminants of Concern: Not Reported
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1991-05-28 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.7009404
Agency Provided Longitude: -122.4695278

Regulatory Activities Details
Action Date: 1991-05-28 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Responsibility - #1

Status History Details
Status Date: 1991-05-28 00:00:00
Status: Completed - Case Closed

Status Date: 1991-05-28 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported

Contact Phone Number: Not Reported

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Site Assessment	0.48 miles W	118 ft (46 ft lower than site)	15

SITE NAME	MAPS	ID
SOUTHGATE CLEANERS	1,4	SL0608188850

ADDRESS	CITY	ZIP
183 SOUTHGATE	DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0608188850
Global ID: SL0608188850
Case Type: Cleanup Program Site
Status: Open - Site Assessment
Status Date: 2008-06-04 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: Not Reported
Loc Case Number: 229067
File Location: Local Agency
Potential Contaminants of Concern: Tetrachloroethylene (PCE)
Potential Media Affected: Soil
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.
Begin Date: 2002-08-30 00:00:00

How Discovered: * SA
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.6971209492773
Agency Provided Longitude: -122.483853820763

Regulatory Activities Details
Action Date: 2002-08-30 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 2007-11-01 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 2008-01-02 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20080102

Action Date: 2008-01-02 00:00:00
Action Type: REMEDIATION
Action: Not Reported

Action Date: 2008-02-05 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2008-03-31 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #2008331

Action Date: 2008-06-27 00:00:00
Action Type: RESPONSE
Action: Site Investigation Workplan

Action Date: 2009-01-07 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090107

Action Date: 2009-02-26 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Addendum

Action Date: 2009-04-16 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #200904016

Action Date: 2009-08-12 00:00:00

Action Type: RESPONSE
Action: Site Investigation

Action Date: 2009-10-01 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090110

Action Date: 2010-02-19 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2010-07-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100713

Action Date: 2010-10-26 00:00:00
Action Type: RESPONSE
Action: Other Workplan - Regulator Responded

Action Date: 2011-03-18 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110318

Action Date: 2011-04-18 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Addendum

Action Date: 2011-05-03 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110503

Action Date: 2011-08-08 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2011-11-23 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20111123

Action Date: 2012-05-01 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20120501

Action Date: 2012-06-04 00:00:00
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan

Action Date: 2012-09-20 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20120920

Action Date: 2013-03-01 00:00:00
Action Type: RESPONSE
Action: Other Report / Document - Regulator Responded

Action Date: 2014-04-23 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20140423

Action Date: 2015-03-10 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150310

Action Date: 2015-05-13 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2015-08-07 00:00:00
Action Type: RESPONSE
Action: Other Workplan - Regulator Responded

Action Date: 2015-08-28 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report - Regulator Responded

Action Date: 2015-09-08 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150908

Action Date: 2015-11-12 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20151112

Action Date: 2015-12-10 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2016-03-18 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report - Regulator Responded

Action Date: 2016-04-13 00:00:00
Action Type: RESPONSE
Action: Other Workplan - Regulator Responded

Action Date: 2016-05-10 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20160510

Action Date: 2016-12-08 00:00:00

Action Type: ENFORCEMENT
Action: Staff Letter - #20161208

Action Date: 2017-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly - Regulator Responded

Action Date: 2017-03-16 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20170316

Action Date: 2017-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2017-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2018-05-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Annually - Regulator Responded

Action Date: 2018-06-06 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20180606

Action Date: 2018-09-05 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Action Date: 2018-10-25 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20181025

Action Date: 2019-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Annually - Regulator Responded

Action Date: 2019-04-30 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 2019-05-15 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report

Status History Details
Status Date: 2008-06-04 00:00:00

Status: Open - Site Assessment

Status Date: 2008-01-02 00:00:00
Status: Open - Site Assessment

Status Date: 2002-08-30 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SLIC-Open-CA	Open - Site Assessment	0.49 miles NW	88 ft (76 ft lower than site)	**16**
SITE NAME			**MAPS**	**ID**
WESTLAKE FRENCH CLEANERS			1,4	SL0608106505
ADDRESS			**CITY**	**ZIP**
247 WESTLAKE CENTER			DALY CITY	94015

DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0608106505
Global ID: SL0608106505

Case Type: Cleanup Program Site
Status: Open - Site Assessment
Status Date: 2008-06-04 00:00:00
CUF Case: NO
Lead Agency: SAN MATEO COUNTY LOP
Case Worker: JM
Local Agency: SAN MATEO COUNTY LOP
RB Case Number: Not Reported
Loc Case Number: 229066
File Location: Local Agency
Potential Contaminants of Concern: Tetrachloroethylene (PCE)
Potential Media Affected: Soil
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.
Begin Date: 2002-08-30 00:00:00
How Discovered: * SA
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 37.7010991571514
Agency Provided Longitude: -122.482081285706

Regulatory Activities Details
Action Date: 2002-08-30 00:00:00
Action Type: Other
Action: Leak Discovery

Action Date: 2002-09-11 00:00:00
Action Type: Other
Action: Leak Reported

Action Date: 2008-01-02 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20080102

Action Date: 2008-02-05 00:00:00
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 2008-03-31 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #2008331

Action Date: 2008-06-27 00:00:00
Action Type: RESPONSE
Action: Site Investigation Workplan

Action Date: 2009-01-07 00:00:00

Action Type: ENFORCEMENT
Action: Staff Letter - #20090107

Action Date: 2009-02-26 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Addendum

Action Date: 2009-04-16 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20090416

Action Date: 2009-08-12 00:00:00
Action Type: RESPONSE
Action: Site Investigation

Action Date: 2009-10-01 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20091001

Action Date: 2010-02-19 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 2010-07-13 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20100713

Action Date: 2010-10-26 00:00:00
Action Type: RESPONSE
Action: Other Workplan

Action Date: 2011-03-18 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20110318

Action Date: 2011-04-18 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Addendum

Action Date: 2011-05-03 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 2011-08-08 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 2011-11-15 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20111115

Action Date: 2012-03-05 00:00:00
Action Type: RESPONSE
Action: Site Investigation Workplan

Action Date: 2012-05-01 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20120501

Action Date: 2012-06-04 00:00:00
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan

Action Date: 2012-09-20 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20120920

Action Date: 2012-12-04 00:00:00
Action Type: RESPONSE
Action: Pilot Study/ Treatability Report

Action Date: 2013-01-30 00:00:00
Action Type: RESPONSE
Action: Other Report / Document - Regulator Responded

Action Date: 2013-02-06 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20130206

Action Date: 2013-03-05 00:00:00
Action Type: RESPONSE
Action: Correspondence

Action Date: 2014-04-23 00:00:00
Action Type: ENFORCEMENT
Action: Technical Correspondence / Assistance / Other - #20140423

Action Date: 2015-07-16 00:00:00
Action Type: ENFORCEMENT
Action: Notice of Violation - #20150716

Action Date: 2015-09-10 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20150910

Action Date: 2016-03-15 00:00:00
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2016-07-15 00:00:00

Action Type: RESPONSE
Action: Remedial Progress Report - Regulator Responded

Action Date: 2017-09-29 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20170929

Action Date: 2018-01-19 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Action Date: 2018-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2018-02-28 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20180228

Action Date: 2018-07-13 00:00:00
Action Type: ENFORCEMENT
Action: Email Correspondence - #20180713

Action Date: 2018-07-18 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20180718

Action Date: 2018-08-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually - Regulator Responded

Action Date: 2018-08-15 00:00:00
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report

Action Date: 2018-10-12 00:00:00
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Regulator Responded

Action Date: 2018-11-27 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20181127

Action Date: 2019-02-15 00:00:00
Action Type: RESPONSE
Action: Monitoring Report - Annually - Regulator Responded

Action Date: 2019-03-30 00:00:00
Action Type: RESPONSE
Action: Site Assessment Report

Action Date: 2019-04-04 00:00:00
Action Type: ENFORCEMENT
Action: Staff Letter - #20190404

Status History Details
Status Date: 2008-06-04 00:00:00
Status: Open - Site Assessment

Status Date: 2008-01-02 00:00:00
Status: Open - Site Assessment

Status Date: 2002-08-30 00:00:00
Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Organization Name: SAN MATEO COUNTY LOP
Contact Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact City: SAN MATEO
Contact Email: jmadden@smcgov.org
Contact Phone Number: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Contact Address: 1515 CLAY ST SUITE 1400
Contact City: OAKLAND
Contact Email: Not Reported
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
SWRCY-CA	Listed	0.49 miles S	152 ft (12 ft lower than site)	17
SITE NAME			**MAPS**	**ID**
Allied Waste Services of North America LLC			1,4	CS260803.001
ADDRESS			**CITY**	**ZIP**

333 90th St	Daly City	94015

DETAILS

REG ID: 3303
Facility County: San Mateo
Website: Not Reported
Phone Number: Not Reported
RURAL: Not Reported
OPERATION BEGIN DATE: 8/29/2017
Aluminum: Not Reported
Glass: Not Reported
Plastic: Not Reported
Bimetal: Not Reported
Email: Not Reported
Organization Name: City of Daly City
Agency County: San Mateo
Agency Address: 333 90th St
Agency City: Daly City
Agency state: CA
Agency Zip: 94015
Agency: Not Reported
Agency Provided Longitude: Not Reported
Agency Provided Latitude: Not Reported
Program Mail Address: 1680 Edgeworth Ave
Program Mail City: Daly City
Program Mail State: CA
Program Mail Postal Code: 94015

APPENDIX D
RESUMES

Environmental Consulting ~ Project Management ~ Technical Management ~ Contract & Project Work

JEN MOSER, P.G.

Phone: (510) 376-5771 ~ **E-mail**: jenmoser@mygemgroup.com

PROFILE

- Resourceful and solution-driven environmental consultant
- 25+ years' experience in site characterization and remediation projects of up to $10+ million
- 8+ years' experience in exploration, development, open pit and underground mining
- History of implementing new technologies to solve problems before projects are impacted
- Skilled in managing field operations, including determination of approach and equipment
- Experienced in operations and maintenance of a landfill
- Co-authored report published in The Military Engineer (the Society of American Military Engineers), *Historical Range Assessment at Fort Ord*

PROFESSIONAL EXPERIENCE

GEM Group, Inc. dba Tom Edwards & Associates **2005-present**
Environmental and Geological Consultant

- Prepare plans, investigation, remediation, and completion reports
- Conduct Phase 1 Environmental Site Assessments (ESAs)
- Determine the need for further site investigation and/or remedial action and direct implementation
- Prepare proposals and budgets
- Interface extensively with Federal, State, County, and Local government agencies on project permits, investigations, evaluations, and recommendations
- Managed the evaluation and remediation of contaminated soil and ground water, from planning to delivery and reporting in compliance with 100% of regulatory requirements (former Fort Ord)
- Coordinated DGM and MEC removal from ranges requiring soil remediation
- Supervised operations and maintenance of landfill, including LFG extraction, treatment, and monitoring

AARON ENVIRONMENTAL / HARZA / ONSITE ENVIRONMENTAL / ITSI **1994-2005**
Geologist

- Supervised excavation of contaminated soil at Superfund site
- Conducted Phase 1 ESAs and Phase II investigations
- Prepare plans, investigation, remediation, and completion reports
- Prepared proposals and budgets
- Presented plans and project status to clients and regulatory agencies
- Managed the evaluation and remediation of contaminated soil, from planning to delivery and reporting in compliance with 100% of regulatory requirements (former Fort Ord)
- Supervised operations and maintenance of landfill, including LFG extraction, treatment, and monitoring

TETRA TECH INC. **1993-1994**
Project Geologist

- Remedial Investigation and Feasibility Studies at Superfund sites
- Supervised drilling of soil borings, installation of ground water monitoring wells, trenching on landfill areas, soil, sediment, ground water, and surface water sampling

ARMENONIC DEL ECUADOR **1989-1991**
Consultant Resident Geologist

- Responsible for startup and takeover of geology department of Armenonic del Ecuador's' underground complex silver mines
- Mapped, evaluated, and proposed tunnels to intercept high-grade complex silver veins
- Hired and trained personnel and developed SOPs for geology department
- Assessed effects of tunneling, milling and tailings dam on drinking water supply of nearby towns

BENGUET CORPORATION **1983-1989**

- Mapped, evaluated, delineated, and supervised underground and open pit mining
- Evaluated effects of drilling and underground mining on water supplies
- Supervised tunneling and diamond core drilling during exploration and development of underground and open pit mines
- Planned and supervised access road and site preparation
- Performed resource evaluation of project sites – field geology technique reviews
- Recommended improved mapping and sampling techniques

CERTIFICATIONS

- Professional Geologist, 2001
- OSHA (Occupational Safety & Health Administration)
  - 8-Hour OSHA Refresher Course (Annual)
  - 8-Hour OSHA Supervisory Training
  - 40-Hour OSHA Training

Environmental Consulting ~ Project Management ~ Technical Management ~ Contract & Project Work

MIKE ERVING, JUNIOR GEOLOGIST

Phone: (626) 513-5095 ~ **E-mail**: mikeerving@mygemgroup.com

PROFILE

- Eager to learn and excel in the environmental field
- Self-driven, results-oriented, and diligent professional

PROFESSIONAL EXPERIENCE

GEM Group, Inc. **2018-Present**
Junior Geologist

- Prepare Transaction Screen and Phase I Environmental Site Assessment reports, including:
  - Interpret information gathered from third-party computer-generated reports.
  - Request and review public agency records from various cities and counties.
  - Site reconnaissance and visual site inspections throughout Southern California.
  - Review of historical information including topographic maps, fire insurance maps, city directories, and aerial photographs.
- Assist Project Geologist in conducting soil, soil gas, groundwater, and indoor air investigations.
- Assist Project Geologist in completion of other reports including desktop reviews.

Geoscience Support Services Inc. **2015-2016**
Intern

- Participated in site investigations including sample collection, well transducer monitoring, and well drilling.
- Assisted in the physical completion of reports.
- Prepared clerical work for the overall efficiency of the office.
- Assisted in the design and completion of website.

EDUCATION

Gustavus Adolphus College, Saint Peter, MN **2017**

- Geology; Bachelor of Arts

CERTIFICATIONS

- HAZWOPER, 40 Hour General Site Worker, Occupational Safety & Health Administration (OSHA) (April 2018)
- HAZWOPER, 8 Hour Refresher Course, OSHA (April 2019)

Attachment 3: Historic Resource Evaluation

Historical and Architectural Evaluation

Considering the Renovation of Lake Merced Golf Club
2300 Junipero Serra Boulevard, Daly City, California

Prepared at the request of: David J. Powers & Associates
1871 The Almeda Suite 200
San Jose, CA 95126

Prepared by: URBAN PROGRAMMERS
10710 Ridgeview Ave.
San Jose, CA 95127
408-254-7171
bbamburg@usa.net

Date Completed: August 23, 2021

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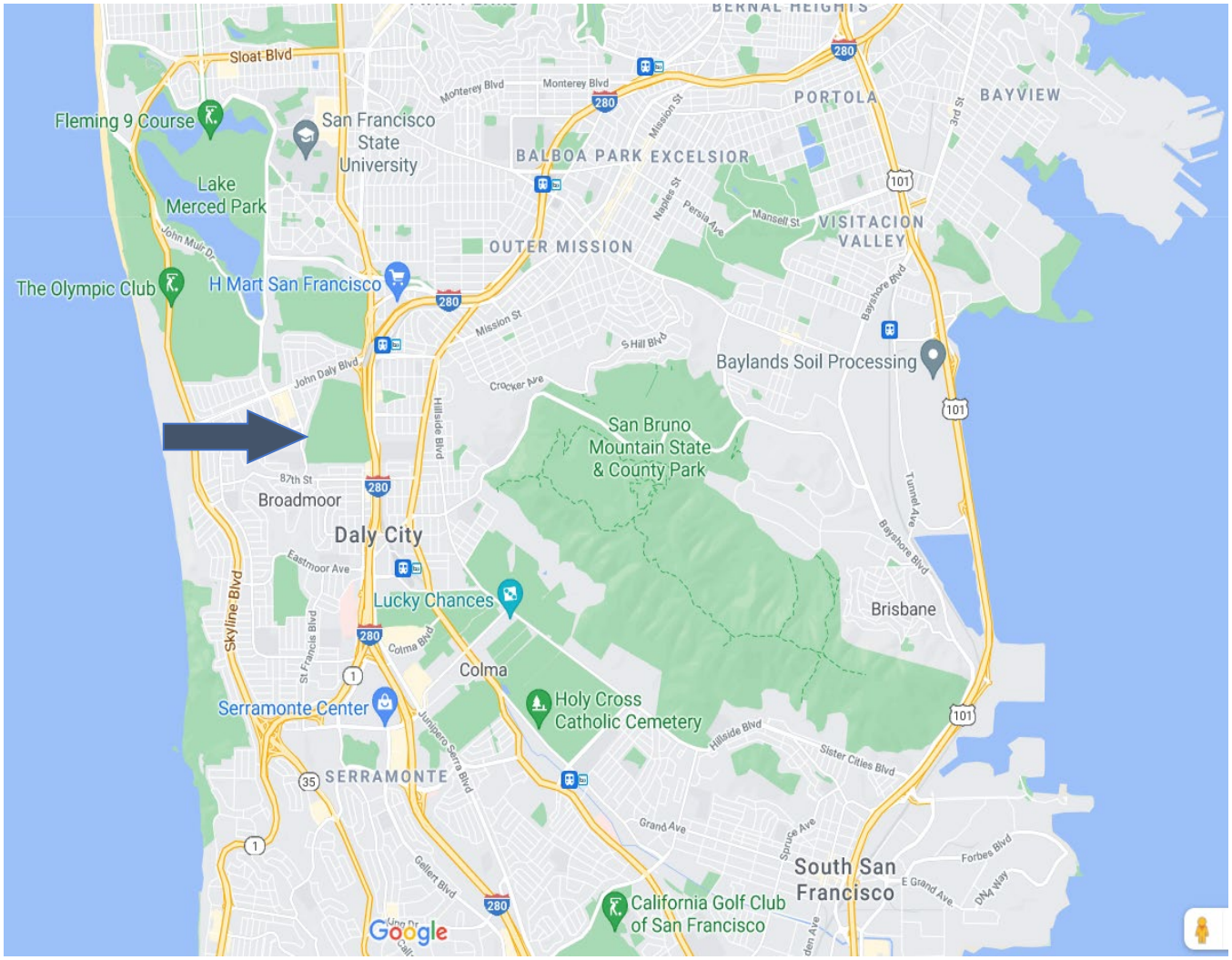

Figure 1: Vicinity Map- North San Francisco Peninsula
Lake Merced Golf Club, 2300 Junipero Serra Blvd., Daly City, CA
Source: Google Earth Pro

1.0 EXECUTIVE SUMMARY

The Lake Merced Golf Club at 2300 Junipero Serra Blvd. in Daly City, San Mateo County, includes a complex of recreational facilities, a golf course, tennis courts, ancillary buildings, and a main clubhouse (2005) on approximately 130 acres. The membership owns the property with a board of directors and professional General Manager to oversee the operations, maintenance, and any alteration of the property. The owners have approved revitalization/restoration of the golf course and commissioned Hanse Golf Course Design to prepare plans and directions for the work. The golf course is over 50 years old and a potential historic resource. Urban Programmers was asked by David J. Powers and Associates to provide a historical and architectural evaluation of the property to determine whether the property, golf course, landscaping, other features, or any buildings have historical or architectural significance that would make the property eligible for listing in the California Register of Historical Resources, or if the property or any buildings would meet the criteria for historical significance in the Daly City General Plan.

The following report describes the research into the historic context at the time the Lake Merced Golf Club was established, the development of buildings and the golf course as well as the relationship between the history of Daly City and the Lake Merced Golf Club. The report describes and considers the context of when the Club was formed along with the changes to the buildings and golf course as part of the evaluation process. This process led to the following conclusions:

(1) the property is not eligible for listing in the California Register of Historical Resources because it does not meet any of the four criteria, and
(2) due to the previous alterations, the property does not retain integrity.

During the early settlement period in the Daly City area, the mid-1800s, the area was used for grazing with few structures or buildings. It does not appear that any buildings or structures were constructed on the subject property; however, the land may have been used for other agricultural purposes. The property exhibits no evidence of improvements related to these uses. The site is located west of I-280 in an area that was the Spring Valley Water Company land, the watershed of Lake Merced. The property is bounded on the south by strip commercial in Broadmoor (an unincorporated area of San Mateo County), on the east by Junipero Serra Blvd., and on the west by Fairway Drive in a primarily single-family residential area.

There are no buildings or features remaining from the original 1922-23 golf club. The golf course was redesigned in 1928, again in 1960, and most recently in 2014. The clubhouse and ancillary buildings were replaced in 2005.

Research did not uncover events of historical significance. The founders and members were important leaders in business in San Francisco which was where most of their

accomplishments and civic engagement took place. There is no record of events at the Lake Merced Golf Club that were unusual for golf clubs. Tournaments primarily include LPGA, however, USGA and LPGA tournaments are not unusual for similar golf clubs. The facility provided, and continues to provide, a private recreation and social gathering place for its members and their guests.

1.2 Report Preparation

The report was prepared by Urban Programmers and compiled by Bonnie Bamburg. Ms. Bamburg has over 40 years' experience in preparing historic surveys and evaluation reports for cities, counties, and the federal government. She has prepared numerous National Register Nominations for individual sites and historic districts. In addition, she has advised owners and architects on compliance with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and has prepared Certifications for historic properties in several states. She is a former instructor in Historic Preservation at SJSU, a lecturer in historic preservation, and a former San Jose Historical Landmark Commissioner (1974-1980). Ms. Bamburg is an advisor to the Preservation Action Council San Jose and is a past board member of the Western Region of Preservation Technology and History San Jose. Associates provide specialized support to research and evaluations. William Zavlaris, B.A, MUP, received his education in art and architectural history at UCB and received his Master's Degree in Urban Planning, City Design, from San Jose State University. Mr. Zavlaris has 30 years' experience evaluating architecture for local historical surveys and National Register Nominations. D.A. Bright holds a Masters in Historic Preservation from Savanah College of Art and Design (2008), MBA Architects, reviews existing conditions and potential historic structures. Marvin Bamburg, AIA has over 50 years of experience in historic preservation architecture for residential and commercial properties. Mr. Bamburg is registered with CHRIS.

The preparation of the report followed standard methodology for research and site investigation. Due to the precautions and orders of the San Mateo County Health Officer, many repositories were not open for research. The majority of research was done through the internet and using past studies in the Urban Programmers library. Site visits and photographs were also used to prepare the report and evaluation.

Urban Programmers' contact at Lake Merced Golf Club was Mitchell Lieber, Chairman of the club's history committee; he maintains the club's historical information. Gil Hanse of Hanse Golf Course Design allowed us to include his proposed plans in this study and in the preparation of the report.

2.0 INTRODUCTION

The Lake Merced Golf Club is located at 2300 Junipero Serra Blvd., in the northern section of Daly City. The Lake Merced Golf Club has proposed to renovate sections of the golf

course and has asked David J. Powers & Associates to manage the environmental review of this project. Urban Programmers has been commissioned to provide a historical evaluation of the course and to consider what, if any, impacts to the environment may be created by a change to a historical setting. The site includes an 18-hole golf course, clubhouse, and ancillary buildings. The proposed change does not involve the 2005 clubhouse or other features of the site. The entrance is from Junipero Serra Boulevard. The property is owned by Lake Merced Golf Club proprietary members.

Urban Programmed has over 40 years of experience in evaluating properties to determine the historic and architectural value associated with a specific property, buildings, structures, and objects. The criteria used for the evaluation is that of the California Register of Historical Resources.

2.1 Purpose of the Study

This document is presented in a report format, showing historical information describing the extant golf course. The purpose is to determine if the golf course or entire property is eligible for listing in the California Register of Historical Resources (CRHR) and how the proposed alterations might change a historical landscape, feature, or setting. The clubhouse was significantly altered and enlarged in 2005; ancillary buildings have also been remodeled or are not 45 years old, so they do not meet the age criteria of the CRHR and received less consideration in the study. The study considers the natural features of the site and the golf course in its current configuration to determine the historical significance of the course layout, historically and in the present.

2.2 Format and Methodology

Report: The report format is used to include a substantial description of the origins of the Lake Merced Golf Club course and descriptions of the changes since the club was founded in c. 1923. The report includes copies of historic photos as well as research to understand the people and place as well as their influence on the golf course.

The research and historical investigation were prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Brief #36 Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes. Also consulted were articles found in the National Archives, “Tee It Up! Golf Courses in the National Register of Historic Places” and, “Golf, Golf Courses”, by John LeGloahec, National Park Service, National Register Of Historic Places, NRHP Road Trip, RG 79, Virtual Tour. Additionally, National Register Bulletin No. 32 related to historic personages was utilized.

The history of the Lake Merced Golf Club, detailing aspects of the organization's history has been retained by the Club and was provided to Urban Programmers as background for this study.

2.3 Previous Historical Studies

Urban Programmers did not find previous historical studies or surveys recorded with the California Historical Register Information Service or the City of Daly City. We assume there was a study in the 1960s when I-280 was constructed and Junipero Serra Boulevard was realigned, which required land from the Lake Merced Golf Club. Requests to receive copies of reports from the planning of I-280 were sent to Caltrans and to the U.S. Department of Transportation- Federal Highway Administration. Urban Programmers has not received a response.

3.0 HISTORICAL CONTEXT

3.1 Historical Context Daly City

Native American Period ---1776

The first recorded inhabitants of the area now known as Daly City were the Coastanoan or Ohlone language group. This native population was decimated by colonization and foreign diseases introduced by Europeans who settled the Presidio and Mission San Francisco. Very little of their civilization remains, and none is known to exist on the subject property.

Spanish and Mexican Settlement Era 1776-1847

The first European discovery is attributed to Gaspar de Portola and the expedition of 1776. He passed through the area in search of the mouth of the Bay of San Francisco. In the 1830s, English speaking settlers were attracted to the area for economic reasons, primarily by the abundance of timber and furs. Divisions of land began during the Spanish period; however, those granted to individuals were more common during the Mexican Period which began when Mexico seceded from Spain in 1822. The subject land was adjacent to Rancho Laguna de la Merced (also known as the Galindo ranch, which was a 2,219-acre Mexican land grant. The land was granted in 1835 by Governor José Castro to José Antonio Galindo.[1] It appears that the area of this study was used for livestock grazing. While in his ownership, José Antonio Galindo did not develop Rancho Laguna de la Merced or the adjoining land, and sold the land in 1837 to Francisco de Haro (1792–1849). Another Rancho, Rancho Cañada de Guadalupe la Visitación y Rodeo Viejo, included land that is now part of eastern Daly City and Colma; this land stretched from the Visitacion Valley area in San Francisco to the City of South San Francisco, covering 5,473 acres (22.15 km^2).1F1F[1]

[1] There is a difference in the research between 5473 and 6416 acres.

This Mexican land grant was given in 1841 by Governor Juan Alvarado to Jacob P. Leese.[2] The rancho included three separate valleys: Cañada de Guadalupe, La Visitacion, and Rodeo Viejo. The Rancho contained most of the present-day San Bruno Mountain, the City of Brisbane, Guadalupe Valley, and Visitacion Valley.[3] This period of Mexican rule and the division of land into Ranchos or other individual ownership ended when California became a territory of the United States in 1848, following the Treaty of Guadalupe Hidalgo.

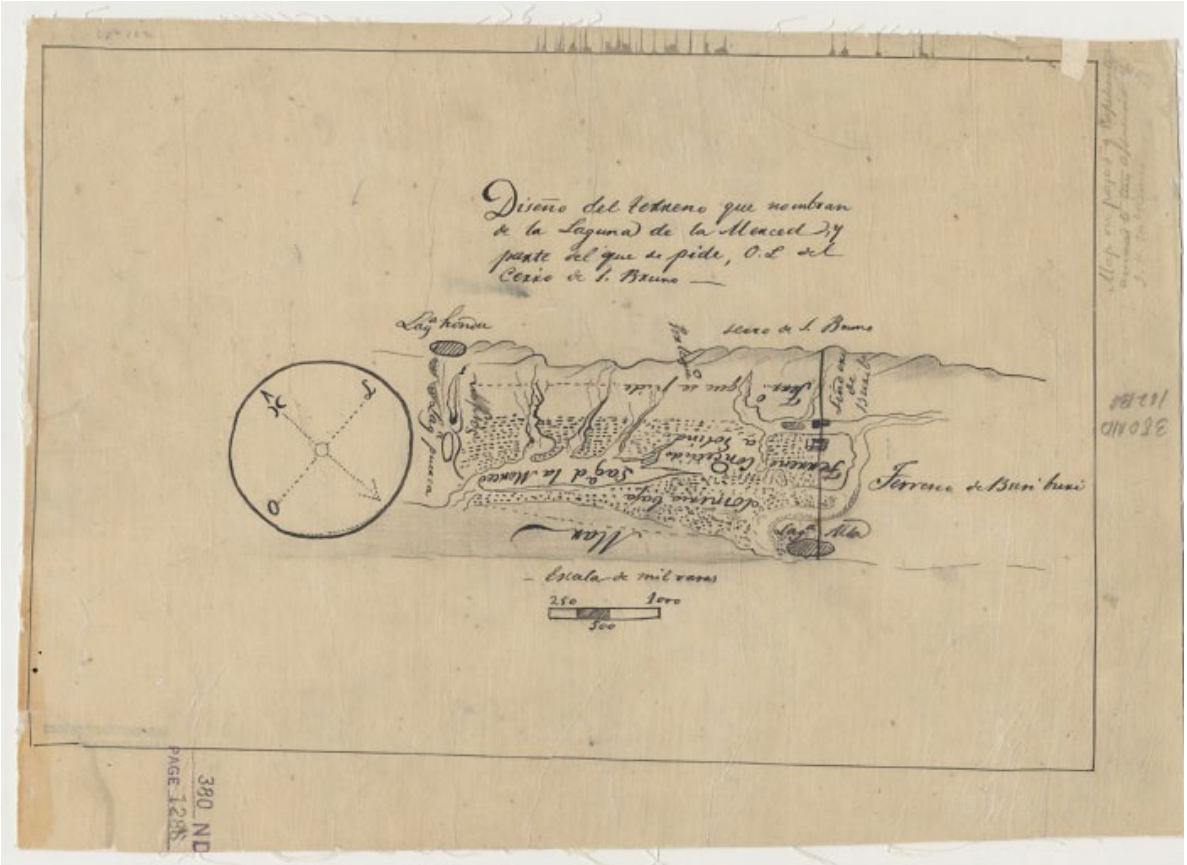

Figure 2: Diseno (map) Rancho Laguna de la Merced.
Courtesy of UC Berkeley, Bancroft Library

American Period 1848-1900

After California became a state, the de Haro's submitted a petition under the Land Act of 1851 for Rancho de la Merced, and the grant was patented in 1872 to the surviving de Haro children - Josefa de Haro Guerrero Denniston, Rosalia de Haro Andrews Brown, Natividad de Haro Castro Tissot, and Carlotta de Haro Denniston.

[2] Ogden Hoffman, 1862, Reports of Land Cases Determined in the United States District Court for the Northern District of California, Numa Hubert, San Francisco
[3] Diseño del Rancho Cañada de Guadalupe la Visitacion y Rodeo Viejo

The de Haros tried to claim the land between Lake Merced and San Bruno Mountain, however, a U.S. Government survey in 1853 declared that the contested area was not part of the original rancho and was property of the U.S. government. The land was advertised by the U.S. Government for homestead.

When admitted as a state in 1850, California had 27 counties; six years later, San Mateo County was formed during a second round of county divisions. On April 19, 1856, the southern border of San Francisco was set just south of Lake Merced, creating San Mateo County. With the advertisement of free land, it appears Robert Thornton from Ireland was quick to claim 160 acres where he opened a blacksmith shop.[4] Others from Ireland joined him with small businesses or potato farms located south of Lake Merced and along Mission Road. Robert S. Thornton established a claim south of Lake Merced. He became the representative of thirty property holders (North San Mateo Settlers' Union) whose titles were in peril in what is now Daly City. In 1865, they won their case and title to their land in the U.S. Supreme Court.

Mission Road was an extension of the El Camino Real that connected San Francisco through the Peninsula to Mission Santa Clara and the Pueblo of San Jose de Guadalupe. There was a turnover in ethnic settlers from the Irish to German, but few of these early farmers had crops that could survive the cold and damp fog. Dairy herds, one of the earliest uses of the land, continued to graze on the hillsides.

In 1853, John Daly (age 13) made the trip west from Boston, losing his mother while crossing Panama. Arriving alone in California, he found work on a dairy farm in San Mateo County where he learned the business and acquired sufficient wealth. By 1868, he had acquired 250 acres of land “top of the Hill” in the unincorporated area of north San Mateo County. The dairy known as San Mateo Dairy processed milk from its own and local herds, growing to be a very successful enterprise. John Daly became very influential in the area by not only his business but his political ability to bring services such as a bank to the area. By the 1890s, street cars served “top of the hill” and Daly donated land for a library.[5]

The San Francisco and San Jose Railroad Company began passenger rail service on the Peninsula in 1863. with the track alignment to the west of San Bruno Mountain providing a rail stop for the western area.[6] The rail service allowed agricultural products to move more quickly and to a larger market than wagons. The railroad spurred growth with commercial buildings expanding along Mission Boulevard at the base of the hill.

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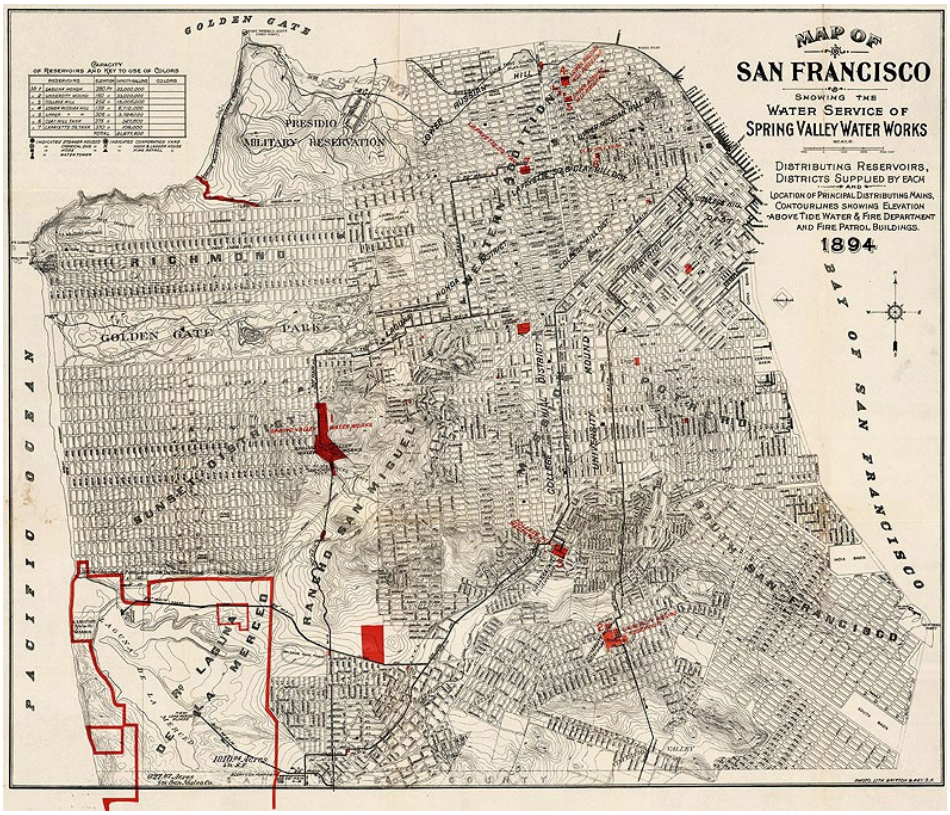
[4] https://www.dalycity.org/760/History-of-Daly-City
[5] Gilespie, Ken and Bunny, History of Daly City, Daly City Website https://www.dalycity.org/760/History-of-Daly-City
[6] "Grand Celebration of the Opening of the San Jose Railroad". *Daily Alta California*. January 16 & 17 1864.

In addition to the railroads and street cars, water service was provided in part by the Spring Valley Water Company; they also provided drinking water to San Francisco and adjoining areas. The company bought the water rights for Lake Merced in 1868, and in 1877 started buying the surrounding watershed. The company began to sell off its landholdings around Lake Merced in the 1890s.



Map of San Francisco showing the Spring Valley Water Company facilities in 1894. Note the large holding around Laguna de la Merced in the lower left corner.

Source: https://www.foundsf.org/index.php?title=Spring_Valley_Water_Company Map: The David Ramsey Collection,

1900-1945 The Year of the 1906 Earthquake, Incorporation, and Development

The 1906 Earthquake had a dramatic impact on the land west of San Bruno Mountain and the ranch of John Daly.

"We will remember the days of the 1906 earthquake," wrote John Daly's daughters, "when our father opened his fields to the homeless campers and supplied milk for all. Before the brick had cooled or the streets were passable in San Francisco, figuring there were women and children in hospitals who needed milk, he" (their father) "sent a supply in one of his wagons. The first one was confiscated for the transportation the horses provided. The following wagons went with a Red Cross nurse beside the driver and were unmolested."15 Edmund Cavagnaro also remembers the benevolence of the gardeners, ranchers, and the administrations of the Red Cross. Thus, he spoke of them: "Soon there were loads of supplies with provisions of all kinds including vegetables being distributed twice daily.

People from miles around were given rations. One of the refugees recalls that even street cars were used to haul groceries to Daly's Hill."[7]

Subdivision of the land began shortly after the 1906 Earthquake when refugees from San Francisco were welcomed on the Daly Ranch. By 1907, subdivision of the land into residential lots had been filed with San Mateo County. The population expanded quickly with people who favored being part of a town and, unlike the early farmers, sought the services incorporation could bring. Named for the man who welcomed the refugees and quickly subdivided land for houses, the 1911 vote to incorporate listed Daly City as the newest city in California.

"Streets were paved, sewers and a water system were introduced, police and fire protection became a reality, and Daly City was on its way. More schools were built, the city council erected a City Hall half a block away from Daly's former dairy ranch, and other subdivisions began to fill in the gap tooth's with new housing."[8]

During the first half of the new century (1900), Daly City, Brisbane, and to a degree Colma hosted some of the "entertainments" that were outlawed and enforced in San Francisco. Gambling was at the heart of most enterprises drawing San Franciscans to cross the county line for dog racing at the Bayshore City Track[9], boxing, and other forms of gambling. "Some of the gambling dens had wide audiences. The Oriental Gambling Emporium in Bayshore City (now part of Daly City) brought in hundreds of Chinese from throughout the Bay Area."[10] When the Volstead Act (Prohibition) took effect in 1920, San Mateo County became referred to as the "most corrupt county in the State."[11]

Despite the seeming lawlessness, the residential population continued to grow at a fairly rapid rate.

The population of the area and Daly City grew at a steady rate. When incorporated, the population stood at approximately 425; the population had increased to 3,770 by 1920 and it was 9,625 by 1940. Among this population, 6,059 people were employed with 379 listed as professional, technical, and kindred. The largest segments of the employed population were in clerical or craftsman jobs.[12]

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[7] Chandler, Samuel, Daly City-Coma, Leaves of History, La Peninsula, San Mateo Historical Society Winter 2011, Vol XI 2, page 26
[8] Daly City History, City Website, https://www.dalycity.org/760/History-of-Daly-City
[9] Bayshore City incorporated in 1932 to prove a lenient atmosphere for dog racing. When dog racing was outlawed, it disincorporate and is now part of Daly City.
[10] Blair, Carmen, "The Most Corrupt County, An Era of Prohibition and Gambling," La Peninsula, San Mateo County Historical Society, Winter 2911, Vol.X1 Issue 2 page
[11] Blair, Carmen, "The Most Corrupt County, An Era of Prohibition and Gambling," La Peninsula, San Mateo County Historical Association, Winter 2911, Vol.X1 Issue 2 page 3.
[12] http://www.bayareacensus.ca.gov/cities/DalyCity50.htm#1940

Post WWII – 2000- Suburbanization

As the San Francisco Bay Area experienced a boom in population in the Post War 1940s so did Daly City. The steady trend of subdivisions with moderately priced homes defined Daly City. Henry Doelger was the developer of Westlake, with more than 7,000 homes, commercial buildings, and public buildings. Another large-scale residential developer was Sunstream Homes, headed by Carl Geller. By and large, the residents were employed in San Francisco or along the Peninsula, few worked in Daly City until the development of regional size commercial/retail development and Mary's Help Hospital. Mary's Help Hospital (Seaton Medical Center), one of the tallest buildings in the area, became a visual landmark. As it started just off the corridor between Mission San Francisco and Santa Clara, Daly City remains tied to transportation systems, with BART eventually replacing the early railroad and I-280 located within the City.

Private Golf clubs in the West Bay Area

The game of golf as we know it was started in Scotland during the 15th century and became official when Mary Queen of Scotts commissioned St. Andrews in 1552. The game was defined by "The first Rules of Golf" established by the Honorable Company of Edinburgh Golfers, Scotland; by 1764, the Society of St Andrews Golfers established the course layout as 18 holes. The popularity of Golf was not lost on the early settlers in the Colonies, and records show three-hole courses in pastures and golf societies. The first golf club and course were formed at the Savanah Golf Club in Georgia in 1794. It was almost 75 years before other courses and clubs formally established themselves along the east coast and Chicago. Amateur tournaments followed in 1893. Ladies are first recorded when the Ladies' Golf Union was formed in the United Kingdom, and the British Ladies' Amateur Golf Championship was played for the first time at Royal Lytham & St Anne's. One year later, in 1894, the United States Golf Association (USGA) was formed in New York. The five charter members of the newly formed USGA were the St. Andrew's Golf Club of Yonkers, NY, Newport (RI) Golf Club, Shinnecock Hills Golf Club in Southampton, NY, The Country Club in Brookline, Mass., and Chicago Golf Club in Wheaton, Ill.

On the west coast, the enjoyment of golf and the development of courses were not far behind. There is little information about informal golf; however, by the late 1800s, clubs with nine-hole courses were established in the San Francisco Bay Area. Burlingame Country Club dates to 1893 as a nine-hole course that became 18 by 1912 with a large clubhouse that included apartments for the members.[13] In 1895, land was approved by the U.S. Army for a golf course at Fort Winfield Scott (Presidio), and a clubhouse was constructed in 1898. The course expanded to 18 holes in 1908.[14] Those were followed by Linda Vista Golf Club

[13] Postel, Mitch, The history of the Peninsula Golf and Country Club, page 14
[14] https://www.pgccsf.com/about/club-history (Presidio Golf)

(San Jose Country Club) in 1899, Menlo Golf and Country Club in c. 1904, and the Beresford Country Club (Peninsula Country Club) in 1911.[15] [16]

After 1915, there was a second wave of new golf clubs formed between 1917-1930. This is thought to be, in part, a result of the five weeks of professional and amateur golf that was held during the Panama Pacific Exhibition of 1915.[17] Private Golf clubs and courses were established after 1915 in San Francisco with the Ingleside Golf Course 1918 (moved to South San Francisco and opened as the California Golf Club 1924),[18] San Francisco Golf Club 1915,[19] and Lakeside (Olympic Club) 1917-1922. Lake Merced Golf Club was founded in 1924, followed by the Union League Club (Green Hills, Millbrae Country Club) in 1930. Stanford University also opened a golf course on university-owned land in 1930. With the exception of Linda Vista (San Jose Country Club and Stanford, the clubs were established primarily by men who worked and socialized in San Francisco.

Many of the golf clubs formed before WWII took their membership from other established men's clubs in San Francisco, most of which limited members within certain ethnicity and religions.

3.2 Lake Merced Golf Club (the subject property)

The Lake Merced Golf Club was founded by a group of businessmen in San Francisco who were not all members of the same social clubs and had diverse backgrounds. The commonality appears to have been enjoyment of golf and exclusion from other private golf clubs. The first meeting was held in downtown San Francisco at the Merchant's Exchange Building when a group of seven appointed themselves directors to undertake organizational efforts for a new golf club.

The Founders were Henry J. Brunnier, Milton Ellis-Merchant, Homer Pitner, M.G. (Mel) Franklin, T. I. (Timothy Ignatius) Fitzpatrick, S. (Simon) Erlanger, and Louis E. Goodman.

Henry J. Brunnier was a consulting structural engineer who worked on the design for the Golden Gate Bridge. He was a member of the San Francisco Rotary Club and later became the President of Rotary International[20]

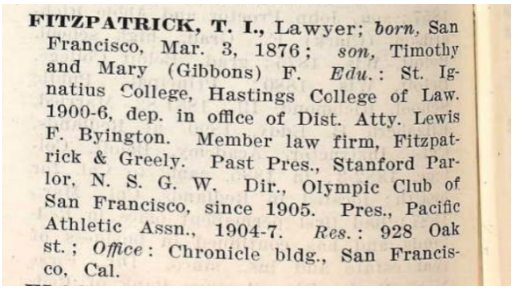
[15] History of San Jose Country Club, 2015
[16] Postel, Mitch, The history of the Peninsula Golf and Country Club, page 14
Oakland Tribune, March 18, 1910, page 2
[17] Saul, Eric, The Panama-Pacific International Exhibition; http://www.easaul.com/ppie.html
[18] California Golf Club Website, https://www.calclub.org/
[19] 100 Best Golf courses, San Francisco, CA, https://www.top100golfcourses.com/golf-course/san-francisco
[20] Rotarians Note Anniversary, Humbolt Standard, November 17, 1953

Milton Ellis-Merchant was a retail businessman and a native of San Francisco. He operated a men's clothing store, and by 1940, was an automobile salesman. The Ellis family traveled extensively in Asia and Europe.[21]

Homer Pitner was a Banker from Iowa who started his career as a cashier at the Commercial National Bank in Cedar Rapids Iowa.[22] He was a banker and the Vice President of Pacific National Bank in San Francisco in 1926. In 1932, he left California to become the Vice President of Idaho First National Bank in Boise. He drowned while fishing on the snake River in Nebraska on September 23, 1934.[23]

M.G. Franklin was a General Manager of Getz Brothers Steel Company (brokers)[24]

T.I. Fitzpatrick was a native of San Francisco who attended Ignatius College and Hastings College of Law. He served as a judge in several courts and was elected as a Superior Court judge, serving over 40 years in different courts.[25] He was also a member of the Olympic Club (joining in 1892), the Presidio Club, and the Lake Merced Golf Club.[26]



FITZPATRICK, T. I., Lawyer; *born,* San Francisco, Mar. 3, 1876; *son,* Timothy and Mary (Gibbons) F. *Edu.*: St. Ignatius College, Hastings College of Law. 1900-6, dep. in office of Dist. Atty. Lewis F. Byington. Member law firm, Fitzpatrick & Greely. Past Pres., Stanford Parlor, N. S. G. W. Dir., Olympic Club of San Francisco, since 1905. Pres., Pacific Athletic Assn., 1904-7. *Res.*: 928 Oak st.; *Office*: Chronicle bldg., San Francisco, Cal.

Excerpt: Who's Who on the Pacific Coast, 1913, Page 198

S. (Simon) Erlanger, a native of San Francisco, resided in the Philippine Islands and was a merchant (Importer) before returning to San Francisco where he retired.

In 1930, Louis E. Goodman was listed in the San Francisco City Directory as an attorney with Brownstone and Goodman Attorneys; their offices were in the Russ Building in San Francisco. A native San Franciscan, Goodman graduated from the University of California Berkeley and Hastings College of Law. In 1942, the distinguished attorney was nominated by President F.D. Roosevelt to the U.S. District Court for the Northern California District. Judge Goodman had been a member of the board of directors of the Jewish Welfare Federation, a

[21] Ancestry.com lists passengers leaving and arriving from U.S. ports.
[22] The Gazette, "Commercial National Bank," September 26, 1913, page 4
[23] Banker Drowned, Lincoln Star, Lincoln Nebraska, September 23, 1934, page 14
[24] The Founders- First Board of Directors, Lake Merced Golf Club
[25] U.S. Census for San Francisco, 1930
[26] The History of San Francisco, California, Lewis Francis Byington, Supervising Editor, The S. J. Clark Publishing Company, Chicago,-San Francisco, 1931

board member of Mr. Zion Hospital, a member of the Jewish Community Relations Council, and other San Franciscan Jewish organizations.[27]

A Board of Directors and Officers were agreed upon, and articles of incorporation were prepared by Louis E. Goodman and filed on January 28, 1922. The first Board meeting was held on January 30, 1922, at the Commercial Club of the Merchant Marines Building in San Francisco[28]. During the meeting, they agreed to purchase 140 acres from the Spring Valley Water Company on Junipero Serra Boulevard in San Mateo County. The new organization was not the only golf club to purchase the watershed property. Other golf courses located on the Lake Merced watershed are The San Francisco Golf Club, Lakeside Club (Olympic Club), and the City of San Francisco for Lake Merced Golf Links (Harding Park).[29]

The first board of Directors consisted of:

President - Harry J. Brummier
Vice President - Simon Ellis
Secretary - Louis E. Goodman
Treasurer - Timothy I. Fitzpatrick
Entertainment Committee - Milton Ellis
Board Member - Homer Pitner
Board Member - M. G Franklin

The Board of Directors commissioned Willie Lock, a Golf Course Architect, to design the new golf course. Mr. Lock had worked on the San Francisco Golf Club course and was known to President Harry J. Brummier. For the clubhouse, Harry A. Thomson in the office of San Francisco architect George Kelman was the designer. The building was constructed by Taylor & Jackson Contractors. Both were completed, and the club officially opened on June 23, 1923.

A golf game begins with the" tee-off." The tee-box is a patch of short grass marking the position for the player to start. Here the player hits the golf ball off a raised tee. This is a "drive" that should follow the fairway which is a long stretch of grass leading to the "green" which is a sculpted area of very short grass where players "putt" to the "hole." On the green, a flag staff marks where the golf ball should land- in the hole. Golf courses are made difficult or challenging by contours along the fairway and on the green and by the placement of "bunkers". Bunkers are carved and mounded excavations filled with sand that occur along the fairways and around the green.

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[27] Jewish Telegraphic Agency,-Louis E. Goodman
[28] The Founders, Lake Merced Golf Club History
[29] The Spring Valley Water Company owned Lake Merced and the surrounding watershed. After passage of the Raker Act in 1913, much of the watershed was sold to developers or golf courses, which is when the Hetchy project was approved, assuring a source of water for San Francisco. Lake Merced was no longer important as a reservoir.

The new golf course at Lake Merced Golf Club was very challenging. Willie Lock had designed narrow fairways and placed numerous bunkers along the fairways and surrounding the greens. It was also expensive to maintain such a course as all the bunkers had to be hand trimmed every few days and sand had to be raked every day at least once.

Historic Image showing the design of the Willie Lock golf course at Lake Merced Golf Club. Source: Lake Merced Golf Club

Within the first few years, the Board of Directors looked for a redesign of the bunkers to facilitate play and lower maintenance costs. In February 1928, the Board of Directors discussed the issue and unanimously gave approval for Dr. Sol Hyman and the Green Committee to commission Dr. Alister MacKenzie to remodel the bunkers and approaches to

the greens for a cost not to exceed $2,000. The Board of Directors authorized future expenditures totaling $12,000 before the work was completed early in 1929.[30]

Dr. MacKenzie, working through his American Golf Course Construction Company with partner Robert Hunter, redesigned every bunker at Lake Merced Golf Course, remodeled numerous greens and green complexes, and rebuilt one hole entirely.[31] The aerial image below shows much smaller and fewer bunkers and broader approach areas to the greens.

Figure 3: Aerial photograph of the MacKenzie golf course at Lake Merced, 1938. Note the area around the course is primarily agricultural.

"The Board minutes and MacKenzie's writings ("The Spirit of St Andrews" p. 23) note that he removed upwards of 100 bunkers at Lake Merced to improve maintenance and playability.

[30] Lake Merced Golf Club, History Committee
[31] Lake Merced Golf Club, History Committee.

Photograph above shows the long fairway bunker in the Lock design 1925

Photograph above shows the sculptured bunkers around the green in the MacKenzie plan.

Photograph left shows the MacKenzie designed “cloud bunkers” in 1941

All photographs were taken from the Lake Merced History Committee reports on file with the Lake Merced Golf Club.

Photograph on the left is the Lock designed Hole #6 1928.

Photograph below is Hole #6 after MacKenzie plan in 1929

The Lake Merced Golf and Country Club has hosted two USGA tournaments, the 1990 U.S. Junior Amateur and the 2012 U.S. Girls Junior Tournament. The Ladies Professional Golf Association (USGA) held tournaments, Swinging Skirts in 2014, 2015, and 2016. In 2018 and 2019, the club hosted the LPGA Mediheal Championship. These national tournaments are in addition to a regular schedule of local and member tournaments held at the Club.

The Golf Course Architects

Willie Lock- A Scotsman who was a golf course architect, Lock was one of the most important golf course architects working in California during the early Twentieth Century. Lock studied under golf course architect Charles Gibson before starting his own practice. He designed courses in England, Canada, and California, including the San Francisco Golf Course, Sequoyah, and Lake Merced courses. Lock is also credited with making the Red Cross the beneficiary of golf tournaments during WWI and served as President of the Northern California Professional Golfers Association.

Dr. Alister MacKenzie - Alister MacKenzie was a Scottish surgeon during the Borer War (1899-1902) stationed in South Africa. While there, he saw the benefit of camouflage, using the natural to create cover for the troops. After the war, the surgeon, who belonged to several golf clubs in England, started to redesign some of the facilities.

Dr Alister MacKenzie. Date unknown Source: Lake Merced Golf Club – History Committee

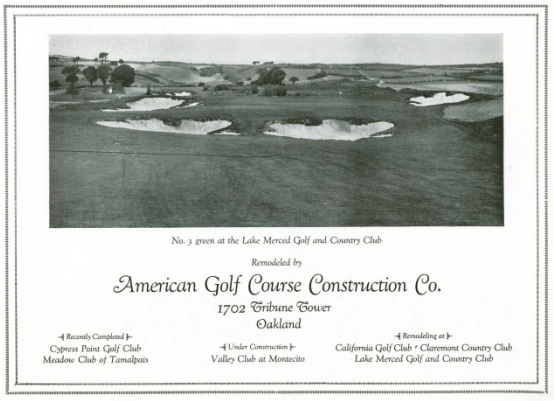
Mackenzie's first course design was for the Alwoodley Golf Club in England in the early 1900s. He designed the course using his modern concepts of undulating greens, long and narrow greens angled from the center of the fairway, large freeform bunker shapes, and contouring. These techniques all remained part of his signature style in course design. He was a member of the Green Committee until 1930

The 1920 book by MacKenzie, Golf Architecture, outlined his 13 principles and his philosophy. This is a seminal work on golf course design. Considered by many to have been the greatest golf course architect of all time, Mackenzie came to the United States in the late 1920s and was the course architect for several of the nation's finest courses, including some in Northern California where he either fully designed or remodeled portions of courses.

1927 - Meadow Club, Fairfax, California, USA
1928 - Cypress Point
1928 - Lake Merced Golf Club (remodel)
1928 - Pebble Beach (Robert Hunter and H. Chandler Egan) (remodel)
1929 - Monterey Peninsula
1929 Pasatiempo Golf Club, Santa Cruz, California, USA
1929 Claremont Country Club, Oakland, California, USA
1930 - Green Hills Country Club, Millbrae, California, USA

1932 - Sharp Park Golf Course, Pacifica, California, USA
1933 1934 - Augusta National Golf Club, Augusta, Georgia, USA

Dr. Alister MacKenzie is quoted as saying, “the chief object of every golf course architect worth his salt is to imitate the beauties of nature so closely as to make his work indistinguishable from nature itself.”[32] He designed almost 100 golf courses around the world and remodeled many others. He passed away in 1934. His legacy lives on in the courses he designed and through the Alister MacKenzie Society.



Robert Muir Graves - Graves graduated from the University of California Berkeley with a degree in Landscape Architecture and began his career designing golf courses in 1855. During his career, he designed over 75 golf courses, including the early 1970s minimalist course at Sea Ranch. He is credited with the design of the Big Meadow course at Black Butte Ranch in Oregon and the Canterwood Country Club course in Washington state as well as the Championship 18 Course at Buffalo Holl Golf Course in Kalispell, Montana. In 1974 he served a year as President of the American Society of Golf Course Architects. With his good friend Geoffrey Cornish, he published Classic Golf Hole Design: Using the Greatest Holes as Inspiration for Modern Courses.[33] Graves work at Lake Merced Golf Club was as a result of I-280 and the relocation of Junipero Serra Boulevard, which required a reconfiguration of the eastern side of the golf course.

Rees Jones - Rees Jones is the son of famous golf course architect Robert Trent Jones and the brother of golf course designer Robert Trent Jones Jr. Rees Jones attended Yale and Harvard University Graduate School of Design. He joined Robert Trent Jones Incorporated with his father and brother. In 1974, he formed his own golf course architecture firm and has designed over 100 courses. In California, his best-known course designs were for Lake Merced Golf Club (a redesign) and Torrey Pines in La Jolla (a reconstruction).[34]

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[32] Golf Course Architects of Pebble Beach Golf Links, https://www.pebblebeach.com/golf/pebble-beach-golf-links/course-history/course-architects/
[33] *"Respected Golf Course Architect, Author and Educator Dies at 72" (PDF). Archive.lib.msu.edu.* Retrieved August 2021
[34] https://asgca.org/architect/rjones/

Summary: The property is not shown to have a direct or significant association with the history of Daly City or to be distinctive in the development of private golf clubs in the San Francisco Bay Area. The original and most subsequent members (owners) have been successful businessmen (later women) who conducted their work in other places. The golf course architects were all important in the field of golf course design, although after the Willie Lock design, all of the designs remodeled or altered the previous designs. The most influential course design was done by Dr. Alister Mackenzie in the late 1920s. The Robert Muir Graves alterations and alignment in the 1960s appear to have redesigned the course layout and thus was the largest redesign. Research did not uncover events that would link the property to significant events in Daly City or to unique or unusual events that were different from the events of similar golf courses. The Lake Merced Golf Club has provided its members social and recreational activities that are not unusual or distinctive from many other golf clubs in the San Francisco Bay Area.

4.0 DESCRIPTION OF THE IMPROVEMENTS

4.1 General Setting

The Lake Merit Golf and Country Club is located immediately west of I-280 and north of Broadmoor (unincorporated San Mateo County) in Daly City, San Mateo County. The area around the Club is urbanized with commercial centers and single-family residential subdivisions from the 1950s.

4.2 Buildings and Landscaping

The subject parcel is approximately 130 acres with the buildings on the southwest corner and parking lots extending east to Junipero Serra Boulevard. The golf course fills the rest of the property to the north. The site contains the main clubhouse, Pro-shop, tennis courts, and ancillary structures related to maintenance of the golf course.

Clubhouse

During the first years of the twenty-first century, the members of Lake Merced Golf Club began planning for a new clubhouse. The building opened in 2006. The architect was Forum Design and the contractor Canon Construction. The Project Manager, Nova Partners, provides the following project description on their website.

"*The project involved demolition of the existing clubhouse down to its base structure, a seismic retrofit of the entire structure, and rebuilding of a new 35,000 SF facility complete with new skin, roof, MEP systems, interior improvements, and site work. The project features banquet dining with complete food service support, an informal café, a golf lounge, men's and women's locker rooms and corresponding lounge areas, card rooms, a board*

room, a pro-shop, and a golf bag storage area. The design is California Coastal and is intended to complement the first-class golf course."

The building was constructed in 2005. The contemporary design exhibits a much larger building with low sloped roofs and with shingle siding. This changed the character. The building is not 45 years old and is not a historic resource.

Photograph of the front of the Lake Merced Golf Club clubhouse. Photograph taken by Urban Programmers in August 2021

Photograph of the Lake Merced Golf Club Clubhouse- east side with general landscaping. Photograph taken by Urban Programmers August 2021

Golf Course

The course was originally designed in 1922-23 by Scotsman Willie Lock in what became known as the penal style, a very difficult course identified by numerous long sand bunkers requiring golfers to have great accuracy. The course was remodeled by Dr. Alister Mackenzie in a more natural layout, removing and altering many of the original sand bunkers and approaches. It reopened in 1930. The course was again realigned, and holes remodeled in the 1960s when I-280 was constructed, requiring some of the land on the east side of the course for road improvements. Robert Muir Graves was the course architect for that revision. The golf course was renovated again in 1996 when the club commissioned Rees Jones. This renovation resulted in a rejuvenated layout with classic features, including deep bunkers and undulating greens. The last course remodeling was done by Rees Jones in 2014 when forward tees were added and other modifications were made for playability.[35] Lake Merced Golf club stretches out to a Par 72 that covers 6,863 yards.

The layout of the course is defined by rows of pine, cypress, and eucalyptus trees that were planted at different times over the past 99 years.

EES & YARDAGE

Color	Yardage	Rating	Slope
Green *(male)*	6842	74.3	133
Blue *(male)*	6300	72	128
White *(male)*	5904	70.2	124
White *(female)*	5904	74.5	130
Red *(female)*	5100	69.8	121
Green - 71 *(male)*	6791	74.1	132
Black *(male)*	6581	73	129
White/Red *(female)*	5490	72.1	126
White / Blue *(male)*	6123	71.2	126
White / Red *(male)*	5490	68.3	123
Red *(male)*	5100	67.4	121

[35] Lake Merced Golf Club Website-History
https://www.lmgc.org/Default.aspx?p=dynamicmodule&pageid=106&ssid=100120&vnf=1

4.3 Photographs

Aerial photograph of the Lake Merced Golf Course
Arrow points to the clubhouse
Source: Lake Merced Golf Club

Photograph 1 Lake Merced Golf Club – course
View: Looking away from the clubhouse. Typical of the holes and cart paths.
Date: August 15, 2021
Camera facing: north

Photograph 2 Lake Merced Golf Club – course typical of the holes and cart paths.
View: Across cart path toward the fairway and distant green
Date: August 15, 2021
Camera facing: north

Photograph 3 Lake Merced Golf Club – course typical of the holes and cart paths.
View: cart path along the fairway and distant green
Date: August 15, 2021
Camera facing: northeast

Photograph 4 & 5 Lake Merced Golf Club – course typical of the holes and cart paths.
View: approach to the green, sand bunkers
Date: August 15, 2021
Camera facing: northeast

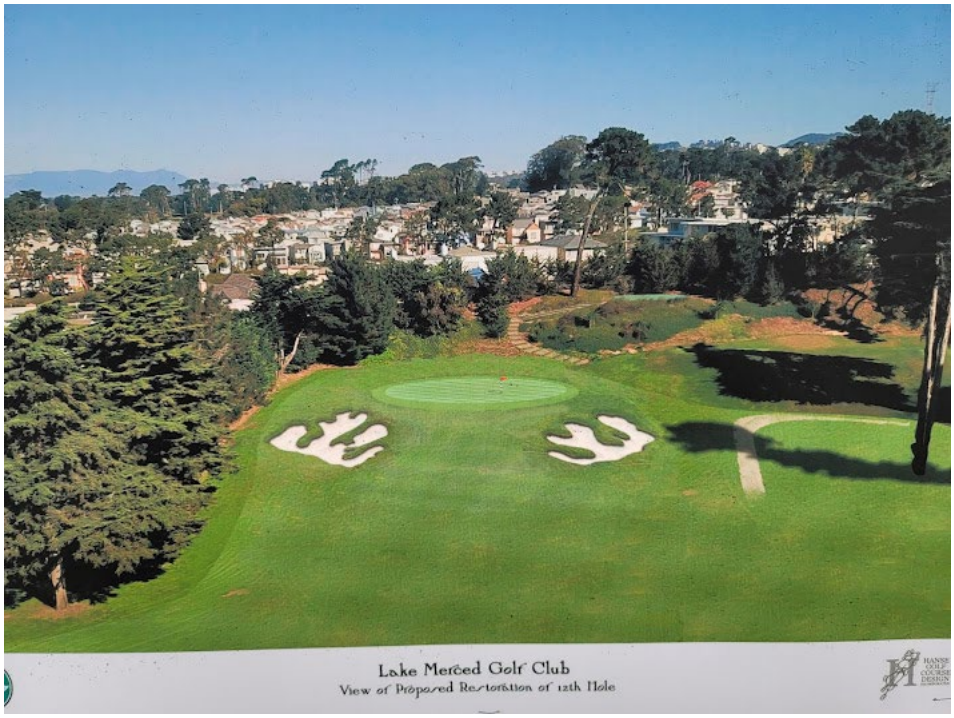
Photograph 6 Lake Merced Golf Club – course typical of the holes and cart paths.
View: Fairway and fairway sand bunker and distant green
Date: August 15, 2021
Camera facing: north

The fairway trees are a mix of pine, cypress, and eucalyptus and do not appear to be unusual or specimen trees.

4. 4 Proposed Project

The proposed project is the renovation of certain aspects of the Lake Merced Golf Club- golf course. The Lake Merced Golf Club has commissioned golf course architect Gil Hansen to provide the direction and landscape plans for the renovation. The renovation is described as returning the course to the philosophy of the course after it was redesigned by Dr. Alister MacKenzie in 1928. Holes 3, 5, 7, 12, 16, and 18 are to be renovated. The lower and upper driving ranges are also to be renovated. The renovation requires the removal of vegetation and trees as well as regrading. The areas to be renovated have all been altered from the first course design and from Dr. Alister MacKenzie's design in the late 1920s. The work described in the individual hole design drawings prepared by Gil Hanse Golf Course Architects does not remove or alter historic landscapes. The course was redesigned in the 1960s by Robert Muir Graves and again in 1914 by Rees Jones, Golf Course Architect. General landscaping is an ongoing process and is planned within the areas at the entrance and around the clubhouse c. 2005.

Proposed Restoration of the third hole showing the return of the “cloud bunkers” first designed by Dr. Alister MacKenzie
Source: Gil Hanse Golf Course Architects



Proposed Restoration of the 12th hole showing the return of the “cloud bunkers” first designed by Dr. Alister MacKenzie
Source: Gil Hanse Golf Course Architects

5.0 REGULATORY FRAMEWORK

5.1 California Environmental Quality Act & California Register of Historical Resources

The California Environmental Quality Act (CEQA), has a number of functions; two major functions are described here. One is to provide decision-makers with information about the environmental impacts of projects prior to granting approval. The second is to allow the public to comment on the impacts of projects in their community. Through the comment process, citizens can help projects avoid and minimize impacts by developing project alternatives and mitigation measures.

Just because significant environmental impacts are identified, CEQA does not require that projects be denied. The decision to approve or deny is left to elected officials or appointed decision-makers. It is important for concerned citizens to participate in the CEQA comment process if they want to play a role. Without public participation, decision-makers will find it difficult to determine what a tolerable or intolerable environmental impact looks like in their community.

Local governments with permit approval are referred to in CEQA as “Lead Agencies” and are tasked under CEQA with carrying out the environmental impact analysis. CEQA is encoded in Sections 2100dt.seq. of the Public Resources Code (PRC), Title 14, Chapter 3, Sections 15000dt.seq. requires the state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment.

Historical resources are considered part of the environment, and a project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment. The definition of "historical resources" is contained in Section 15064.5 of the CEQA Guidelines.

Historic Resources under CEQA are those sites, buildings, structures, objects, manuscripts, or archeological sites that meet the following criteria:

(1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in, the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code, or identified as significant in a historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such

resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

> (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
> (B) Is associated with the lives of persons important in our past;
> (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
> (D)Has yielded, or may be likely to yield, information important in prehistory or history.

A resource must also retain sufficient integrity to be identified for the reason it is considered significant.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in. the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1. Sites, buildings, structures, areas, or other forms of property that do not meet any of the four criteria, or have lost integrity, are not Cultural Resources as defined by CEQA and are not subject to the historic preservation requirements of CEQA.

5.2 Evaluation - California Register of Historical Resources

To determine the significance of a potential historic resource it is necessary to identify the historical context, theme, and period of significance.

The era of development and expansion in the Daly City – Ingleside area that occurred in the first decades of the twentieth century is represented in the development of this property. However, the relevant context is with the development of other private golf clubs in the San Francisco Bay Area. Established and developed in the 1920s, the Lake Merced Golf Club was

one of several private clubs formed between 1910-1930 for the primary purpose of creating a golf course, clubhouse, and ancillary buildings for use by the private club's members. The private use of the property sets it aside from other development in Daly City. The theme of the property is recreation/social activities (private), and the main elements are the clubhouse and the golf course. The period of significance is 1923-1960 and includes the selection of the property, the development of an 18-hole golf course, and in 1923, the construction of the clubhouse. Following this period of significance, the original architecture of the building was significantly altered, and the golf course size reduced, resulting in course redesign. Thus, the period of significance is when the club established itself and joined the other private clubs in the region up until the construction of I-280 caused a redesign of the golf course.

The age of a potential resource is important. Generally, the potential resource must be over 50 years or exhibit extraordinary importance. Due to the extensive alterations basically making it a new building, the clubhouse is considered 2005 construction and is not over 50 years old. Without exceptional history or architecture, the building is not eligible for listing in the California Register of Historical Resources.

Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) lists the four criteria for listing a property in the California Register of Historical Resources.

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The research described above did not uncover significant events associated with the Lake Merced Golf Club that set it apart from other similar clubs in the immediate area. Tournaments and social activities are common to all the local golf clubs.

(B) Is associated with the lives of persons important in our past.

The club existed for the social and recreational benefit of its members, many of whom were residents of other cities where the majority of their civic engagement and business activities occurred. Although many people associated with the Club held important positions in business, industry, and other professions; these accomplishments were conducted away from the club where the primary activity was social recreation. Research did not uncover direct associations with significant persons or events that were important, influential, or visionary in the history of Daly City. Daly City is home to part of the San Francisco Golf Club, and the Ingleside District (including southeast San Francisco) has several golf clubs. The founders were businessmen who lived in San Francisco and conducted their business outside Daly City. The association with Lake Merced Golf Club was a secondary activity to their careers. It does not appear that Lake Merced Golf Club has had an influential or important role in the history of Daly City or the Ingleside District.

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

As described above, there have been dramatic changes to the Lake Merced Golf Club property. The golf course has been redesigned several times. The clubhouse, the primary building on the property, has been extensively remodeled and enlarged. The rebuilding did not create a building that is exceptionally artistic or distinctive in private club clubhouse design. Neither the clubhouse nor the golf course exhibit characteristics that represent the early origins of the property. As seen today, the course is considered a very good golf course, but it is not of an unusual construction, unique, or possess high artistic values.

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

The final consideration of the four criteria is that the property has or is likely to yield information important in prehistory or history. Due to the extensive grading and contouring of the land for the golf course and construction of facilities, it is unlikely that important information would be found on the property; however, an archeological survey was not part of this study. The golf course has been remodeled and improved with irrigation and other systems such that it is not likely to yield important information about historic golf course construction

Evaluation of Integrity: When a property is not found eligible for listing in the California Register of Historical Resources, the evaluation of integrity is not necessary. It is still important to note the subject property does not retain the majority or most important aspects of the original buildings and course design, workmanship, materials, and setting. The aspect of association is not met because the people associated with the development or later use of the club were not only important for their association with the club. The aspects of location, setting, and feeling are not sufficient to convey historical integrity.[36] The extensive redesign, remodeling, alterations, and additions have affected the original *design*, *materials,* and *workmanship* of the clubhouse and golf course. The *setting* has become heavily wooded with mature trees, where the original setting was quite open. The *feeling* of a country club has survived all the changes, and the original location for the club remains the same. The aspect of *association* requires a person of importance who engaged in something important directly associated with the property. The conclusion is that the integrity of the original golf course and clubhouse have been lost.

[36] The seven aspects of integrity are listed in the appendix

5.3 Evaluation - Daly City Historic Preservation Policy

It appears Daly City uses the criteria of the California Register of Historical Resources.[37] The Lake Merced Golf Club has been shown in the study above not to meet the criteria of the California Register of Historical Resources. The property has been an isolated development, private for the use of its members and is not likely to yield information that is important in the history of Daly City. It is not associated with events or people who have, through their membership in the Lake Merced Golf and Country Club, been significant in the Town's history. The clubhouse, the main building on the property, has been significantly remodeled and is not a historic resource building. This development of the Lake Merced Golf and Country Club occurred during the period in Daly City that is marked by the early division of land for residential use, but it was not the era of substantial subdivision that occurred after WWII.

Evaluation of the historical and architectural characteristics and values of the property in comparison to the definition of a historical resource produces the conclusion that the property is not a significant historical resource in the history of the City.

6.0 CEQA REVIEW

CEQA considers the alteration of demolition of historic resources to be an adverse impact. *Section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) states that demolition or the destruction, relocation or alteration activities that would impair the significance of a historic resource results in a "substantial adverse change."*

The alteration or removal of sites, buildings, or structures that are not eligible for listing in the California Register of Historical Resources does not constitute a significant adverse change under the CEQA Guidelines. The Lake Merced Golf Club, clubhouse, golf course, and other improvements do not qualify as historic resources eligible for listing in the California Register of Historical Resources; therefore, the alteration or removal of aspects of the property would not create a significant adverse change to the environment under the CEQA Guidelines.

7.0 SOURCES CONSULTED

6.1 Repositories Consulted

(Due to the precautions and policies to prevent the spread of COVID-19, the research was conducted mostly through the internet, phone calls, and email.)
San Mateo County Official Records, Redwood City (Phone call)

[37] Calls to the Daly City Planning Division did not result in a definitive answer. Email was sent to Mr. Mark Weinberger the President of the Daly City History Guild. A response was not received in time to include in the study.

San Mateo County Historical Society Archives- Redwood City (Email)
Daly City Building Permit records
University of California – Environmental Design Library Archives

6.2 Sources Consulted

(Periodicals, official records and internet sources are listed as footnotes in the text)

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APPENDIX

Consideration of Integrity: The National Register of Historic Places has defined integrity as seven aspects, of which most must be present.[38] California has adopted these criteria and included that enough of the aspects be present to identify the historic resource as representing the significance for which it is deemed important.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open

[38] The seven aspects are shown in the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation,* pages 44-45, *VIII. How to Evaluate the Integrity of a Property*

space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

1. Topographic features (a gorge or the crest of a hill);
2. Vegetation; Simple manmade features (paths or fences); and
3. Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property but also between the property and its surroundings. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

Attachment 4: Construction Air Quality Assessment

LAKE MERCED GOLF CLUB RESTORATION CONSTRUCTION COMMUNITY RISK ASSESSMENT

Daly City, California

July 16, 2021

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Introduction

The purpose of this report is to address the potential community risk impacts associated with the restoration of the existing Lake Merced Golf Course located at 2300 Junipero Serra Boulevard in Daly City, California. The air quality impacts from this project would be associated with restoration of the golf course and construction of two new holes and a practice area. 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 and proposed 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 50-acre project site is the Lake Merced Golf Club. The project proposes to restore sixteen of the eighteen golf holes to their original layout, convert existing holes four and five to a practice area, constructing two new holes to replace existing holes four and five, and installing a new golf course irrigation system. Construction is proposed to begin in October 2021 and be completed by June 2022.

Setting

The project is located in San Mateo County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$).

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 (PM_{10}) and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$). Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both region-wide (or cumulative) emissions and localized emissions. High particulate matter levels

[1] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017.

aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

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.

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-family and multi-family residences surrounding the site to the north, west, and south. There are also three schools near the project site: Jefferson High School, Benjamin Franklin Intermediate School, and Garden Village Elementary School. This project would not introduce new sensitive receptors (i.e., residents) to the area.

Regulatory Setting

Federal Regulations

The United States Environmental Protection Agency (EPA) sets nationwide emission standards for mobile sources, which include on-road (highway) motor vehicles such trucks, buses, and automobiles, and non-road (off-road) vehicles and equipment used in construction, agricultural, industrial, and mining activities (such as bulldozers and loaders). The EPA also sets nationwide

fuel standards. California also has the ability to set motor vehicle emission standards and standards for fuel used in California, as long as they are the same or more stringent than the federal standards.

In the past decade the EPA has established a number of emission standards for on- and non-road heavy-duty diesel engines used in trucks and other equipment. This was done in part because diesel engines are a significant source of NO_X and particulate matter (PM_{10} and $PM_{2.5}$) and because the EPA has identified DPM as a probable carcinogen. Implementation of the heavy-duty diesel on-road vehicle standards and the non-road diesel engine standards are estimated to reduce particulate matter and NO_X emissions from diesel engines up to 95 percent in 2030 when the heavy-duty vehicle fleet is completely replaced with newer heavy-duty vehicles that comply with these emission standards.[2]

In concert with the diesel engine emission standards, the EPA has also substantially reduced the amount of sulfur allowed in diesel fuels. The sulfur contained in diesel fuel is a significant contributor to the formation of particulate matter in diesel-fueled engine exhaust. The new standards reduced the amount of sulfur allowed by 97 percent for highway diesel fuel (from 500 parts per million by weight [ppmw] to 15 ppmw), and by 99 percent for off-highway diesel fuel (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

[2] USEPA, 2000. *Regulatory Announcement, Heavy-Duty Engine and Vehicle Standards and Highway Diesel Fuel Sulfur Control Requirements*. EPA420-F-00-057. December.
[3] California Air Resources Board, 2000. Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. October.

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, 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.

BAAQMD's Community Air Risk Evaluation (CARE) program was initiated in 2004 to evaluate and reduce health risks associated with exposures to outdoor TACs in the Bay Area.[4] The program examines TAC emissions from point sources, area sources, and on-road and off-road mobile sources with an emphasis on diesel exhaust, which is a major contributor to airborne health risk in California. The CARE program is an on-going program that encourages community involvement and input. The technical analysis portion of the CARE program is being implemented in three phases that includes an assessment of the sources of TAC emissions, modeling and measurement programs to estimate concentrations of TAC, and an assessment of exposures and health risks. Throughout the program, information derived from the technical analyses will be used to focus emission reduction measures in areas with high TAC exposures and high density of sensitive populations. Risk reduction activities associated with the CARE program are focused on the most at-risk communities in the Bay Area. The BAAQMD has identified six communities as impacted: Concord, Richmond/San Pablo, Western Alameda County, San José, Redwood City/East Palo Alto, and Eastern San Francisco. The project site is not within a CARE area.

[4] See BAAQMD: https://www.baaqmd.gov/community-health/community-health-protection-program/community-air-risk-evaluation-care-program , accessed 2/18/2021.

The BAAQMD California Environmental Quality Act (*CEQA) Air Quality Guidelines*[5] were prepared to assist in the evaluation of air quality impacts of projects and plans proposed within the Bay Area. The guidelines provide recommended procedures for evaluating potential air impacts during the environmental review process consistent with CEQA requirements including thresholds of significance, mitigation measures, and background air quality information. They also include assessment methodologies for air toxics, odors, and greenhouse gas emissions. *Attachment 1* includes detailed community risk modeling methodology.

Daly City 2030 General Plan

The following air resources policies and implementing tasks contained in the Resource Management Element of the Daly City 2030 General Plan[6] 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

- 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,

[5] Bay Area Air Quality Management District, 2017. *CEQA Air Quality Guidelines*. May.
[6] Daly City, 2013. *Daly City 2030 General Plan*. Adopted March 25, 2013.

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.

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. Impacts above these thresholds are considered potentially significant.

Table 1. BAAQMD Air Quality CEQA Significance Thresholds

Criteria Air Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	**Average Daily Emissions (lbs./day)**	**Annual Average Emissions (tons/year)**
ROG	54	54	10
NO_x	54	54	10
PM_{10}	82 (Exhaust)	82	15
$PM_{2.5}$	54 (Exhaust)	54	10
CO	Not Applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	Not Applicable	
Health Risks and Hazards	**Single Sources Within 1,000-foot Zone of Influence**	**Combined Sources (Cumulative from all sources within 1000-foot zone of influence)**	
Excess Cancer Risk	10 per one million	100 per one million	
Hazard Index	1.0	10.0	
Incremental annual $PM_{2.5}$	0.3 $\mu g/m^3$	0.8 $\mu g/m^3$	

Note: ROG = reactive organic gases, NOx = nitrogen oxides, PM_{10} = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, $PM_{2.5}$ = fine particulate matter or particulates with an aerodynamic diameter of 2.5 µm or less.

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.

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 $PM_{2.5}$.[7] 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 2020.4.0 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 2021 (EMFAC2021) model was used to predict emissions from construction traffic, which includes worker travel, vendor trucks, and haul trucks.[8] The CalEEMod model output along with construction inputs are included in *Attachment 2* and EMFAC2021 vehicle emissions modeling outputs are included in *Attachment 3*.

CalEEMod Modeling

Land Use Inputs

The proposed project land uses were entered into CalEEMod as described in Table 2.

Table 2. Summary of Project Land Use Inputs

Project Land Uses	Size	Units	Square Feet (sf)	Acreage
Golf Course	50	Acre	2,178,000	50

[7] DPM is identified by California as a toxic air contaminant due to the potential to cause cancer.
[8] See CARB's EMFAC2021 Emissions Inventory at https://arb.ca.gov/emfac/emissions-inventory.

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, including equipment list and schedule, were provided by the applicant for this project

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 provided. 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 October 2021 and would be built out over a period of approximately nine months, or 258 construction workdays. The earliest year of full operation was assumed to be 2023.

Construction Truck Traffic Emissions

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 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 grading were estimated from the provided grading volumes by assuming each truck could carry 10 tons per load . The number of concrete total round haul trips were provided for the project and converted to total one-way trips, assuming two trips per delivery.

The latest version of the CalEEMod model is based on the older version of the CARB EMFAC2017 motor vehicle emission factor model. This model has been superseded by the EMFAC2021 model; however, CalEEMod has not been updated to include EMFAC2021. Therefore, the construction traffic information was combined with EMFAC2021 motor vehicle emissions factors. EMFAC2021 provides aggregate emission rates in grams per mile for each vehicle type. The vehicle mix for this study was based on CalEEMod default assumptions, where worker trips are assumed to be comprised of light-duty autos (EMFAC category LDA) and light duty trucks (EMFAC category LDT1and LDT2). Vendor trips are comprised of delivery and large trucks (EMFAC category MHDT and HHDT) and haul trips, including cement trucks, are comprised of large trucks (EMFAC category HHDT). Travel distances are based on CalEEMod default lengths, which are 10.8 miles for worker travel, 7.3 miles for vendor trips and 20 miles for hauling (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 San Mateo County for 2021 was used in these calculations. Table 3 provides the traffic inputs that were combined with the EMFAC2021 emission database to compute vehicle emissions.

Table 3. Construction Traffic Data Used for EMFAC2021 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]	61.6% LDA 6.9% LDT1 31.5% LDT2	26.0% MHDT 74.0% HHDT	100% HHDT	
Trip Length (miles)	10.8	7.3	20.0 7.3 (Concrete/asphalt trips)	CalEEMod default distance with 5-min truck idle time.
Grading	1,200	-	1,312	10,500-cy soil export. CalEEMod default worker trips.
Trenching	300	-	-	CalEEMod default worker trips.
Building Construction	73,200	28,560	200	100 cement round trips. CalEEMod default worker and vendor trips.
Paving	45	-	-	CalEEMod default worker trips.

Notes: [1] Based on Year 2021 EMFAC2021 light-duty vehicle fleet mix for San Mateo County.
[2] Includes grading trips estimated by CalEEMod based on amount of material to be removed. Cement trips estimated based on data provided by the applicant

Summary of Computed Construction Period Emissions

Average daily emissions were computed by dividing the total construction emissions by the number of active construction workdays (258 days). Table 4 shows the average daily construction emissions of ROG, NO_X, PM_{10} exhaust, and $PM_{2.5}$ exhaust during construction of the project. As indicated in Table 4, predicted project construction emissions would not exceed the BAAQMD significance thresholds during construction.

Table 4. Construction Period Emissions

Year	ROG	NOx	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
Total Construction Emissions (tons)	0.43	4.13	0.18	0.14
Average daily emissions (pounds)[1]	3.37	31.99	1.41	1.11
BAAQMD Thresholds (pounds per day)	*54* lbs./day	*54* lbs./day	*82* lbs./day	*54* lbs./day
Exceed Threshold?	No	No	No	No

Notes: [1]Assumes 258 workdays.

Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. The BAAQMD CEQA Air Quality Guidelines consider these impacts to be less-than-significant if best management practices are implemented to reduce these emissions. *Recommended Measure AQ-1 would implement BAAQMD-recommended best management practices*.

Mitigation 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.

Community Health Risk from Project Construction

Construction Emissions

The CalEEMod model and EMFAC2021 emissions provided total annual PM_{10} exhaust emissions (assumed to be DPM) for the off-road construction equipment and for exhaust emissions from on-road vehicles, with total emissions from all construction stages as 0.13 tons (250 pounds). The on-road emissions are a result of haul truck travel during 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 0.04 tons (84 pounds) for the overall construction period.

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.[9] Emission sources for the construction site were grouped into two categories: exhaust emissions of DPM and fugitive $PM_{2.5}$ dust emissions.

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.[10] 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 is used to represent emissions from sources with plume rise, such as construction equipment, and 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.

[9] Bay Area Air Quality Management District (BAAQMD), 2012, *Recommended Methods for Screening and Modeling Local Risks and Hazards, Version 3.0.* May.
[10] 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

Emissions from the construction equipment and on-road vehicle travel were distributed throughout the modeled area sources.

AERMOD Inputs and Meteorological Data

The modeling used a three-year data set (2010, 2012, and 2013) of hourly meteorological data from Fort Funston prepared for use with the AERMOD model by BAAQMD. Construction emissions were modeled as occurring daily between 8:00 a.m. to 5:00 p.m., when the majority of construction activity is expected to occur according to the project 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), 15 feet (4.5 meters), and 25 feet (7.6 meters) were used to represent the breathing height on the first, second, and third floors of nearby single- and multi-family residences.[11] A receptor height of 3 feet (1 meter) was used to represent the breathing height of children at the nearby schools.

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. Third trimester, infant, child, and adult exposures were assumed to occur at all residences during the entire construction period. Students at the nearby schools were assumed to be 5 years and older. The child cancer risk parameters (ages 2 through 16 years old) were used to calculate the increased cancer risk for the nearby school students.

The maximum modeled annual $PM_{2.5}$ concentration was calculated based on combined exhaust and fugitive concentrations. The maximum computed HI value was based on the ratio of the maximum DPM concentration modeled and the chronic inhalation refence exposure level of 5 $\mu g/m^3$.

The maximum modeled annual DPM and $PM_{2.5}$ concentrations, which includes both the DPM and fugitive $PM_{2.5}$ concentrations, were identified at nearby sensitive receptors (as shown in Figure 1) to find the maximally exposed individuals (MEI). Results of this assessment indicated that the construction residential MEI was located on the second floor (15 feet above ground) at the adjacent multi-family home north of the project site. Table 5 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 schools. The

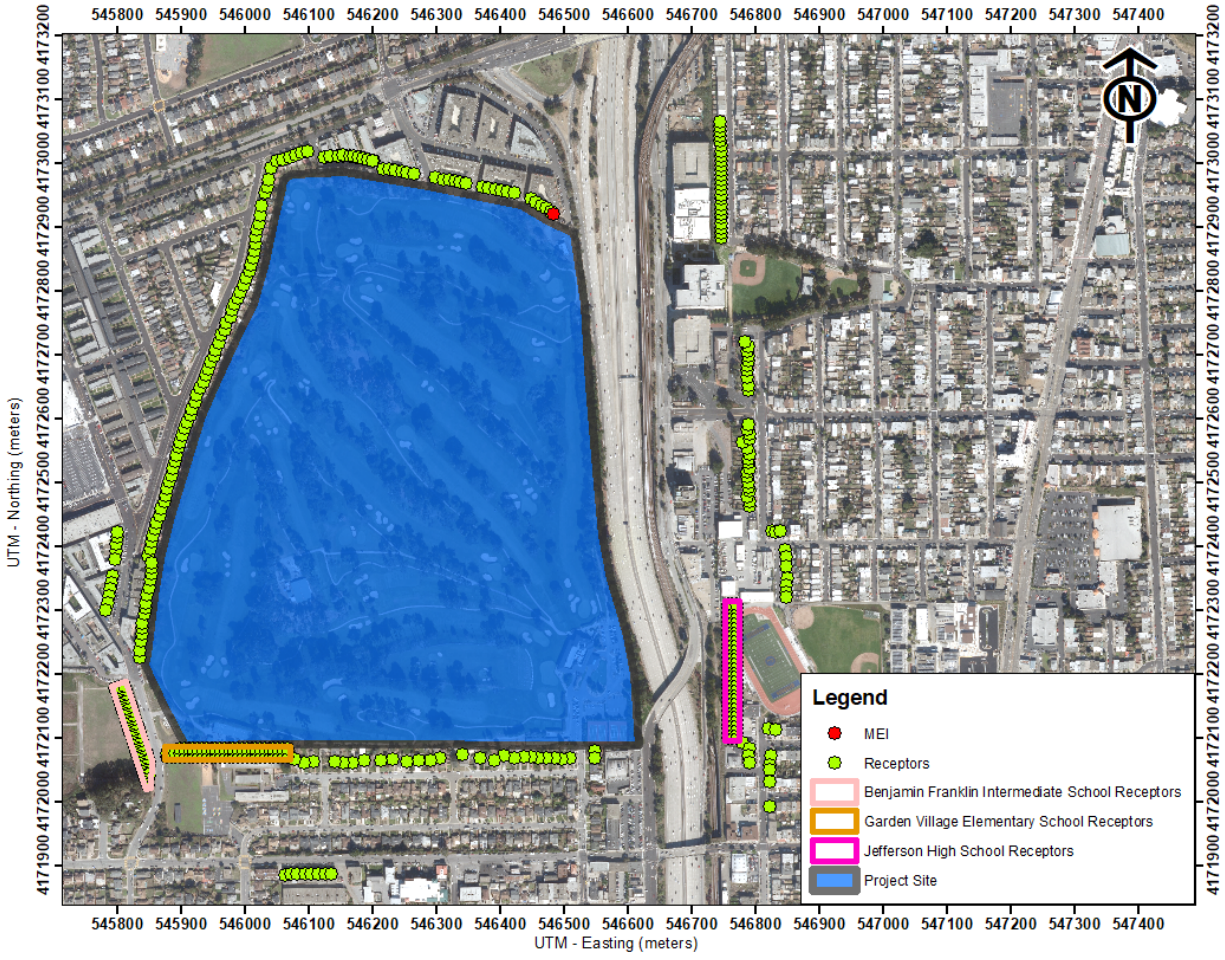
[11] Bay Area Air Quality Management District, 2012, Recommended Methods for Screening and Modeling Local Risks and Hazards, Version 3.0. May. Web: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/risk-modeling-approach-may-2012.pdf?la=en

maximum increased cancer risks were adjusted using child exposure parameters. The uncontrolled cancer risk, $PM_{2.5}$ concentration, and HI at the nearby schools would not exceed their respective BAAQMD single-source significance thresholds, as shown in Table 5.

Table 5. Construction Risk Impacts at the Off-site MEI

Source		Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Impact				
Project Construction	Unmitigated	4.16 (infant)	0.03	<0.01
	BAAQMD Single-Source Threshold	***10***	***0.3***	***1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*
Most Affected Nearby School – Garden Village Elementary School				
Project Construction	Unmitigated	0.96 (child)	0.02	<0.01
	BAAQMD Single-Source Threshold	***10***	***0.3***	***1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*

Figure 1. Locations of Project Construction Site, Off-Site Sensitive Receptors, and Maximum TAC Impact

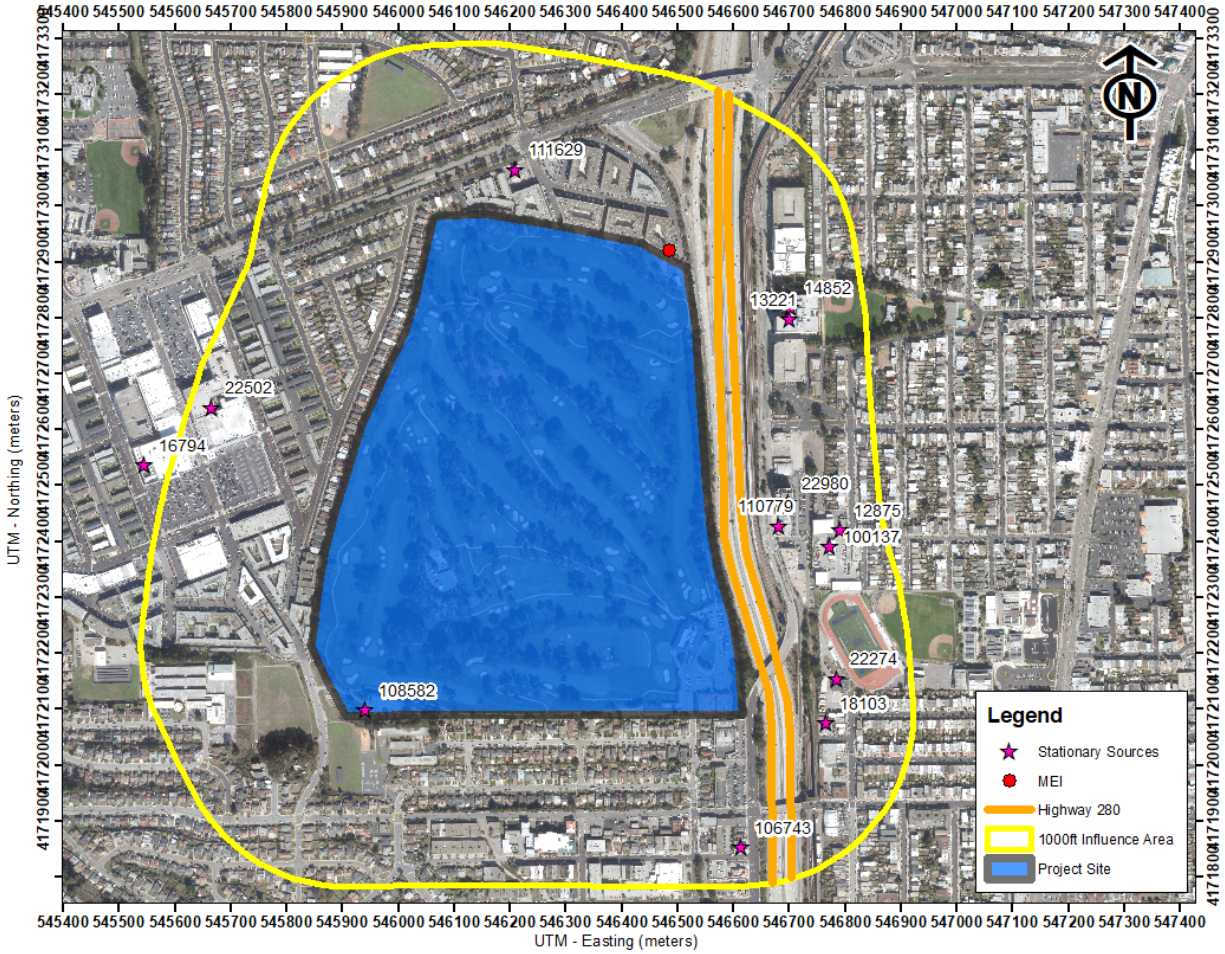


Cumulative Community Risks of all TAC Sources at the Offsite Project MEI

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 area and based on provided traffic information indicated that one roadway, Interstate 280 (I-280), within the influence area would have traffic exceeding 10,000 vehicles per day. A review of BAAQMD's stationary source geographic information systems (GIS) map tool identified thirteen stationary sources with the potential to affect the MEI. Figure 2 shows the location of the sources affecting the MEI. Community risk impacts from these sources upon the MEI reported in Table 6. 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 – I-280

The project MEI is approximate 250 feet west of Interstate 280 (I-280). Screening data reported by BAAQMD for highways was incorporated into this analysis. 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 EMFAC2014 data for fleet mix and include the OEHHA 2015 factor. These raster files were used to screen I-280 risks and hazards upon the MEI. The freeway screening level impacts are listed in Table 6 and included in Attachment 5. 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 freeway 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.

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,[12] which identifies the location of nearby stationary sources and their estimated risk and hazard impacts, including emissions and adjustments to account for new OEHHA guidance. Thirteen sources were identified using this tool with five sources being diesel generators, five sources being gas dispensing facilities, and three being other generic equipment. 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.[13]

The screening level risks and hazards provided by BAAQMD for the stationary sources were adjusted for distance using BAAQMD's *Distance Adjustment Multiplier Tool for Diesel Internal Combustion Engines, Gasoline Dispending Facilities, and Generic Equipment*. Community risk impacts from the stationary sources upon the MEI are reported in Table 6.

Summary of Cumulative Health Risk Impact at Construction MEI

Table 6 reports both the project and cumulative community risk impacts at the sensitive receptors most affected by construction (i.e., the MEI). The project would not have any exceedances with respect to health risk caused by project activities, since the maximum unmitigated cancer risk, $PM_{2.5}$ concentration, and HI do not exceed the BAAQMD single-source thresholds. In addition, the combined unmitigated cancer risk, $PM_{2.5}$ concentration, and HI do not exceed their cumulative-source thresholds.

[12] BAAQMD, https://baaqmd.maps.arcgis.com/apps/webappviewer/index.html?id=2387ae674013413f987b1071715daa65
[13] Correspondence with Matthew Hanson, Environmental Planner, BAAQMD, July 15, 2021.

Table 6. Cumulative Community Risk Impacts at the Location of the Project MEI

Source	Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Impacts			
Project Construction Unmitigated	4.16 (infant)	0.03	<0.01
BAAQMD Single-Source Threshold	***10***	***0.3***	***1.0***
Exceed Threshold? Unmitigated	*No*	*No*	*No*
Cumulative Sources			
I-280 BAAQMD Raster Data, MEI at 250 feet west	16.51	0.58	-
City of Daly City (Facility ID #12875, Generators), MEI at 1000+ feet	0.15	<0.01	<0.01
DB Real Estate Pacific Plaza Partners LP (Facility ID #13221, Generators), MEI at 850 feet	0.07	<0.01	<0.01
Genesys Telecommunications Laboratories Inc (Facility ID #14852, Generators), MEI at 800 feet	0.70	<0.01	<0.01
The Home Depot Store #1092 (Facility ID #16794, Generators), MEI at 1000+ feet	0.29	<0.01	<0.01
Vincent Agbayani c/o SCS Engineers (Facility ID #18103, Soil Vapor Extraction), MEI at 1000+ feet	0.10	-	<0.01
Jefferson Union High School District (Bus Garage) (Facility ID #22274, Generators) MEI at 1000+ feet	0.05	<0.01	<0.01
Safeway Inc #3031 (Facility ID #22502, Generator), MEI at 1000+ feet	<0.01	<0.01	<0.01
Junipero Serra Properties LLC (Facility ID #22980, Generator), MEI at 1000+ feet	<0.01	<0.01	<0.01
City of Daly City Corp Yard (Facility ID #100137, Gas Dispensing Facility), MEI at 1000+ feet	0.04	-	<0.01
Texaco (Facility ID #106743, Gas Dispensing Facility), MEI at 1000+ feet	0.20	-	<0.01
Lake Merced Country Club (Facility ID #108582), MEI at 1000+ feet	<0.01	-	<0.01
Store #58309 (Facility ID #110779, Gas Dispensing Facility), MEI at 1000+ feet	0.54	-	<0.01
Mayfair 76 (Facility ID #111629, Gas Dispensing Facility), MEI at 1000+ feet	0.67	-	<0.01
Combined Sources Unmitigated	<23.51	<0.68	<0.14
BAAQMD Cumulative Source Threshold	***100***	***0.8***	***10.0***
Exceed Threshold? Unmitigated	*No*	*No*	*No*

Supporting Documentation

Attachment 1 is the methodology used to compute community risk impacts, including the methods to compute lifetime cancer risk from exposure to project emissions.

Attachment 2 includes the CalEEMod output for project construction emissions. Also included are any modeling assumptions.

Attachment 3 includes the EMFAC2021 emissions modeling. The input files for these calculations are voluminous and are available upon request in digital format.

Attachment 4 is the construction health risk assessment. This includes the summary of the dispersion modeling and the cancer risk calculations for construction. AERMOD dispersion modeling files for this assessment, which are quite voluminous, are available upon request and would be provided in digital format

Attachment 5 includes the cumulative community risk calculations, modeling results, and health risk calculations from sources affecting the construction MEI and project site receptors.

Attachment 1: Health Risk Calculation Methodology

A health risk assessment (HRA) for exposure to Toxic Air Contaminates (TACs) requires the application of a risk characterization model to the results from the air dispersion model to estimate potential health risk at each sensitive receptor location. The State of California Office of Environmental Health Hazard Assessment (OEHHA) and California Air Resources Board (CARB) develop recommended methods for conducting health risk assessments. The most recent OEHHA risk assessment guidelines were published in February of 2015.[14] These guidelines incorporate substantial changes designed to provide for enhanced protection of children, as required by State law, compared to previous published risk assessment guidelines. CARB has provided additional guidance on implementing OEHHA's recommended methods.[15] This HRA used the 2015 OEHHA risk assessment guidelines and CARB guidance. The BAAQMD has adopted recommended procedures for applying the newest OEHHA guidelines as part of Regulation 2, Rule 5: New Source Review of Toxic Air Contaminants.[16] Exposure parameters from the OEHHA guidelines and the recent BAAQMD HRA Guidelines were used in this evaluation.

Cancer Risk

Potential increased cancer risk from inhalation of TACs is calculated based on the TAC concentration over the period of exposure, inhalation dose, the TAC cancer potency factor, and an age sensitivity factor to reflect the greater sensitivity of infants and children to cancer causing TACs. The inhalation dose depends on a person's breathing rate, exposure time and frequency and duration of exposure. These parameters vary depending on the age, or age range, of the persons being exposed and whether the exposure is considered to occur at a residential location or other sensitive receptor location.

The current OEHHA guidance recommends that cancer risk be calculated by age groups to account for different breathing rates and sensitivity to TACs. Specifically, they recommend evaluating risks for the third trimester of pregnancy to age zero, ages zero to less than two (infant exposure), ages two to less than 16 (child exposure), and ages 16 to 70 (adult exposure). Age sensitivity factors (ASFs) associated with the different types of exposure are an ASF of 10 for the third trimester and infant exposures, an ASF of 3 for a child exposure, and an ASF of 1 for an adult exposure. Also associated with each exposure type are different breathing rates, expressed as liters per kilogram of body weight per day (L/kg-day) or liters per kilogram of body weight per 8-hour period for the case of worker or school child exposures. As recommended by the BAAQMD for residential exposures, 95th percentile breathing rates are used for the third trimester and infant exposures, and 80th percentile breathing rates for child and adult exposures. For children at schools and daycare facilities, BAAQMD recommends using the 95th percentile 8-hour breathing rates. Additionally, CARB and the BAAQMD recommend the use of a residential exposure duration of

[14] OEHHA, 2015. *Air Toxics Hot Spots Program Risk Assessment Guidelines, The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments*. Office of Environmental Health Hazard Assessment. February.
[15] CARB, 2015. *Risk Management Guidance for Stationary Sources of Air Toxics*. July 23.
[16] BAAQMD, 2016. *BAAQMD Air Toxics NSR Program Health Risk Assessment (HRA) Guidelines*. December 2016.

30 years for sources with long-term emissions (e.g., roadways). For workers, assumed to be adults, a 25-year exposure period is recommended by the BAAQMD. For school children a 9-year exposure period is recommended by the BAAQMD.

Under previous OEHHA and BAAQMD HRA guidance, residential receptors are assumed to be at their home 24 hours a day, or 100 percent of the time. In the 2015 Risk Assessment Guidance, OEHHA includes adjustments to exposure duration to account for the fraction of time at home (FAH), which can be less than 100 percent of the time, based on updated population and activity statistics. The FAH factors are age-specific and are: 0.85 for third trimester of pregnancy to less than 2 years old, 0.72 for ages 2 to less than 16 years, and 0.73 for ages 16 to 70 years. Use of the FAH factors is allowed by the BAAQMD if there are no schools in the project vicinity have a cancer risk of one in a million or greater assuming 100 percent exposure (FAH = 1.0).

Functionally, cancer risk is calculated using the following parameters and formulas:

Cancer Risk (per million) = $CPF \times Inhalation\ Dose \times ASF \times ED/AT \times FAH \times 10^6$

Where:

CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = $C_{air} \times DBR^* \times A \times (EF/365) \times 10^{-6}$

Where:

C_{air} = concentration in air ($\mu g/m^3$)
DBR = daily breathing rate (L/kg body weight-day)
8HrBR = 8-hour breathing rate (L/kg body weight-8 hours)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

The health risk parameters used in this evaluation are summarized as follows:

Parameter	*Exposure Type* →	Infant		Child	Adult
	Age Range →	3rd Trimester	0<2	2 < 16	16 - 30
DPM Cancer Potency Factor $(mg/kg\text{-}day)^{-1}$		1.10E+00	1.10E+00	1.10E+00	1.10E+00
Daily Breathing Rate (L/kg-day) 80th Percentile Rate		273	758	572	261
Daily Breathing Rate (L/kg-day) 95th Percentile Rate		361	1,090	745	335
8-hour Breathing Rate (L/kg-8 hours) 95th Percentile Rate		-	1,200	520	240
Inhalation Absorption Factor		1	1	1	1
Averaging Time (years)		70	70	70	70
Exposure Duration (years)		0.25	2	14	14*
Exposure Frequency (days/year)		350	350	350	350*
Age Sensitivity Factor		10	10	3	1
Fraction of Time at Home (FAH)		0.85-1.0	0.85-1.0	0.72-1.0	0.73*
* An 8-hour breathing rate (8HrBR) is used for worker and school child exposures.					

Non-Cancer Hazards

Non-cancer health risk is usually determined by comparing the predicted level of exposure to a chemical to the level of exposure that is not expected to cause any adverse effects (reference exposure level), even to the most susceptible people. Potential non-cancer health hazards from TAC exposure are expressed in terms of a hazard index (HI), which is the ratio of the TAC concentration to a reference exposure level (REL). OEHHA has defined acceptable concentration levels for contaminants that pose non-cancer health hazards. TAC concentrations below the REL are not expected to cause adverse health impacts, even for sensitive individuals. The total HI is calculated as the sum of the HIs for each TAC evaluated and the total HI is compared to the BAAQMD significance thresholds to determine whether a significant non-cancer health impact from a project would occur.

Typically, for residential projects located near roadways with substantial TAC emissions, the primary TAC of concern with non-cancer health effects is diesel particulate matter (DPM). For DPM, the chronic inhalation REL is 5 micrograms per cubic meter ($\mu g/m^3$).

Annual $PM_{2.5}$ Concentrations

While not a TAC, fine particulate matter ($PM_{2.5}$) has been identified by the BAAQMD as a pollutant with potential non-cancer health effects that should be included when evaluating potential community health impacts under the California Environmental Quality Act (CEQA). The thresholds of significance for $PM_{2.5}$ (project level and cumulative) are in terms of an increase in the annual average concentration. When considering $PM_{2.5}$ impacts, the contribution from all sources of $PM_{2.5}$ emissions should be included. For projects with potential impacts from nearby local roadways, the $PM_{2.5}$ impacts should include those from vehicle exhaust emissions, $PM_{2.5}$ generated from vehicle tire and brake wear, and fugitive emissions from re-suspended dust on the roads.

Attachment 2: CalEEMod Modeling Inputs and Outputs

Air Quality/Noise Construction Information Data Request

Project Name: Lake Merced Golf Club Restoration Project

See Equipment Type TAB for type, horsepower and load factor

Project Size	0	Dwelling Units	40	total project acres disturbed	
	0	s.f. residential	50	total project acres	Pile Driving? No
	0	s.f. retail			
	0	s.f. office/commercial			Project include OPERATIONAL GENERATOR OR FIRE PUMP on-site? Y/N? No
	0	s.f. other, specify:			IF YES (if BOTH separate values) --> N/A
	0	s.f. parking garage	0	spaces	Kilowatts/Horsepower: N/A
	0	s.f. parking lot	0	spaces	Fuel Type: N/A
Construction Hours	8.00	am to	5.00	pm	

Quantity	Description	HP	Load Factor	Hours/day	Total Work Days	Avg. Hours per day	HP Annual Hours	Comments
	Demolition	**Start Date:**	**N/A**	**Total phase:**				**Overall Import/Export Volumes**
		End Date:	**N/A**					
0	Concrete/Industrial Saws	0	0	8.0	0.0	0.0	0.0	**Demolition Volume**
0	Excavators	0	0	8.0	0.0	0.0	0.0	Square footage of buildings to be demolished
0	Rubber-Tired Dozers	0	0	8.0	0.0	0.0	0.0	(*or* total tons to be hauled
0	Tractors/Loaders/Backhoes	0	0	8.0	0.0	0.0	0.0	_ square feet or ___ tons
	Site Preparation	**Start Date:**	**N/A**	**Total phase:**				We're a golf course. Site prep is grading. See next section
		End Date:	**N/A**					
0	Graders	0	0.41	8.0	0.0	0.0	0.0	Not used for this project
0	Rubber Tired Dozers	0	0.4	8.0	0.0	0.0	0.0	Not used for this project
0	Tractors/Loaders/Backhoes	0	0.37	8.0	0.0	0.0	0.0	Not used for this project
	Grading / Excavation	**Start Date:**	**11/1/2021**	**Total phase:**	**226**			
		End Date:	**6/15/2022**					**Soil Hauling Volume**
3	Excavators	158	0.38	8.0	113	3.5	1192.4	Export volume = 0
3	Graders	187	0.41	8.0	181	5.6	3059.4	Import volume = 10,500 cy
0	Rubber Tired Dozers	247	0.4	8.0	226	7.0	0.0	Not used for this project
0	Concrete/Industrial Saws	81	0.73	8.0	0	0.0	0.0	Not used for this project
5	Tractors/Loaders/Backhoes	120	0.37	8.0	181	5.6	5099.0	
1	Soil Stablizer/Specialty Grader	650	0.41	8.0	181	5.6	1019.8	
	Trenching/Foundation	**Start Date:**	**10/1/2021**	**Total phase:**	**165**			
		End Date:	**3/15/2022**					
2	Tractor/Loader/Backhoe	88	0.37	8.0	33.0	1.0	67.8	This is for irrigation trenching only.
0	Excavators	0	0.38	8.0	0.0	0.0	0.0	Coverage and backfill with grading/excavation work
	Building - Exterior	**Start Date:**	**10/1/2021**	**Total phase:**	**257**			**Cement Trucks? 100 Total Round-Trips**
		End Date:	**6/15/2022**					
0	Cranes	0	0	8.0	0.0	0.0	0.0	Electric? (Y/N) No - N/A
0	Forklifts	0	0	8.0	0.0	0.0	0.0	Liquid Propane (LPG)? (Y/N) No - N/A
2	Generator Sets	5	0.74	9.5	4.0	0.1	1.2	Or temporary line power? (Y/N) No - Small local gens for two job site trailers only
0	Tractors/Loaders/Backhoes	0	0.37	8.0	0.0	0.0	0.0	
0	Welders	0	0	8.0	0.0	0.0	0.0	
Building - Interior/Architectural Coating		**Start Date:**	**10/1/2021**	**Total phase:**	**257**			Not used for this project
		End Date:	**6/15/2022**					
0	Air Compressors	0	0.48	8.0	0.0	0.0	0.0	
0	Aerial Lift	0	0.31	8.0	0.0	0.0	0.0	
	Paving	**Start Date:**	**10/1/2021**	**Total phase:**	**35**			Days are scattered throught the schedule and are non-continuous. Cart path reconstruction only.
		Start Date:	**6/15/2022**					
1	Cement and Mortar Mixers	9	0.56	4	35	0.5	19.1	Floated/trowled concrete for new cart paths only. No foundation work.
0	Pavers	0	0.42	0	0	0.0	0.0	
0	Paving Equipment	0	0.36	0	0	0.0	0.0	
0	Rollers	0	0.38	0	0	0.0	0.0	
0	Tractors/Loaders/Backhoes	0	0.37	0	0	0.0	0.0	
	All Phases	**Start Date:**	**10/1/2021**	**Total phase:**	**257**		**10458.7**	
		Start Date:	**6/15/2022**					

Construction Criteria Air Pollutants						
Unmitigated	ROG	NOX	PM10 Exhaust	PM2.5 Exhaust	**CO2e**	
Year	Tons				MT	
Construction Equipment						
2021 & 2022	0.315	2.9347	0.1176	0.1099	517.97	
EMFAC						
2021 & 2022	0.12	1.19	0.06	0.03	616.59	
Total Construction Emissions by Year						
2021 & 2022	0.43	4.13	0.18	0.14	1134.57	
	Total Construction Emissions					
Tons	0.43	4.13	0.18	0.14	1134.57	
Pounds/Workdays	*Average Daily Emissions*				Workdays	
2021 & 2022	3.37	31.99	1.41	1.11		**258**
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**		

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

21-089 Lake Merced Golf Club

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Golf Course	50.00	Acre	50.00	2,178,000.00	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					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Building square footage estimated on Google Earth. Golf course acreage provided by applicant.

Construction Phase - Phase dates provided by applicant

Off-road Equipment - All equipment provided by applicant.

Off-road Equipment - All equipment provided by applicant.

Off-road Equipment - All equipment provided by applicant.

Off-road Equipment - All equipment provided by applicant.

Grading - Default acreage. Material Import provided by applicant

Trips and VMT - All trips entered into EMFAC2021

Construction Off-road Equipment Mitigation - All equipment t4i

Table Name	Column Name	Default Value	New Value

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tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
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
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tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstructionPhase	NumDays	740.00	258.00
tblConstructionPhase	NumDays	75.00	227.00
tblConstructionPhase	NumDays	55.00	258.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	PhaseEndDate	8/7/2025	3/15/2022
tblConstructionPhase	PhaseEndDate	3/6/2025	6/15/2022
tblConstructionPhase	PhaseEndDate	5/5/2022	6/15/2022

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tblConstructionPhase	PhaseEndDate	5/22/2025	6/15/2022
tblConstructionPhase	PhaseStartDate	5/23/2025	10/1/2021
tblConstructionPhase	PhaseStartDate	5/6/2022	10/1/2021
tblConstructionPhase	PhaseStartDate	1/21/2022	11/1/2021
tblConstructionPhase	PhaseStartDate	3/7/2025	10/1/2021
tblGrading	MaterialImported	0.00	10,500.00
tblOffRoadEquipment	HorsePower	187.00	650.00
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	OffRoadEquipmentType	Air Compressors	Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	8.00	5.60
tblOffRoadEquipment	UsageHours	8.00	3.50
tblOffRoadEquipment	UsageHours	8.00	0.10
tblOffRoadEquipment	UsageHours	8.00	5.60
tblOffRoadEquipment	UsageHours	8.00	5.60

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tblTripsAndVMT	HaulingTripNumber	1,313.00	0.00
tblTripsAndVMT	VendorTripNumber	357.00	0.00
tblTripsAndVMT	WorkerTripNumber	30.00	0.00
tblTripsAndVMT	WorkerTripNumber	915.00	0.00
tblTripsAndVMT	WorkerTripNumber	3.00	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	0.0913	0.8759	0.6376	1.5100e-003	0.1691	0.0361	0.2052	0.0183	0.0337	0.0520	0.0000	140.2339	140.2339	0.0309	0.0000	141.0057
2022	0.2237	2.0588	1.6588	4.0300e-003	0.1691	0.0815	0.2506	0.0183	0.0762	0.0945	0.0000	374.9205	374.9205	0.0818	0.0000	376.9652
Maximum	**0.2237**	**2.0588**	**1.6588**	**4.0300e-003**	**0.1691**	**0.0815**	**0.2506**	**0.0183**	**0.0762**	**0.0945**	**0.0000**	**374.9205**	**374.9205**	**0.0818**	**0.0000**	**376.9652**

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

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Year	tons/yr										MT/yr					
2021	0.0259	0.4951	0.9244	1.5100e-003	0.0761	2.4400e-003	0.0785	8.2300e-003	2.4400e-003	0.0107	0.0000	140.2337	140.2337	0.0309	0.0000	141.0055
2022	0.0687	1.3152	2.4600	4.0300e-003	0.0761	6.5300e-003	0.0826	8.2300e-003	6.5300e-003	0.0148	0.0000	374.9201	374.9201	0.0818	0.0000	376.9648
Maximum	**0.0687**	**1.3152**	**2.4600**	**4.0300e-003**	**0.0761**	**6.5300e-003**	**0.0826**	**8.2300e-003**	**6.5300e-003**	**0.0148**	**0.0000**	**374.9201**	**374.9201**	**0.0818**	**0.0000**	**376.9648**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**69.96**	**38.31**	**-47.38**	**0.00**	**55.00**	**92.37**	**64.64**	**55.00**	**91.84**	**82.64**	**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	10-1-2021	12-31-2021	0.9672	0.5210
2	1-1-2022	3-31-2022	1.2452	0.7563
3	4-1-2022	6-30-2022	1.0372	0.6276
		Highest	1.2452	0.7563

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	0.1853	0.0000	4.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.9000e-004	8.9000e-004	0.0000	0.0000	9.5000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0664	0.0600	0.5965	1.1600e-003	0.1239	7.9000e-004	0.1247	0.0331	7.4000e-004	0.0338	0.0000	106.8841	106.8841	7.9800e-003	5.1200e-003	108.6089

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Waste						0.0000	0.0000		0.0000	0.0000	9.4391	0.0000	9.4391	0.5578	0.0000	23.3849
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.2517**	**0.0600**	**0.5970**	**1.1600e-003**	**0.1239**	**7.9000e-004**	**0.1247**	**0.0331**	**7.4000e-004**	**0.0338**	**9.4391**	**106.8850**	**116.3241**	**0.5658**	**5.1200e-003**	**131.9948**

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	0.1853	0.0000	4.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.9000e-004	8.9000e-004	0.0000	0.0000	9.5000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0664	0.0600	0.5965	1.1600e-003	0.1239	7.9000e-004	0.1247	0.0331	7.4000e-004	0.0338	0.0000	106.8841	106.8841	7.9800e-003	5.1200e-003	108.6089
Waste						0.0000	0.0000		0.0000	0.0000	9.4391	0.0000	9.4391	0.5578	0.0000	23.3849
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.2517**	**0.0600**	**0.5970**	**1.1600e-003**	**0.1239**	**7.9000e-004**	**0.1247**	**0.0331**	**7.4000e-004**	**0.0338**	**9.4391**	**106.8850**	**116.3241**	**0.5658**	**5.1200e-003**	**131.9948**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	11/1/2021	6/15/2022	7	227	
2	Building Construction	Building Construction	10/1/2021	6/15/2022	7	258	
3	Paving	Paving	10/1/2021	6/15/2022	7	258	
4	Trenching	Trenching	10/1/2021	3/15/2022	7	166	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 317.8

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating –

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Trenching	Tractors/Loaders/Backhoes	2	1.00	97	0.37
Grading	Graders	1	5.60	650	0.41
Building Construction	Cranes	0	7.00	231	0.29
Paving	Cement and Mortar Mixers	1	0.50	9	0.56
Grading	Excavators	3	3.50	158	0.38
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	2	0.10	84	0.74
Grading	Graders	3	5.60	187	0.41
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	0	8.00	132	0.36
Paving	Rollers	0	8.00	80	0.38
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Scrapers	0	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37

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Grading	Tractors/Loaders/Backhoes	5	5.60	97	0.37
Building Construction	Welders	0	8.00	46	0.45

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
Grading	12	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	2	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	1	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

3.2 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					0.1691	0.0000	0.1691	0.0183	0.0000	0.0183	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0886	0.8495	0.6066	1.4600e-003		0.0346	0.0346		0.0323	0.0323	0.0000	136.3257	136.3257	0.0298	0.0000	137.0711
Total	**0.0886**	**0.8495**	**0.6066**	**1.4600e-003**	**0.1691**	**0.0346**	**0.2037**	**0.0183**	**0.0323**	**0.0506**	**0.0000**	**136.3257**	**136.3257**	**0.0298**	**0.0000**	**137.0711**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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					0.0761	0.0000	0.0761	8.2300e-003	0.0000	8.2300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0249	0.4769	0.8930	1.4600e-003		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003	0.0000	136.3255	136.3255	0.0298	0.0000	137.0709
Total	**0.0249**	**0.4769**	**0.8930**	**1.4600e-003**	**0.0761**	**2.3800e-003**	**0.0785**	**8.2300e-003**	**2.3800e-003**	**0.0106**	**0.0000**	**136.3255**	**136.3255**	**0.0298**	**0.0000**	**137.0709**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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**

3.2 Grading - 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					
Fugitive Dust					0.1691	0.0000	0.1691	0.0183	0.0000	0.0183	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2212	2.0353	1.6290	3.9900e-003		0.0803	0.0803		0.0751	0.0751	0.0000	370.9924	370.9924	0.0809	0.0000	373.0147
Total	**0.2212**	**2.0353**	**1.6290**	**3.9900e-003**	**0.1691**	**0.0803**	**0.2494**	**0.0183**	**0.0751**	**0.0934**	**0.0000**	**370.9924**	**370.9924**	**0.0809**	**0.0000**	**373.0147**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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					0.0761	0.0000	0.0761	8.2300e-003	0.0000	8.2300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0679	1.2979	2.4300	3.9900e-003		6.4600e-003	6.4600e-003		6.4600e-003	6.4600e-003	0.0000	370.9919	370.9919	0.0809	0.0000	373.0143
Total	**0.0679**	**1.2979**	**2.4300**	**3.9900e-003**	**0.0761**	**6.4600e-003**	**0.0826**	**8.2300e-003**	**6.4600e-003**	**0.0147**	**0.0000**	**370.9919**	**370.9919**	**0.0809**	**0.0000**	**373.0143**

Mitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	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 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	4.1000e-004	3.6400e-003	4.2400e-003	1.0000e-005		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.6500	0.6500	3.0000e-005	0.0000	0.6508
Total	**4.1000e-004**	**3.6400e-003**	**4.2400e-003**	**1.0000e-005**		**1.9000e-004**	**1.9000e-004**		**1.9000e-004**	**1.9000e-004**	**0.0000**	**0.6500**	**0.6500**	**3.0000e-005**	**0.0000**	**0.6508**

Unmitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.4000e-004	2.7000e-003	4.6600e-003	1.0000e-005		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.6500	0.6500	3.0000e-005	0.0000	0.6508
Total	**1.4000e-004**	**2.7000e-003**	**4.6600e-003**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**0.6500**	**0.6500**	**3.0000e-005**	**0.0000**	**0.6508**

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**

3.3 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	6.8000e-004	6.0800e-003	7.6300e-003	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004	0.0000	1.1728	1.1728	6.0000e-005	0.0000	1.1742
Total	**6.8000e-004**	**6.0800e-003**	**7.6300e-003**	**1.0000e-005**		**3.0000e-004**	**3.0000e-004**		**3.0000e-004**	**3.0000e-004**	**0.0000**	**1.1728**	**1.1728**	**6.0000e-005**	**0.0000**	**1.1742**

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					

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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	2.5000e-004	4.8700e-003	8.4200e-003	1.0000e-005		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	1.1728	1.1728	6.0000e-005	0.0000	1.1742
Total	**2.5000e-004**	**4.8700e-003**	**8.4200e-003**	**1.0000e-005**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**1.1728**	**1.1728**	**6.0000e-005**	**0.0000**	**1.1742**

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

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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 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	1.7000e-004	1.0600e-003	8.9000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.1318	0.1318	1.0000e-005	0.0000	0.1321
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.7000e-004**	**1.0600e-003**	**8.9000e-004**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.1318**	**0.1318**	**1.0000e-005**	**0.0000**	**0.1321**

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

21-089 Lake Merced Golf Club - San Mateo County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.1318	0.1318	1.0000e-005	0.0000	0.1321
Paving	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**	**0.1318**	**0.1318**	**1.0000e-005**	**0.0000**	**0.1321**

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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 Paving - 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	3.0000e-004	1.9100e-003	1.6000e-003	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	0.2377	0.2377	2.0000e-005	0.0000	0.2384
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.0000e-004**	**1.9100e-003**	**1.6000e-003**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**	**0.0000**	**0.2377**	**0.2377**	**2.0000e-005**	**0.0000**	**0.2384**

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.2377	0.2377	2.0000e-005	0.0000	0.2384
Paving	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**	**0.2377**	**0.2377**	**2.0000e-005**	**0.0000**	**0.2384**

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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 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	2.1400e-003	0.0217	0.0259	4.0000e-005		1.2800e-003	1.2800e-003		1.1800e-003	1.1800e-003	0.0000	3.1265	3.1265	1.0100e-003	0.0000	3.1517
Total	**2.1400e-003**	**0.0217**	**0.0259**	**4.0000e-005**		**1.2800e-003**	**1.2800e-003**		**1.1800e-003**	**1.1800e-003**	**0.0000**	**3.1265**	**3.1265**	**1.0100e-003**	**0.0000**	**3.1517**

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	8.0000e-004	0.0155	0.0268	4.0000e-005		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	3.1265	3.1265	1.0100e-003	0.0000	3.1517
Total	**8.0000e-004**	**0.0155**	**0.0268**	**4.0000e-005**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**	**0.0000**	**3.1265**	**3.1265**	**1.0100e-003**	**0.0000**	**3.1517**

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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 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	1.5200e-003	0.0154	0.0206	3.0000e-005		8.3000e-004	8.3000e-004		7.6000e-004	7.6000e-004	0.0000	2.5176	2.5176	8.1000e-004	0.0000	2.5379
Total	**1.5200e-003**	**0.0154**	**0.0206**	**3.0000e-005**		**8.3000e-004**	**8.3000e-004**		**7.6000e-004**	**7.6000e-004**	**0.0000**	**2.5176**	**2.5176**	**8.1000e-004**	**0.0000**	**2.5379**

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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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	6.4000e-004	0.0125	0.0216	3.0000e-005		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	2.5176	2.5176	8.1000e-004	0.0000	2.5379
Total	**6.4000e-004**	**0.0125**	**0.0216**	**3.0000e-005**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**	**0.0000**	**2.5176**	**2.5176**	**8.1000e-004**	**0.0000**	**2.5379**

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**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0664	0.0600	0.5965	1.1600e-003	0.1239	7.9000e-004	0.1247	0.0331	7.4000e-004	0.0338	0.0000	106.8841	106.8841	7.9800e-003	5.1200e-003	108.6089
Unmitigated	0.0664	0.0600	0.5965	1.1600e-003	0.1239	7.9000e-004	0.1247	0.0331	7.4000e-004	0.0338	0.0000	106.8841	106.8841	7.9800e-003	5.1200e-003	108.6089

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Golf Course	187.00	187.00	187.00	337,961	337,961
Total	187.00	187.00	187.00	337,961	337,961

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Golf Course	9.50	7.30	7.30	33.00	48.00	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Golf Course	0.482872	0.070961	0.228579	0.141538	0.024887	0.006036	0.009864	0.002180	0.001505	0.000612	0.027990	0.000437	0.002540

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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					
Golf Course	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

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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**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Golf Course	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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

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Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

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	0.1853	0.0000	4.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.9000e-004	8.9000e-004	0.0000	0.0000	9.5000e-004
Unmitigated	0.1853	0.0000	4.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.9000e-004	8.9000e-004	0.0000	0.0000	9.5000e-004

6.2 Area by SubCategory

Date: 7/6/2021 10:00 AM

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0195					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1658					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	4.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.9000e-004	8.9000e-004	0.0000	0.0000	9.5000e-004
Total	**0.1853**	**0.0000**	**4.6000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**8.9000e-004**	**8.9000e-004**	**0.0000**	**0.0000**	**9.5000e-004**

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	0.0195					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1658					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	4.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.9000e-004	8.9000e-004	0.0000	0.0000	9.5000e-004
Total	**0.1853**	**0.0000**	**4.6000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**8.9000e-004**	**8.9000e-004**	**0.0000**	**0.0000**	**9.5000e-004**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	0 / 59.5741	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

21-089 Lake Merced Golf Club - San Mateo County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	0 / 59.5741	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	9.4391	0.5578	0.0000	23.3849
Unmitigated	9.4391	0.5578	0.0000	23.3849

8.2 Waste by Land Use

Unmitigated

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	46.5	9.4391	0.5578	0.0000	23.3849
Total		**9.4391**	**0.5578**	**0.0000**	**23.3849**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	46.5	9.4391	0.5578	0.0000	23.3849
Total		**9.4391**	**0.5578**	**0.0000**	**23.3849**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Attachment 3: EMFAC2021 Calculations

Summary of Construction Traffic Emissions (EMFAC2021)

Pollutants YEAR	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	NBio- CO2
					Tons						*Metric Tons*
Criteria Pollutants											
2021 & 2022	0.1194	1.1914	1.3471	0.0061	0.3447	0.0648	0.4095	0.0519	0.0338	0.0857	616.5942
Toxic Air Contaminants (1 Mile Trip Length)											
2021 & 2022	0.0855	0.3460	0.4963	0.0009	0.0345	0.0076	0.0421	0.0052	0.0040	0.0092	101.5495

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*
Grading	30	0	6810	0	1312	10.8	7.3	20	LD_Mix	HDT_Mix	HHDT	73548	0	26240
Trenching/Foundation	5	0	1290	0	0	10.8	7.3	7.3	LD_Mix	HDT_Mix	HHDT	13932	0	0
Paving	3	0	498	0	0	10.8	7.3	7.3	LD_Mix	HDT_Mix	HHDT	5378.4	0	0
Building Construction	915	357	236070	92106	200	10.8	7.3	20	LD_Mix	HDT_Mix	HHDT	2549556	672373.8	4000

Number of Days Per Year					
2021 & 2022	10/1/21	6/15/22	258	258	
			258	**258**	***Total Workdays***

Phase	Start Date	End Date	Days/Week	Workdays
Grading	11/1/2021	6/15/2022	7	227
Trenching/Foundation	10/1/2021	3/15/2022	7	258
Paving	10/1/2021	6/15/2022	7	166
Building Construction	10/1/2021	6/15/2022	7	258

Source: EMFAC2021 (v1.0.1) Emission Rates
Region Type: County
Region: San Mateo
Calendar Year: 2021
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for CVMT and EVMT, trips/day for Trips, kWh/day for Energy Consumption, g/mile for RUNEX, PMBW and PMTW, g/trip for STREX, HOTSOAK and RUNLOSS, g/vehicle/day for IDLEX and DIURN

Region	Calendar Y	Vehicle Cat	Model Yea	Speed	Fuel	Population	Total VMT	CVMT	EVMT	Trips	Energy Con	NOx_RUNEX	NOx_IDLEX	NOx_STREX	PM2.5_RU	PM2.5_IDL	PM2.5_STR	PM2.5_PM	PM2.5_PM	PM10_RUN	PM10_IDLE	PM10_STR	PM10_PM	PM10_PMI	CO2_RUNEX	CO2_IDLEX	CO2_STREX	CH4_RUNEX	CH4_IDLEX	CH4_STREX	N2O_RUNEX	N2O_IDLEX	N2O_STREX	ROG_RUNI	ROG_IDLEX	ROG_STREX	ROG_HOTS	ROG_RUNI	ROG_DIUR	TOG_RUNEX	TOG_IDLEX	TOG_STREX	TOG_HOTS	TOG_RUNI	TOG_DIUR	NH3_RUNEX	CO_RUNEX	CO_IDLEX	CO_STREX	SOx_RUNE	SOx_IDLEX	SOx_STREX
San Mateo	2021	HHDT	Aggregate	Aggregate	Gasoline	4.207884	613.6717	613.6717	0	84.19134	0	4.436662	0	0.002433	0.00151	0	0.001045	0.005	0.031406	0.001642	0	0.001136	0.02	0.089731	2299.013	0	56.98497	0.124645	0	0.000103	0.155124	0	0.000117	0.658515	0	0.000561	0.054829	0.464688	3.997452	0.560904	0	0.000614	0.054829	0.464688	3.997452	0.045	34.33135	0	7.020294	0.022728	0	0.000563
San Mateo	2021	HHDT	Aggregate	Aggregate	Diesel	1273.437	1181013.1	1181013.1	0	13607.24	0	3.732924	50.88695	2.381917	0.034114	0.056651	0	0.008612	0.031969	0.035657	0.059213	0	0.034446	0.091341	1890.966	8489.419	0	0.002556	0.153718	0	0.297923	1.337511	0	0.050037	3.309512	0	0	0	0	0.062655	3.767628	0	0	0	0	0.179969	0.210491	41.80389	0	0.017906	0.08039	0
San Mateo	2021	HHDT	Aggregate	Aggregate	Natural Ga	133.5359	9165.577	9165.577	0	873.9044	0	2.035351	10.72714	0	0.002215	0.01069	0	0.009	0.058752	0.002409	0.011627	0	0.036	0.167862	1586.708	8367.673	0	3.952499	26.44215	0	0.323461	1.705805	0	0.097313	0.453154	0	0	0	0	4.080345	27.072	0	0	0	0	0.736301	19.17523	69.04387	0	0	0	0
San Mateo	2021	LDA	Aggregate	Aggregate	Gasoline	239608.2	8252409	8252409	0	1125641	0	0.054518	0	0.292828	0.001305	0	0.002208	0.002	0.002348	0.001419	0	0.002401	0.008	0.006708	287.6533	0	73.81832	0.002897	0	0.08293	0.005317	0	0.034758	0.011736	0	0.398765	0.095248	0.240405	1.415863	0.017121	0	0.436594	0.095248	0.240405	1.415863	0.033699	0.785925	0	3.878914	0.002844	0	0.00073
San Mateo	2021	LDA	Aggregate	Aggregate	Diesel	941.4148	25369.15	25369.15	0	4047.449	0	0.268604	0	0	0.017514	0	0	0	0.002	0.002383	0.018305	0	0	0.008	0.006809	238.5185	0	0	0.001377	0	0	0.037579	0	0	0.029642	0	0	0	0	0	0.033746	0	0	0	0	0	0.0031	0.34418	0	0	0.00226	0	0
San Mateo	2021	LDA	Aggregate	Aggregate	Electricity	12690.09	499254.3	0	499254.3	63693.55	192753.4	0	0	0	0	0	0	0	0.002	0.001528	0	0	0	0.008	0.004367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
San Mateo	2021	LDA	Aggregate	Aggregate	Plug-in Hyb	5477.722	227736.6	120267.2	107469.3	22650.38	32458.94	0.003393	0	0.117199	0.000739	0	0.00234	0.002	0.001303	0.000804	0	0.002545	0.008	0.003724	142.4642	0	67.44209	0.000448	0	0.04321	0.00061	0	0.021046	0.001426	0	0.176635	0.036516	0.03268	0.414855	0.002081	0	0.193393	0.036516	0.03268	0.414855	0.020363	0.212593	0	1.37819	0.001408	0	0.000667
San Mateo	2021	LDT1	Aggregate	Aggregate	Gasoline	23746.16	742816.9	742816.9	0	107382	0	0.156937	0	0.429531	0.001957	0	0.003025	0.002	0.002849	0.002128	0	0.003289	0.008	0.008141	337.9933	0	90.51889	0.007332	0	0.119765	0.010787	0	0.040634	0.033288	0	0.632942	0.172041	0.497994	2.636101	0.048525	0	0.692987	0.172041	0.497994	2.636101	0.035966	1.547036	0	6.236896	0.003341	0	0.000895
San Mateo	2021	LDT1	Aggregate	Aggregate	Diesel	9.390574	139.7116	139.7116	0	28.19453	0	1.703109	0	0	0.243327	0	0	0	0.002	0.003347	0.254329	0	0	0.008	0.009563	418.7202	0	0	0.015006	0	0	0.06597	0	0	0.323065	0	0	0	0	0	0.367789	0	0	0	0	0	0.0031	1.724838	0	0	0.003968	0	0
San Mateo	2021	LDT1	Aggregate	Aggregate	Electricity	53.93838	1739.936	0	1739.936	254.3673	671.7589	0	0	0	0	0	0	0	0.002	0.00154	0	0	0	0.008	0.0044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
San Mateo	2021	LDT1	Aggregate	Aggregate	Plug-in Hyb	8.529428	391.5695	199.1601	192.4094	35.26919	58.11338	0.003268	0	0.117199	0.000485	0	0.001617	0.002	0.001308	0.000528	0	0.001758	0.008	0.003736	137.2097	0	74.69433	0.000435	0	0.043548	0.000596	0	0.021361	0.001373	0	0.176635	0.026524	0.025627	0.322023	0.002004	0	0.193393	0.026524	0.025627	0.322023	0.021362	0.204752	0	1.37819	0.001356	0	0.000738
San Mateo	2021	LDT2	Aggregate	Aggregate	Gasoline	118246.2	4244631	4244631	0	565277	0	0.07403	0	0.360529	0.001355	0	0.002139	0.002	0.002723	0.001474	0	0.002327	0.008	0.007781	354.1476	0	90.81599	0.002984	0	0.088065	0.006068	0	0.038667	0.011902	0	0.414494	0.073887	0.184866	1.141401	0.017361	0	0.453818	0.073887	0.184866	1.141401	0.035788	0.817327	0	4.018536	0.003501	0	0.000898
San Mateo	2021	LDT2	Aggregate	Aggregate	Diesel	453.4927	16522.16	16522.16	0	2190.085	0	0.053149	0	0	0.00549	0	0	0	0.002	0.002739	0.005738	0	0	0.008	0.007827	325.4957	0	0	0.000647	0	0	0.051282	0	0	0.013925	0	0	0	0	0	0.015853	0	0	0	0	0	0.0031	0.128498	0	0	0.003084	0	0
San Mateo	2021	LDT2	Aggregate	Aggregate	Electricity	200.2644	6866.192	0	6866.192	1033.913	2650.917	0	0	0	0	0	0	0	0.002	0.001523	0	0	0	0.008	0.004351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
San Mateo	2021	LDT2	Aggregate	Aggregate	Plug-in Hyb	607.4894	27118.23	13380	13738.23	2511.969	3968.138	0.003312	0	0.117199	0.000636	0	0.002095	0.002	0.001306	0.000692	0	0.002278	0.008	0.003731	139.0711	0	80.82649	0.00044	0	0.04347	0.000602	0	0.021288	0.001392	0	0.176635	0.027382	0.026654	0.339534	0.002031	0	0.193393	0.027382	0.026654	0.339534	0.021601	0.20753	0	1.37819	0.001375	0	0.000799
San Mateo	2021	LHDT1	Aggregate	Aggregate	Gasoline	9465.666	3660403.8	3660040.8	0	141024.3	0	0.175099	0.038183	0.660195	0.001543	0	0.000311	0.002	0.0273	0.001678	0	0.000338	0.008	0.078	895.4226	120.6599	27.34028	0.008539	0.119408	0.034629	0.009899	0.003154	0.053741	0.042189	0.437509	0.17117	0.043552	0.228457	2.295822	0.061562	0.638412	0.18741	0.043552	0.228457	2.295822	0.044911	1.149099	3.755042	3.242689	0.008852	0.001193	0.00027
San Mateo	2021	LHDT1	Aggregate	Aggregate	Diesel	3684.573	145257.9	145257.9	0	46347.29	0	1.900842	2.131301	0	0.037633	0.027441	0	0.003	0.0273	0.039335	0.028681	0	0.012	0.078	643.9501	134.6082	0	0.008594	0.005098	0	0.101455	0.021208	0	0.185022	0.10976	0	0	0	0	0.210635	0.124954	0	0	0	0	0.162462	0.51711	0.909745	0	0.006102	0.001275	0
San Mateo	2021	LHDT2	Aggregate	Aggregate	Gasoline	1104.281	40124.64	40124.64	0	16452.14	0	0.207499	0.038307	0.671369	0.001529	0	0.000291	0.002	0.03185	0.001663	0	0.000317	0.008	0.091	1012.936	140.1336	26.15001	0.008477	0.118632	0.034903	0.011887	0.003051	0.052463	0.040419	0.438889	0.174317	0.046805	0.24588	2.454022	0.058979	0.640425	0.190855	0.046805	0.24588	2.454022	0.04498	1.086425	3.753049	3.236205	0.010014	0.001385	0.000259
San Mateo	2021	LHDT2	Aggregate	Aggregate	Diesel	1489.162	61322	61322	0	18731.79	0	1.323967	2.049244	0	0.030721	0.02709	0	0.003	0.03185	0.03211	0.028315	0	0.012	0.091	773.4515	213.3629	0	0.007333	0.005098	0	0.121858	0.033615	0	0.15788	0.10976	0	0	0	0	0.179736	0.124954	0	0	0	0	0.181404	0.394641	0.909745	0	0.007329	0.002022	0
San Mateo	2021	MCY	Aggregate	Aggregate	Gasoline	11015.35	65449.33	65449.33	0	22030.7	0	0.602847	0	0.161379	0.001867	0	0.003963	0.001	0.0042	0.00199	0	0.004197	0.004	0.012	190.3318	0	52.57067	0.172019	0	0.203177	0.040616	0	0.009344	1.160868	0	1.533066	3.562522	3.722831	3.741902	1.376332	0	1.665976	3.562522	3.722831	3.741902	0.088666	13.47981	0	8.146331	0.001882	0	0.00052
San Mateo	2021	MDV	Aggregate	Aggregate	Gasoline	66318.47	2405181	2405181	0	314766.8	0	0.101858	0	0.460744	0.001407	0	0.002373	0.002	0.002746	0.00153	0	0.002579	0.008	0.007846	426.3392	0	110.0314	0.003988	0	0.108875	0.007424	0	0.042593	0.017704	0	0.555537	0.086655	0.224873	1.34676	0.025272	0	0.608201	0.086655	0.224873	1.34676	0.036261	0.947138	0	4.455863	0.004215	0	0.001088
San Mateo	2021	MDV	Aggregate	Aggregate	Diesel	985.8693	37047.2	37047.2	0	4753.762	0	0.054334	0	0	0.005284	0	0	0	0.002	0.002765	0.005523	0	0	0.008	0.0079	421.7083	0	0	0.000527	0	0	0.06644	0	0	0.011355	0	0	0	0	0	0.012927	0	0	0	0	0	0.0031	0.187034	0	0	0.003996	0	0
San Mateo	2021	MDV	Aggregate	Aggregate	Electricity	201.8281	6938.265	0	6938.265	1042.96	2678.743	0	0	0	0	0	0	0	0.002	0.001522	0	0	0	0.008	0.004349	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
San Mateo	2021	MDV	Aggregate	Aggregate	Plug-in Hyb	371.3535	16452.34	8679.304	7773.039	1535.547	2347.689	0.003389	0	0.117199	0.000799	0	0.00257	0.002	0.001303	0.000869	0	0.002795	0.008	0.003723	142.3143	0	100.8015	0.000451	0	0.04355	0.000618	0	0.021362	0.001424	0	0.176635	0.029305	0.029447	0.373112	0.002079	0	0.193393	0.029305	0.029447	0.373112	0.022157	0.212369	0	1.37819	0.001407	0	0.000997
San Mateo	2021	MH	Aggregate	Aggregate	Gasoline	734.4589	6617.11	6617.11	0	73.47527	0	0.5984	0	0.398132	0.00209	0	0.00052	0.003	0.015756	0.002273	0	0.000566	0.012	0.045017	1949.847	0	32.64705	0.023832	0	0.039829	0.032885	0	0.039202	0.11195	0	0.179043	15.58778	0.343278	4.94049	0.044512	3.041967	0	0.19603	15.58778	0.343278	4.94049	0.044512	3.041967	0	4.083113	0.019276	0	0.000323
San Mateo	2021	MH	Aggregate	Aggregate	Diesel	272.6828	2996.165	2996.165	0	27.26828	0	3.626767	0	0	0.072841	0	0	0	0.004	0.015675	0.076134	0	0	0.016	0.044785	1084.02	0	0	0.004851	0	0	0.170788	0	0	0.104436	0	0	0	0	0	0.118893	0	0	0	0	0	0.171474	0.338798	0	0	0.010272	0	0
San Mateo	2021	MHDT	Aggregate	Aggregate	Gasoline	736.1951	43052.67	43052.67	0	14729.79	0	0.762626	0.08798	0.478052	0.001458	0	0.000611	0.003	0.015756	0.001586	0	0.000664	0.012	0.045017	1833.11	544.9734	49.02223	0.024955	0.251935	0.053913	0.034256	0.006809	0.033428	0.126007	1.005161	0.307993	0.042769	0.351531	3.242642	0.18387	1.466728	0.337214	0.042769	0.351531	3.242642	0.044931	2.697786	15.02882	6.878054	0.018122	0.005388	0.000485
San Mateo	2021	MHDT	Aggregate	Aggregate	Diesel	4141.708	172846.2	172846.2	0	49761.7	0	2.061376	16.85175	1.389748	0.028066	0.057168	0	0.003	0.015983	0.029336	0.059753	0	0.012	0.045667	1166.851	2344.125	0	0.003316	0.015073	0	0.183838	0.369318	0	0.071387	0.324519	0	0	0	0	0.081269	0.36944	0	0	0	0	0.188868	0.217999	7.271265	0	0.011049	0.022197	0
San Mateo	2021	MHDT	Aggregate	Aggregate	Natural Ga	37.76408	1750.732	1750.732	0	354.0447	0	0.158767	6.530997	0	0.001075	0.016613	0	0.003	0.016066	0.001169	0.018068	0	0.012	0.045902	1020.474	5326.051	0	0.742537	17.98079	0	0.20803	1.08575	0	0.010609	0.25691	0	0	0	0	0.757813	18.35071	0	0	0	0	1.06	3.037411	31.34428	0	0	0	0
San Mateo	2021	OBUS	Aggregate	Aggregate	Gasoline	256.9666	16707.17	16707.17	0	5141.389	0	0.373654	0.065015	0.37666	0.000938	0	0.000281	0.003	0.01568	0.001021	0	0.000305	0.012	0.044799	1784.073	379.6296	30.93581	0.011579	0.205999	0.034447	0.020035	0.00587	0.032388	0.055193	0.745564	0.170152	0.028049	0.112606	1.875331	0.080537	1.087925	0.186295	0.028049	0.112606	1.875331	0.044902	1.215964	5.77041	3.608331	0.017637	0.003753	0.000306
San Mateo	2021	OBUS	Aggregate	Aggregate	Diesel	1012.18	73932.61	73932.61	0	9922.773	0	1.127243	6.905003	1.405933	0.012847	0.007714	0	0.003	0.017453	0.013428	0.008062	0	0.012	0.049866	1257.718	1281.171	0	0.001607	0.015226	0	0.198154	0.201849	0	0.034602	0.32782	0	0	0	0	0.039391	0.373198	0	0	0	0	0.208382	0.130785	5.40796	0	0.01191	0.012132	0
San Mateo	2021	OBUS	Aggregate	Aggregate	Natural Ga	12.06509	677.5634	677.5634	0	107.3793	0	0.300132	1.583247	0	0.000535	0.002806	0	0.003	0.016148	0.000582	0.003052	0	0.012	0.046137	1072.675	1201.166	0	0.729496	4.80278	0	0.218672	0.244866	0	0.010423	0.068622	0	0	0	0	0.744504	4.901589	0	0	0	0	1.06	3.091866	4.888161	0	0	0	0
San Mateo	2021	SBUS	Aggregate	Aggregate	Gasoline	53.02754	3121.684	3121.684	0	212.1101	0	1.105382	0.918968	0.672387	0.00147	0	0.000851	0.002	0.015721	0.001599	0	0.000926	0.008	0.044917	820.2494	2604.58	65.13436	0.029084	2.422852	0.095281	0.050551	0.079607	0.055586	0.142181	10.52875	0.55607	0.178745	0.520783	2.507294	0.20747	15.36352	0.608826	0.178745	0.520783	2.507294	0.045	3.65844	81.56099	14.32424	0.008109	0.025749	0.000644
San Mateo	2021	SBUS	Aggregate	Aggregate	Diesel	167.3159	3804.36	3804.36	0	2422.734	0	5.578284	25.06502	0.395913	0.026869	0.029887	0	0.003	0.015721	0.028084	0.031238	0	0.012	0.044917	1160.233	2266.201	0	0.003443	0.00854	0	0.182795	0.357041	0	0.074135	0.183857	0	0	0	0	0.084397	0.209307	0	0	0	0	0.124013	0.219058	4.051694	0	0.010987	0.02146	0
San Mateo	2021	SBUS	Aggregate	Aggregate	Natural Ga	5.492486	142.5665	142.5665	0	79.53119	0	0.6038	5.293683	0	0.003378	0.010814	0	0.003	0.015721	0.003674	0.011761	0	0.012	0.044917	1282.048	4061.559	0	3.539549	15.53801	0	0.261354	0.827975	0	0.050573	0.222007	0	0	0	0	3.612369	15.85768	0	0	0	0	1.06	12.13313	19.52139	0	0	0	0
San Mateo	2021	UBUS	Aggregate	Aggregate	Gasoline	60.9	4141.008	4141.008	0	243.6	0	0.053246	0	0.611285	0.000807	0	9.36E-05	0.002073	0.032333	0.000878	0	0.000102	0.00829	0.092379	1043.987	0	41.65834	0.002446	0	0.057417	0.006165	0	0.079866	0.007257	0	0.222402	0.063049	0.098995	0.630602	0.045	0.563718	0	5.929528	0.010321	0	0.000412
San Mateo	2021	UBUS	Aggregate	Aggregate	Diesel	340.2487	28415.12	28415.12	0	1360.995	0	2.908766	0	0	0.007624	0	0	0.007913	0.0385	0.007968	0	0	0.031651	0.11	1452.708	0	0	0.007329	0	0	0.228875	0	0	0.157795	0	0	0	0	0	0.179638	0	0	0	0	0	0.122214	0.193508	0	0	0.013765	0	0
San Mateo	2021	UBUS	Aggregate	Aggregate	Electricity	2.018703	15.3193	0	15.3193	8.074811	26.70528	0	0	0	0	0	0	0.009	0.01925	0	0	0	0.036	0.055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
San Mateo	2021	UBUS	Aggregate	Aggregate	Natural Ga	34.29764	1148.902	1148.902	0	137.1906	0	0.063687	0	0	0.000297	0	0	0.008826	0.0385	0.00031	0	0	0.035305	0.11	1352.448	0	0	0.458048	0	0	0.275705	0	0	0.063697	0	0	0	0	0	0.454765	0	0	0	0	0	0.97	52.75007	0	0	0	0	0

Attachment 4: Project Construction Emissions and Health Risk Calculations

Lake Merced Golf Club, 2300 Junipero Serra Blvd, Daly City, CA

DPM Emissions and Modeling Emission Rates - Unmitigated

Construction Year	Activity	DPM (ton/year)	Area Source	DPM Emissions (lb/yr)	DPM Emissions (lb/hr)	DPM Emissions (g/s)	Modeled Area (m^2)	DPM Emission Rate ($g/s/m^2$)
2021 & 2022	Construction	0.1252	CON_DPM	250.4	0.07622	9.60E-03	545,247	1.76E-08
Total		***0.1252***		***250.4***	***0.0762***	***0.0096***		

Construction Hours

hr/day =	9	(8am - 5pm)
days/yr =	365	
hours/year =	3285	

Lake Merced Golf Club, 2300 Junipero Serra Blvd, Daly City, CA

PM2.5 Fugitive Dust Emissions for Modeling - Unmitigated

Construction Year	Activity	Area Source	PM2.5 Emissions (ton/year)	PM2.5 Emissions (lb/yr)	PM2.5 Emissions (lb/hr)	PM2.5 Emissions (g/s)	Modeled Area (m^2)	PM2.5 Emission Rate $g/s/m^2$
2021 & 2022	Construction	CON_FUG	0.0418	83.6	0.02545	3.21E-03	545,247	5.88E-09
Total			***0.0418***	***83.6***	***0.0254***	***0.0032***		

Construction Hours

hr/day =	9	(8am - 5pm)
days/yr =	365	
hours/year =	3285	

Lake Merced Golf Club, 2300 Junipero Serra Blvd, Daly City, CA
Construction Health Impact Summary

Maximum Impacts at MEI Location - Without Mitigation

Emissions Year	Maximum Concentrations: Exhaust PM10/DPM ($\mu g/m^3$)	Maximum Concentrations: Fugitive PM2.5 ($\mu g/m^3$)	Cancer Risk (per million): Infant/Child	Cancer Risk (per million): Adult	Hazard Index (-)	Maximum Annual PM2.5 Concentration ($\mu g/m^3$)
2021-2022	0.0234	0.0082	4.16	0.07	0.00	0.03
Total	-	-	**4.16**	**0.07**	-	-
Maximum	0.0234	0.0082	**-**	**-**	**0.00**	**0.03**

Maximum Impacts at Garden Village Elementary School

Construction Year	Unmitigated Emissions: Maximum Concentrations: Exhaust PM10/DPM ($\mu g/m^3$)	Unmitigated Emissions: Maximum Concentrations: Fugitive PM2.5 ($\mu g/m^3$)	Child Cancer Risk (per million)	Hazard Index (-)	Maximum Annual PM2.5 Concentration ($\mu g/m^3$)
2021-2022	0.0153	0.0001	0.96	0.0031	0.015
Total	-	-	**0.96**	-	-
Maximum	0.0153	0.0001	**-**	**0.0031**	**0.015**

Lake Merced Golf Club, 2300 Junipero Serra Blvd, Daly City, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Off-Site MEI Location - 7.6 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	**3rd Trimester**	**0 - 2**	**2 - 16**	**16 - 30**
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

			Infant/Child - Exposure Information				Adult - Exposure Information					Maximum	
			DPM Conc (ug/m3)		Age	Infant/Child	Modeled		Age	Adult			
Exposure	Exposure Duration				Sensitivity	Cancer Risk	DPM Conc (ug/m3)		Sensitivity	Cancer Risk	Hazard	Fugitive	Total
Year	(years)	Age	Year	Annual	Factor	(per million)	Year	Annual	Factor	(per million)	Index	PM2.5	PM2.5
0	0.25	-0.25 - 0*	2021-2022	0.0203	10	0.28	2021-2022	0.0203	-	-			
1	1	0 - 1	2021-2022	0.0203	10	3.34	2021-2022	0.0203	1	0.06	0.004	0.006	0.03
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						**3.62**				**0.06**			

* Third trimester of pregnancy

Lake Merced Golf Club, 2300 Junipero Serra Blvd, Daly City, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Off-Site MEI Location - 4.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	**3rd Trimester**	**0 - 2**	**2 - 16**	**16 - 30**
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

			Infant/Child - Exposure Information				Adult - Exposure Information					Maximum	
			DPM Conc (ug/m3)		Age	Infant/Child	Modeled		Age	Adult			
Exposure Year	**Exposure Duration (years)**	**Age**	**Year**	**Annual**	**Sensitivity Factor**	**Cancer Risk (per million)**	**DPM Conc (ug/m3) Year**	**Annual**	**Sensitivity Factor**	**Cancer Risk (per million)**	**Hazard Index**	**Fugitive PM2.5**	**Total PM2.5**
0	0.25	-0.25 - 0*	2021-2022	0.0234	10	0.32	2021-2022	0.0234	-	-			
1	1	0 - 1	2021-2022	0.0234	10	3.84	2021-2022	0.0234	1	0.07	0.005	0.008	0.03
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						**4.16**				**0.07**			

* Third trimester of pregnancy

Lake Merced Golf Club, 2300 Junipero Serra Blvd, Daly City, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Off-Site MEI Location - 1.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	**3rd Trimester**	**0 - 2**	**2 - 16**	**16 - 30**
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

			Infant/Child - Exposure Information				Adult - Exposure Information					Maximum	
			DPM Conc (ug/m3)		Age	Infant/Child	Modeled DPM Conc (ug/m3)		Age	Adult			
Exposure Year	**Exposure Duration (years)**	**Age**	**Year**	**Annual**	**Sensitivity Factor**	**Cancer Risk (per million)**	**Year**	**Annual**	**Sensitivity Factor**	**Cancer Risk (per million)**	**Hazard Index**	**Fugitive PM2.5**	**Total PM2.5**
0	0.25	-0.25 - 0*	2021-2022	0.0224	10	0.30	2021-2022	0.0224	-	-			
1	1	0 - 1	2021-2022	0.0224	10	3.68	2021-2022	0.0224	1	0.06	0.00	0.011	0.03
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						**3.99**				**0.06**			

* Third trimester of pregnancy

Lake Merced Golf Club, 2300 Junipero Serra Blvd, Daly City, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Garden Village Elementary School - 1 meter - Child Exposure

Student Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)

Inhalation Dose = C_{air} x SAF x 8-Hr BR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air ($\mu g/m^3$)
SAF = Student Adjustment Factor (unitless)
= (24 hrs/9 hrs) x (7 days/5 days) = 3.73
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

	School 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 =	3.73	3.73	1.00

* 95th percentile 8-hr breathing rates for moderate intensity activities

Construction Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Child - Exposure Information: DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age* Sensitivity Factor	Child Cancer Risk (per million)
1	1	5 - 6	2021-2022	0.0153	3	1.0
2	1			0.0000	3	0.0
3	1			0.0000	3	0.0
4	1			0.0000	3	0.0
5	1			0.0000	3	0.0
6	1			0.0000	3	0.0
7	1			0.0000	3	0.0
8	1			0.0000	3	0.0
9	1			0.0000	3	0.0
Total Increased Cancer Risk						**0.96**

* Children assumed to be 5 years of age or older with +1 years of Construction Exposure

Maximum		
Hazard Index	**Fugitive PM2.5**	**Total PM2.5**
0.0031	0.0001	0.015

Attachment 5: Community Risk Modeling Information and Calculations

BAAQMD Screening Raster Highway Cancer Risk at MEI

BAAQMD Screening Raster Highway $PM_{2.5}$ Concentration at MEI

BAY AREA AIR QUALITY MANAGEMENT DISTRICT

Risk & Hazard Stationary Source Inquiry Form

This form is required when users request stationary source data from BAAQMD

This form is to be used with the BAAQMD's Google Earth stationary source screening tables.

Click here for guidance on coducting risk & hazard screening, including roadways & freeways, refer to the District's Risk & Hazard Analysis flow chart.

Click here for District's Recommended Methods for Screening and Modeling Local Risks and Hazards document.

Table A: Requester Contact Information

Date of Request	**7/6/2021**
Contact Name	Zachary Palm
Affiliation	Illingworth & Rodkin, Inc.
Phone	707-794-0400 x117
Email	zpalm@illingworthrodkin.com
Project Name	Lake Merced Golf Club Restoration
Address	2300 Juniper Serra Blvd
City	Daly City
County	San Mateo
Type (residential, commercial, mixed use, industrial, etc.)	Golf Club
Project Size (# of units or building square feet)	50 acres

Comments:

For Air District assistance, the following steps must be completed:

1. Complete all the contact and project information requested in Table A. 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 only.

6. Note that a small percentage of the stationary sources have Health Risk Screening Assessment (HRSA) data INSTEAD of screening level data. These sources will be noted by an asterisk next to the Plant Name (Map B on right). If HRSA values are presented, these values have already been modeled and cannot be adjusted further.

7. Email this completed form to District staff. District staff will provide the most recent risk, hazard, and PM2.5 data that are available for the source(s). If this information or data are not available, source emissions data will be provided. Staff will respond to inquiries within three weeks.

Note that a public records request received for the same stationary source information will cancel the processing of your SSIF request.

Submit forms, maps, and questions to Areana Flores at 415-749-4616, or aflores@baaqmd.gov

Table B: Google Earth data

Distance from Receptor (feet) or MEI[1]	Plant No.	Facility Name	Address	Cancer Risk[2]	Hazard Risk[2]	$PM_{2.5}$[2]	Source No.[3]	Type of Source[4]	Fuel Code[5]	Status/Comments	Construction MEI: Distance Adjustment Multiplier	Construction MEI: Adjusted Cancer Risk Estimate	Construction MEI: Adjusted Hazard Risk	Construction MEI: Adjusted PM2.5
1000+	12875	City of Daly City	792 Niantic Avenue	3.87	0.00103858	0.00		Generators		2018 Dataset	0.04	0.15	0.000	0.00
850	13221	DB Real Estate Pacific Plaza Partners LP	2001 Juniperro Serra Blvd, Suite 140	1.16	0.00	0.00		Generators		2018 Dataset	0.06	0.07	0.000	0.00
800	14852	Genesys Telecommunications Laboratories Inc	2001 Junipero Serra Blvd, Suite 700	11.66	0.02	0.01		Generators		2018 Dataset	0.06	0.70	0.001	0.00
1000+	16794	The Home Depot (Store# 1092)	303 E Lake Merced Blvd	7.21	0.02	0.01		Generators		2018 Dataset	0.04	0.29	0.001	0.00
1000+	18103	Vincent Agbayani c/o SCS Engineers	88 Dixon Court	0.77	0.00			Soil Vapor Extraction System		2018 Dataset	0.13	0.10	0.000	#VALUE!
1000+	22274	Jefferson Union High School District (Bus Garage)	8 Station Avenue	1.20	0.00	0.00		Generators		2018 Dataset	0.04	0.05	0.000	0.00
1000+	22502	Safeway Inc #3031	85 W Lake Center	0.02	0.00	0.00		Nat. Gas Generator		2018 Dataset	0.04	0.00	0.000	0.00
1000+	22980	Junipero Serra Properties LLC	2171 Junipero Serra Blvd	0.00	0.00	0.00		Nat. Gas Generator		2018 Dataset	0.04	0.00	0.000	0.00
1000+	100137	City of Daly City Corp Yard	798 Niantic Ave	2.90	0.01			Gas Dispensing Facility		2018 Dataset	0.02	0.04	0.000	#VALUE!
1000+	106743	Texaco	2428 Junipero Serra Blvd	13.38	0.06			Gas Dispensing Facility		2018 Dataset	0.02	0.20	0.001	#VALUE!
1000+	108582	Lake Merced Country Club	2300 Junipero Serra Blvd	0.10	0.00			Gas Dispensing Facility		2018 Dataset	0.02	0.00	0.000	#VALUE!
1000+	110779	Store #58309	2195 Junipero Serra Blvd	35.67	0.16			Gas Dispensing Facility		2018 Dataset	0.02	0.54	0.002	#VALUE!
1000+	111629	Mayfair 76	101 S Mayfair Ave	44.5857146	0.19625626			Gas Dispensing Facility		2018 Dataset	0.02	0.67	0.003	#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 or less. To be
    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 reflect the number
    e. Gas stations can be adjusted using BAAQMD's Gas Station Distance Mulitplier worksheet.
    f. Unless otherwise noted, exempt sources are considered insignificant. See BAAQMD Reg 2 Rule 1 for a list of exempt sources.
    g. This spray booth is considered to be insignificant.

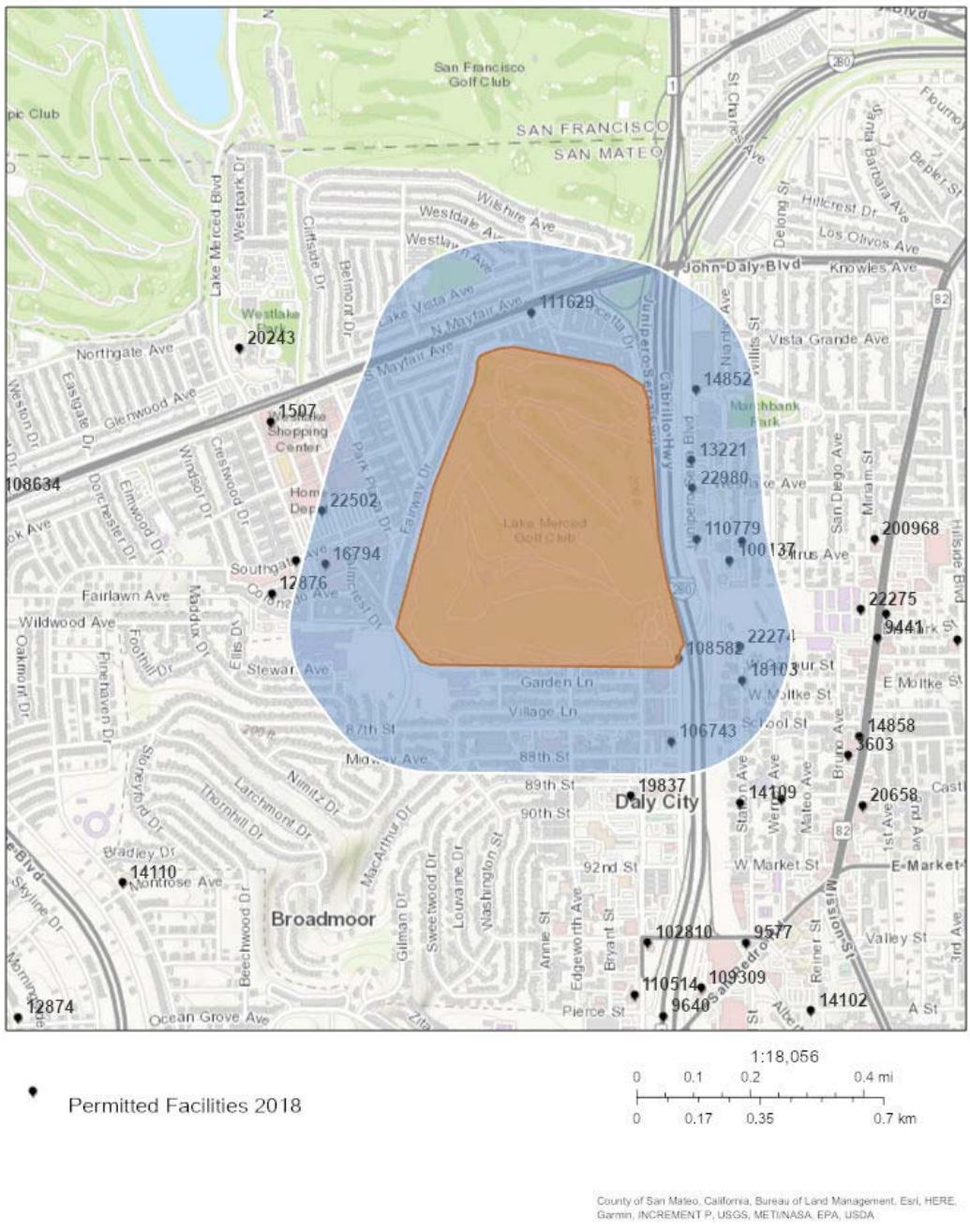
Date last updated:
03/13/2018

Stationary Source Risk & Hazards Screening Report

Area of Interest (AOI) Information

Area : 18,846,215.57 ft²

Jul 6 2021 7:53:15 Pacific Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
Permitted Facilities 2018	13	N/A	N/A

Permitted Facilities 2018

#	FACID	Name	Address	City	St
1	12875	City of Daly City	792 Niantic Avenue	Daly City	CA
2	13221	DB Real Estate Pacific Plaza Partners LP	2001 Juniperro Serra Blvd, Suite 140	Daly City	CA
3	14852	Genesys Telecommunications Laboratories Inc	2001 Junipero Serra Blvd, Suite 700	Daly City	CA
4	16794	The Home Depot (Store# 1092)	303 E Lake Merced Blvd	Daly City	CA
5	18103	Vincent Agbayani c/o SCS Engineers	88 Dixon Court	Daly City	CA
6	22274	Jefferson Union High School District (Bus Garage)	8 Station Avenue	Daly City	CA
7	22502	Safeway Inc #3031	85 W Lake Center	Daly City	CA
8	22980	Junipero Serra Properties LLC	2171 Junipero Serra Blvd	Daly City	CA
9	100137	City of Daly City Corp Yard	798 Niantic Ave	Daly City	CA
10	106743	Texaco	2428 Junipero Serra Blvd	Daly City	CA
11	108582	Lake Merced Country Club	2300 Junipero Serra Blvd	Daly City	CA
12	110779	Store #58309	2195 Junipero Serra Blvd	Daly City	CA
13	111629	Mayfair 76	101 S Mayfair Ave	Daly City	CA

#	Zip	County	Cancer	Hazard	PM_25	Type	Count
1	94015	San Mateo	3.870	0.000	0.000	Generators	1
2	94014	San Mateo	1.160	0.000	0.000	Generators	1
3	94014	San Mateo	11.660	0.020	0.010	Generators	1
4	94015	San Mateo	7.210	0.020	0.010	Generators	1
5	94014	San Mateo	0.770	0.000	0.000	Contact BAAQMD	1
6	94014	San Mateo	1.200	0.000	0.000	Generators	1
7	94015	San Mateo	0.020	0.000	0.000	Generators	1
8	94014	San Mateo	0.000	0.000	0.000	Contact BAAQMD	1
9	94014	San Mateo	2.900	0.010	0.000	Gas Dispensing Facility	1
10	94015	San Mateo	13.380	0.060	0.000	Gas Dispensing Facility	1
11	94015	San Mateo	0.100	0.000	0.000	Gas Dispensing Facility	1
12	94014	San Mateo	35.670	0.160	0.000	Gas Dispensing Facility	1
13	94015	San Mateo	44.590	0.200	0.000	Gas Dispensing Facility	1

Note: The estimated risk and hazard impacts from these sources would be expected to be substantially lower when site specific Health Risk Screening Assessments are conducted.

The screening level map is not recommended for evaluating sensitive land uses such as schools, senior centers, day cares, and health facilities.

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Attachment 5: Hydrology Report

Preliminary Hydrology Study
For
Lake Merced Golf Course
Gil Hanse Restoration Project

Preparation Date:
July 16, 2021

Prepared for:
Lake Merced Golf Course
2300 Juniper Serra Boulevard
Daly City, CA

Site Location:
2300 Juniper Serra Boulevard
Daly City, CA

Prepared by:

SAGE
Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 890-5250

Kirsten M. Hanson, PE C60667

7/16/2021
Date

Contents

1. INTRODUCTION 1

2. PRE-PROJECT CONDITION 1

3. POST-PROJECT CONDITION 2

4. CALCULATION OF PEAK RUNOFF 2

4.1 COMPUTATION METHODOLOGY 2

4.2 RESULTS 3

6. CONCLUSION 4

List of Tables

Table 1 – Summary of Results for Pre-project Condition 3

Table 2 – Summary of Results for Post-project Condition 3

Table 3 –Net Change from Pre-Project to Post-Project Condition 4

Appendices

ATTACHMENT A: HYDROLOGY MAP - PRE-PROJECT

ATTACHMENT B: HYDROLOGY MAP - POST-PROJECT

ATTACHMENT C: NOAA RAINFALL DATA

ATTACHMENT D: COMPOSITE RUNOFF COEFFICIENT CALCULATIONS

ATTACHMENT E: HYDROLOGY CALCULATIONS – PRE-PROJECT

ATTACHMENT F: HYDROLOGY CALCULATIONS – POST-PROJECT

1. INTRODUCTION

This study was prepared to analyze hydrologic impacts of the proposed Lake Merced Golf Course Restoration Project in Daly City, San Mateo County, California. The project has been designed to maximum the quantity of impervious surfacing to minimize impacts to local hydrology and existing drainage patterns. The analysis was completed per the draft County of San Mateo Drainage Manual (Drainage Manual), December 2019.

The analysis presents the peak discharge flow rate and total discharge volume for the 10-year design storm for both the pre- and post-developed conditions. The analysis was performed by developing hydrographs for both conditions per Section 5.2 of the Drainage Manual. Rational Method hydrographs were prepared because the Rational Method is more sensitive to small changes in the quantity of impervious and pervious surfacing. The results were evaluated to confirm that the project does not increase the peak discharge flow rate or total discharge volume for the design storm.

2. PRE-PROJECT CONDITION

The project site consists of an 18-hole golf course on 136 acres located on the west side of Highway 280 in Daly City, California. The course is surrounded by residential houses to the south, west, and north and Highway 280 to the East. Access to the site is via an entrance at the southeast corner of the project site off Junipero Serra Boulevard and will not be changed.

The existing golf course slopes toward the northwest with undulating slopes up to 25-30%. Stormwater generally surface flows across the course to four distinct discharge locations along the westerly parcel boundary. Stormwater also infiltrates to 4" perforated subdrains at bunkers and is collected at sparingly located drainage inlets. The existing course drainage network is undocumented and will be replaced as the course is reconstructed.

Appendix A includes a Hydrology Map of the existing condition, including the four Drainage Management Areas (DMAs) that drain off-site. Outfall #1, the southerly-most discharge location, is a bubble-up catch basin that sheet flows toward Park Plaza Drive when it reaches capacity. Stormwater from the three other watersheds is collected at manholes along the westerly side of the golf course. Drainage from each manhole is conveyed to the public storm drain main in Fairway Drive through drain lines that run through the residential lots that backup to the golf course.

3. POST-PROJECT CONDITION

The project consists of converting the fourth and fifth holes to a practice area, constructing the two replacement holes, and various redesign to the rest of the existing 16 holes. This includes redesigning fairways, green complexes, and bunkers. The fairway areas will be re-grassed and fresh sand will be added to the newly designed bunkers.

Approximately a third of the course will be re-graded for the course renovation; however, grading has been designed to maintain existing drainage patterns to the maximum extent practicable. Drainage will continue to surface flow across the course to the four existing discharge locations at the westerly boundary, as well as infiltrate to new 4" perforated subdrains.

Appendix B includes a Hydrology Map of the proposed condition, including the four Drainage Management Areas (DMAs) that will be maintained. The quantity of impervious surfacing will be reduced as existing concrete cart paths will be removed and new cart paths will be primarily aggregate except where slopes exceed 10%. Since the quantity of impervious surfacing is decreasing, no stormwater treatment or hydromodification measures are required.

4. CALCULATION OF PEAK RUNOFF

4.1 COMPUTATION METHODOLOGY

Hydrology was evaluated by comparing pre-project and post-project discharge hydrographs calculated using the Rational Method. Design assumptions include:

1. Rainfall intensity duration curves were developed for rainfall data from the National Oceanic and Atmospheric Administration's (NOAA) Precipitation Frequency Data Server per Section 5.2 of the Drainage Manual. Results are included in Attachment C.

2. A composite Runoff Coefficient was used for both pre- and post-developed conditions and calculations are included in Attachment D. A coefficient of C=0.20 was used for pervious surfacing and C=0.90 was used for impervious surfacing per generally accepted engineering practices.

3. Travel time, Tc, was calculated per the NRCS TR-55 method and involves summing the travel time for sheet flow, shallow concentrated flow, and channel flow. The drainage path used for these calculations is shown on the included hydrology maps. Tc calculation worksheets are included in the calculation results.

4. Hydrographs were generated for the 10-year design storm, as specified in the Design Manual, using the Rational Method Equation Q=CIA. The peak discharge flow rate and total discharge volume is summarized in the following section. Input data and calculation results are included in Attachment E for the pre-project condition and Attachment F for the post-project condition.

4.2 RESULTS

A summary of the hydrology calculations is included in the tables below. For the purposes of this comparative analysis, we've assumed all stormwater will surface drain across the golf course, and disregarded runoff that may infiltrate into the subdrain network, for both conditions.

The proposed condition yields a small net decrease in both the peak flow rate and discharge volume, resulting from the decrease in impervious surfacing. The peak discharge flow rate decreases in every DMA, thus pipe capacity should not be impacted. The total discharge volume decreases in all DMAs except DMA-2, where it increases by 692 cubic feet. This increase is offset by the decrease is volume discharged from the other DMAs.

Table 1 – Summary of Results for Pre-project Condition

DMA	A (ac)	C	Tc (min)	I (in/hr)	Q (cfs)	V (cft)
PRE-PROJECT CONDITION						
DMA-1	4.53	0.34	38	0.659	1.015	2,313
DMA-2	54.53	0.22	33	0.614	7.370	14,592
DMA-3	24.20	0.22	34	0.623	3.319	6,771
DMA-4	47.85	0.22	34	0.623	6.563	13,389
				TOTAL	**18.267**	**37,065**

Table 2 – Summary of Results for Post-project Condition

DMA	A (ac)	C	Tc (min)	I (in/hr)	Q (cfs)	V (cft)
POST-PROJECT CONDITION						
DMA-1	4.53	0.33	38	0.659	0.985	2,245
DMA-2	54.80	0.21	35	0.632	7.278	15,284
DMA-3	25.13	0.20	34	0.623	3.133	6,392
DMA-4	46.64	0.21	35	6.320	6.196	13,011
				TOTAL	**17.592**	**36,932**

Table 3 –Net Change from Pre-Project to Post-Project Condition

DMA	A (ac)	C	Tc (min)	I (in/hr)	Q (cfs)	V (cft)
NET CHANGE FROM EXISTING CONDITION						
DMA-1	-	(0.01)	0		(0.03)	(68)
DMA-2	0.28	(0.01)	2		(0.09)	692
DMA-3	0.93	(0.02)	0		(0.19)	(379)
DMA-4	(1.21)	(0.01)	1		(0.37)	(378)
				TOTAL	**-0.675**	**(133)**

6. CONCLUSION

The hydrograph analysis demonstrates that decrease in peak discharge flow rate and total discharge volume will not adversely affect the downstream drainage system.

ATTACHMENT A: HYDROLOGY MAP - PRE-PROJECT

PRINTED: Jul 16, 2021 – 4:21 pm
S:\3-Projects\J0120_LMGC Civil Design\5_Production\1_Drawings\3_Exhibits\LMGC_Hyro Map_Ex.dwg

LEGEND:

- PARCEL BOUNDARY
- DRAINAGE MANAGEMENT AREAS
- CONCRETE CART PATH
- FLOW PATH
- IMPERVIOUS SURFACING

OUTFALL #4
DMA-4

DMA-4
2,084,300 SF
47.83 AC

OUTFALL #3
DMA-3

DMA-3
1,054,000 SF
24.21 AC

OUTFALL #2
DMA-2

DMA-2
2,375,300 SF
54.53 AC

OUTFALL #1
DMA-1

DMA-1
197,300 SF
4.53 AC

WATERSHED BOUNDARY

NOT A PART

PONCETTA DRIVE

SERRA FREEWAY (280)

GARDEN LANE

N

0 100 200 Feet

ISSUE:	SUBM #1	NO.	DATE	BY	DESCRIPTION
DATE:	7/16/2021	△			
SCALE:	1" = 100'	△			
DESIGNED:	RCS	△			
DRAWN:	PAA	△			
CHECKED:	KMH	△			
PROJ. MGR:	KMH	△			
FILE PATH:	S:\3-Projects\J0120_LMGC Civil Design\5_Production\1_Drawings\3_Exhibits\LMGC_Hyro Map_Ex.dwg				

SHEET 1 OF 1 — DRAWING NO. A ATT — JOB NO. J0120

HYDROLOGY MAP-EXISTING CONDITION

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY SAN MATEO COUNTY CALIFORNIA

SAGE Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 890-5250 . www.Sage-CE.com

ATTACHMENT B: HYDROLOGY MAP - POST-PROJECT

PRINTED: Jul 16, 2021 – 4:22 pm
S:\3-Projects\J0120_LMGC Civil Design\5_Production\1_Drawings\3_Exhibits\LMGC_Hyro Map_Pr.dwg

LEGEND:

- PARCEL BOUNDARY
- DRAINAGE MANAGEMENT AREAS
- CART PATH
- FLOW PATH
- NEW AGGREGATE CART PATH
- NEW CONCRETE CART PATH

OUTFALL #4
DMA-4

DMA-4
2,031,700 SF
46.64 AC

OUTFALL #3
DMA-3

DMA-3
1,094,600 SF
25.13 AC

OUTFALL #2
DMA-2

DMA-2
2,387,300 SF
54.80 AC

OUTFALL #1
DMA-1

DMA-1
197,300 SF
4.53 AC

WATERSHED BOUNDARY

LAKE MERCED GOLF CLUB CLUBHOUSE & RESTAURANT

NOT A PART

TURF CARE FACILITY

PONCETTA DRIVE

JUNIPERO SERRA FREEWAY

PARK PLAZA DRIVE

GARDEN LANE

0 100 200 Feet

SHEET	1 OF 1
DRAWING NO.	ATT B
JOB NO.	J0120

HYDROLOGY MAP-PROPOSED CONDITION

LAKE MERCED GOLF CLUB
2300 JUNIPERO SERRA BLVD
DALY CITY SAN MATEO COUNTY CALIFORNIA

SAGE Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 890-5250 . www.Sage-CE.com

LAKE MERCED GOLF CLUB 1922

ISSUE:	SUBM #1	NO.	DATE	BY	DESCRIPTION
DATE:	7/16/2021	△			
SCALE:	1" = 100'	△			
DESIGNED:	RCS	△			
DRAWN:	PAA	△			
CHECKED:	KMH	△			
PROJ. MGR:	KMH	△			
FILE PATH:	S:\3-Projects\J0120_LMGC Civil Design\5_Production\1_Drawings\3_Exhibits\LMGC_Hyro Map_Pr.dwg				

ATTACHMENT C: NOAA RAINFALL DATA

NOAA Atlas 14, Volume 6, Version 2
Location name: Daly City, California, USA*
Latitude: 37.6961°, Longitude: -122.4723°
Elevation: 190.46 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.143** (0.128-0.162)	**0.172** (0.153-0.195)	**0.212** (0.188-0.241)	**0.246** (0.216-0.283)	**0.294** (0.248-0.352)	**0.332** (0.273-0.409)	**0.373** (0.297-0.473)	**0.416** (0.321-0.546)	**0.478** (0.350-0.659)	**0.528** (0.371-0.759)
10-min	**0.205** (0.183-0.232)	**0.247** (0.220-0.280)	**0.304** (0.270-0.346)	**0.352** (0.310-0.405)	**0.421** (0.355-0.505)	**0.476** (0.391-0.586)	**0.534** (0.426-0.677)	**0.597** (0.460-0.783)	**0.685** (0.502-0.945)	**0.757** (0.532-1.09)
15-min	**0.248** (0.221-0.281)	**0.299** (0.266-0.339)	**0.368** (0.326-0.418)	**0.426** (0.374-0.490)	**0.509** (0.429-0.610)	**0.576** (0.473-0.709)	**0.646** (0.515-0.819)	**0.722** (0.556-0.947)	**0.829** (0.607-1.14)	**0.915** (0.643-1.32)
30-min	**0.341** (0.304-0.386)	**0.410** (0.365-0.466)	**0.505** (0.448-0.575)	**0.586** (0.515-0.674)	**0.700** (0.590-0.839)	**0.792** (0.650-0.974)	**0.888** (0.708-1.13)	**0.992** (0.764-1.30)	**1.14** (0.834-1.57)	**1.26** (0.884-1.81)
60-min	**0.481** (0.429-0.545)	**0.579** (0.515-0.657)	**0.713** (0.632-0.811)	**0.826** (0.726-0.950)	**0.987** (0.832-1.18)	**1.12** (0.917-1.37)	**1.25** (0.999-1.59)	**1.40** (1.08-1.84)	**1.61** (1.18-2.22)	**1.78** (1.25-2.55)
2-hr	**0.697** (0.621-0.789)	**0.834** (0.743-0.947)	**1.02** (0.904-1.16)	**1.17** (1.03-1.35)	**1.39** (1.17-1.67)	**1.56** (1.28-1.92)	**1.74** (1.38-2.20)	**1.92** (1.48-2.52)	**2.18** (1.60-3.01)	**2.39** (1.68-3.44)
3-hr	**0.865** (0.771-0.980)	**1.04** (0.922-1.18)	**1.26** (1.12-1.44)	**1.46** (1.28-1.67)	**1.72** (1.45-2.06)	**1.93** (1.58-2.37)	**2.14** (1.71-2.72)	**2.37** (1.82-3.11)	**2.68** (1.96-3.70)	**2.93** (2.06-4.22)
6-hr	**1.19** (1.07-1.35)	**1.44** (1.28-1.64)	**1.77** (1.57-2.02)	**2.05** (1.80-2.35)	**2.42** (2.04-2.90)	**2.72** (2.23-3.34)	**3.02** (2.41-3.83)	**3.34** (2.57-4.38)	**3.78** (2.77-5.21)	**4.13** (2.90-5.94)
12-hr	**1.53** (1.37-1.74)	**1.90** (1.69-2.15)	**2.38** (2.12-2.71)	**2.79** (2.45-3.21)	**3.35** (2.83-4.02)	**3.80** (3.12-4.67)	**4.26** (3.40-5.40)	**4.75** (3.66-6.23)	**5.43** (3.97-7.48)	**5.97** (4.19-8.58)
24-hr	**1.99** (1.79-2.25)	**2.51** (2.26-2.85)	**3.22** (2.89-3.65)	**3.81** (3.39-4.36)	**4.64** (4.01-5.48)	**5.30** (4.49-6.38)	**5.99** (4.96-7.38)	**6.72** (5.42-8.50)	**7.74** (6.00-10.2)	**8.56** (6.43-11.6)
2-day	**2.54** (2.29-2.87)	**3.17** (2.86-3.60)	**4.03** (3.62-4.58)	**4.74** (4.23-5.43)	**5.74** (4.96-6.78)	**6.52** (5.53-7.86)	**7.34** (6.08-9.05)	**8.21** (6.62-10.4)	**9.41** (7.30-12.4)	**10.4** (7.78-14.1)
3-day	**2.88** (2.60-3.26)	**3.58** (3.22-4.05)	**4.50** (4.05-5.12)	**5.28** (4.70-6.04)	**6.35** (5.49-7.50)	**7.19** (6.09-8.66)	**8.07** (6.68-9.94)	**8.98** (7.24-11.4)	**10.3** (7.95-13.5)	**11.3** (8.46-15.3)
4-day	**3.19** (2.88-3.61)	**3.95** (3.56-4.48)	**4.97** (4.46-5.64)	**5.80** (5.17-6.64)	**6.96** (6.01-8.22)	**7.86** (6.66-9.47)	**8.79** (7.28-10.8)	**9.77** (7.88-12.4)	**11.1** (8.62-14.6)	**12.2** (9.14-16.6)
7-day	**3.99** (3.60-4.51)	**4.98** (4.49-5.65)	**6.27** (5.63-7.12)	**7.31** (6.52-8.37)	**8.72** (7.54-10.3)	**9.80** (8.31-11.8)	**10.9** (9.02-13.4)	**12.0** (9.70-15.2)	**13.6** (10.5-17.8)	**14.7** (11.1-20.0)
10-day	**4.49** (4.05-5.08)	**5.64** (5.08-6.39)	**7.11** (6.39-8.08)	**8.29** (7.39-9.49)	**9.85** (8.51-11.6)	**11.0** (9.35-13.3)	**12.2** (10.1-15.1)	**13.4** (10.8-17.0)	**15.0** (11.7-19.8)	**16.3** (12.2-22.1)
20-day	**5.91** (5.33-6.69)	**7.49** (6.75-8.49)	**9.46** (8.49-10.7)	**11.0** (9.79-12.6)	**13.0** (11.2-15.3)	**14.4** (12.2-17.4)	**15.8** (13.1-19.5)	**17.2** (13.9-21.8)	**19.1** (14.8-25.1)	**20.5** (15.4-27.8)
30-day	**7.25** (6.53-8.20)	**9.19** (8.28-10.4)	**11.6** (10.4-13.2)	**13.4** (12.0-15.3)	**15.7** (13.6-18.6)	**17.4** (14.8-21.0)	**19.0** (15.8-23.5)	**20.6** (16.6-26.1)	**22.7** (17.6-29.8)	**24.2** (18.1-32.9)
45-day	**8.92** (8.04-10.1)	**11.3** (10.2-12.8)	**14.1** (12.7-16.0)	**16.3** (14.5-18.6)	**18.9** (16.4-22.4)	**20.8** (17.7-25.1)	**22.7** (18.8-27.9)	**24.4** (19.7-30.9)	**26.6** (20.6-35.0)	**28.2** (21.2-38.4)
60-day	**10.7** (9.68-12.2)	**13.5** (12.1-15.3)	**16.8** (15.1-19.1)	**19.2** (17.1-22.0)	**22.3** (19.2-26.3)	**24.4** (20.7-29.4)	**26.4** (21.9-32.6)	**28.4** (22.9-35.9)	**30.8** (23.9-40.5)	**32.5** (24.4-44.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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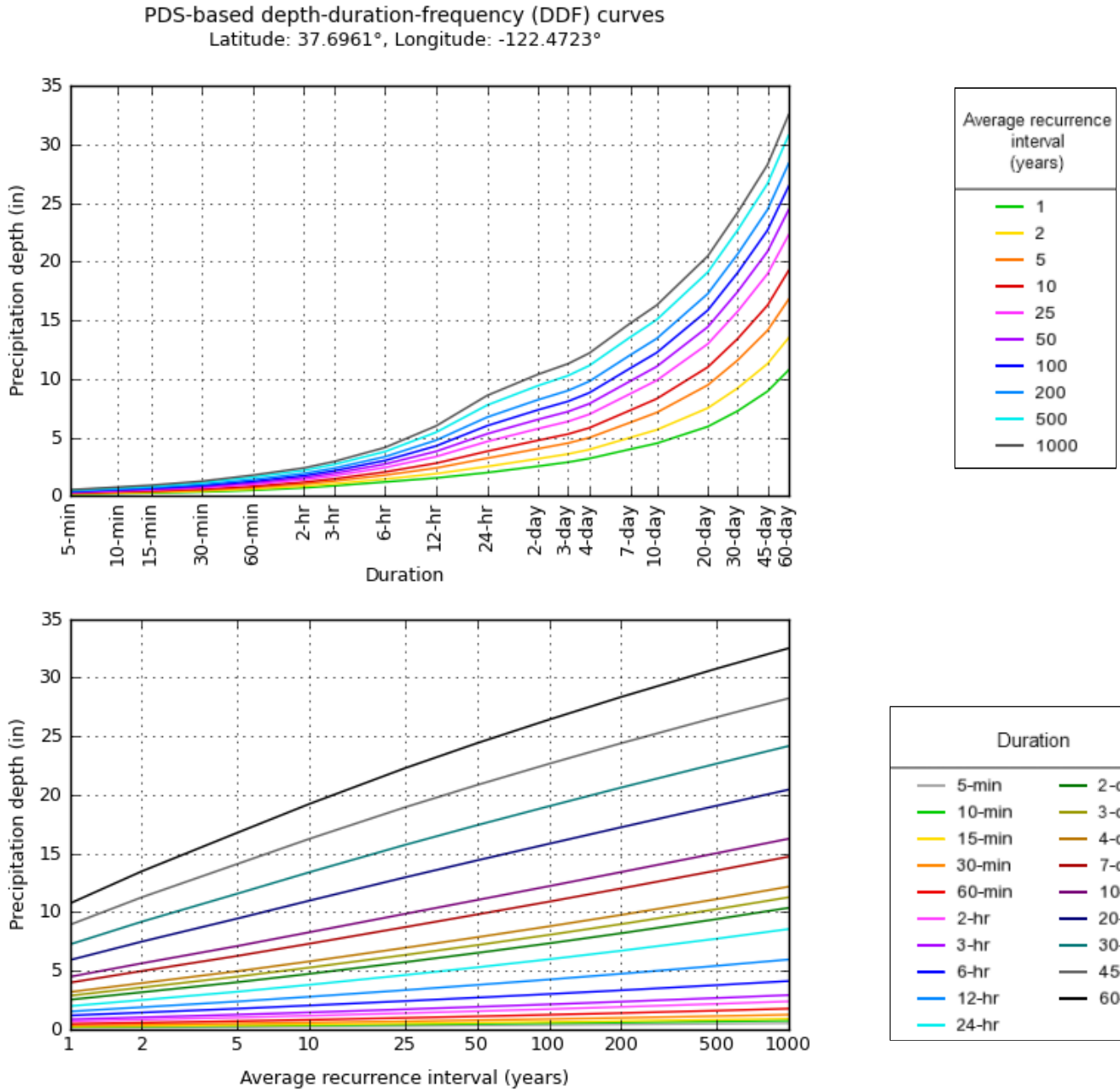
PF graphical



NOAA Atlas 14, Volume 6, Version 2

Created (GMT): Wed Jun 16 16:11:02 2021

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Maps & aerials

Small scale terrain

ATTACHMENT D: COMPOSITE RUNOFF COEFFICIENT CALCULATIONS

APPENDIX D-1
PRE-PROJECT CONDITION
PRO-RATED RUNOFF COEFFICIENT CALCULATIONS

DRAINAGE AREA	Area (sf)	Area (ac)	C	CA	Pro-rated C
DMA-1	**197,300**	**4.53**		**1.51**	**0.33**
Impervious	37,600	0.86	0.90	0.78	
Pervious	159,700	3.67	0.20	0.73	
DMA-2	**2,387,300**	**54.80**		**11.67**	**0.21**
Impervious	44,300	1.02	0.90	0.92	
Pervious	2,343,000	53.79	0.20	10.76	
DMA-3	**1,094,600**	**25.13**		**5.04**	**0.20**
Impervious	700	0.02	0.90	0.01	
Pervious	1,093,900	25.11	0.20	5.02	
DMA-4	**2,031,800**	**46.64**		**9.90**	**0.21**
Impervious	35,600	0.82	0.90	0.74	
Pervious	1,996,200	45.83	0.20	9.17	
Not A Part	**239,500**	**5.50**			
TOTAL	**5,950,500**	**136.60**			

APPENDIX D-2
POST-PROJECT CONDITION
PRO-RATED RUNOFF COEFFICIENT CALCULATIONS

DRAINAGE AREA	Area (sf)	Area (ac)	C	CA	Pro-rated C
DMA-1	**197,300**	**4.53**		**1.54**	**0.34**
Impervious	39,300	0.90	0.90	0.81	
Pervious	158,000	3.63	0.20	0.73	
DMA-2	**2,375,300**	**54.53**		**11.97**	**0.22**
Impervious	66,300	1.52	0.90	1.37	
Pervious	2,309,000	53.01	0.20	10.60	
DMA-3	**1,054,000**	**24.20**		**5.27**	**0.22**
Impervious	26,700	0.61	0.90	0.55	
Pervious	1,027,300	23.58	0.20	4.72	
DMA-4	**2,084,300**	**47.85**		**10.72**	**0.22**
Impervious	71,800	1.65	0.90	1.48	
Pervious	2,012,500	46.20	0.20	9.24	
Not A Part	**239,500**	**5.50**			
TOTAL	**5,950,400**	**136.60**			

ATTACHMENT E: HYDROLOGY CALCULATIONS – PRE-PROJECT

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.015	1	38	2,313	------	------	------	DMA-1
2	Rational	7.370	1	33	14,592	------	------	------	DMA-2
3	Rational	3.319	1	34	6,771	------	------	------	DMA-3
4	Rational	6.563	1	34	13,389	------	------	------	DMA-4

Hydrograph Report

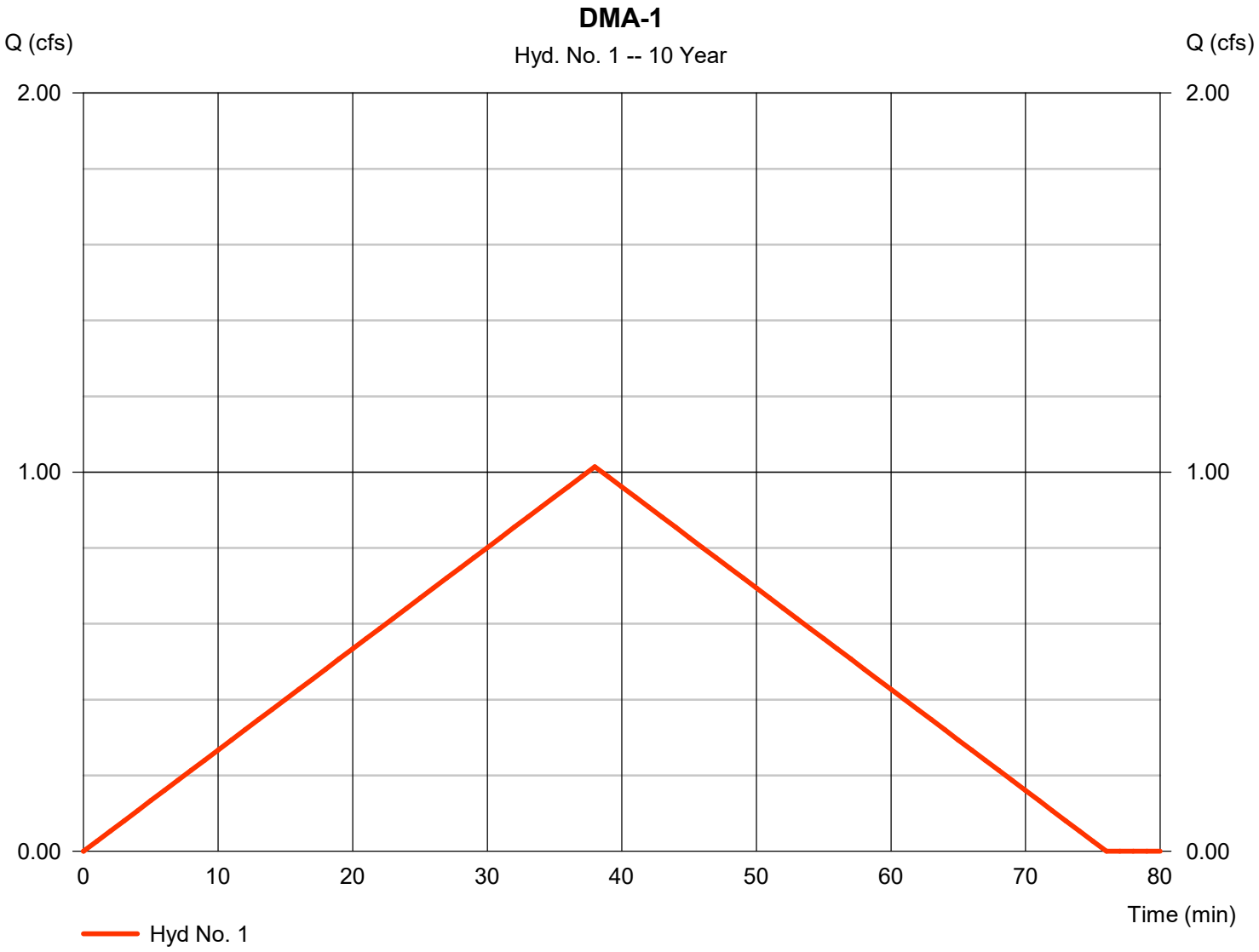
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Wednesday, 06 / 30 / 2021

Hyd. No. 1

DMA-1

Hydrograph type	=	Rational	Peak discharge	=	1.015 cfs
Storm frequency	=	10 yrs	Time to peak	=	38 min
Time interval	=	1 min	Hyd. volume	=	2,313 cuft
Drainage area	=	4.530 ac	Runoff coeff.	=	0.34*
Intensity	=	0.659 in/hr	Tc by TR55	=	38.00 min
IDF Curve	=	Daly City.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.900 x 0.90) + (3.630 x 0.20)] / 4.530



TR55 Tc Worksheet

Hyd. No. 1

DMA-1

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.51		0.00		0.00		
Land slope (%)	= 2.30		0.00		0.00		
Travel Time (min)	**= 25.19**	**+**	**0.00**	**+**	**0.00**	**=**	**25.19**
Shallow Concentrated Flow							
Flow length (ft)	= 1514.00		278.00		0.00		
Watercourse slope (%)	= 1.80		10.10		0.00		
Surface description	= Unpaved		Unpaved		Unpaved		
Average velocity (ft/s)	=2.16		5.13		0.00		
Travel Time (min)	**= 11.66**	**+**	**0.90**	**+**	**0.00**	**=**	**12.56**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.025		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 38.00 min

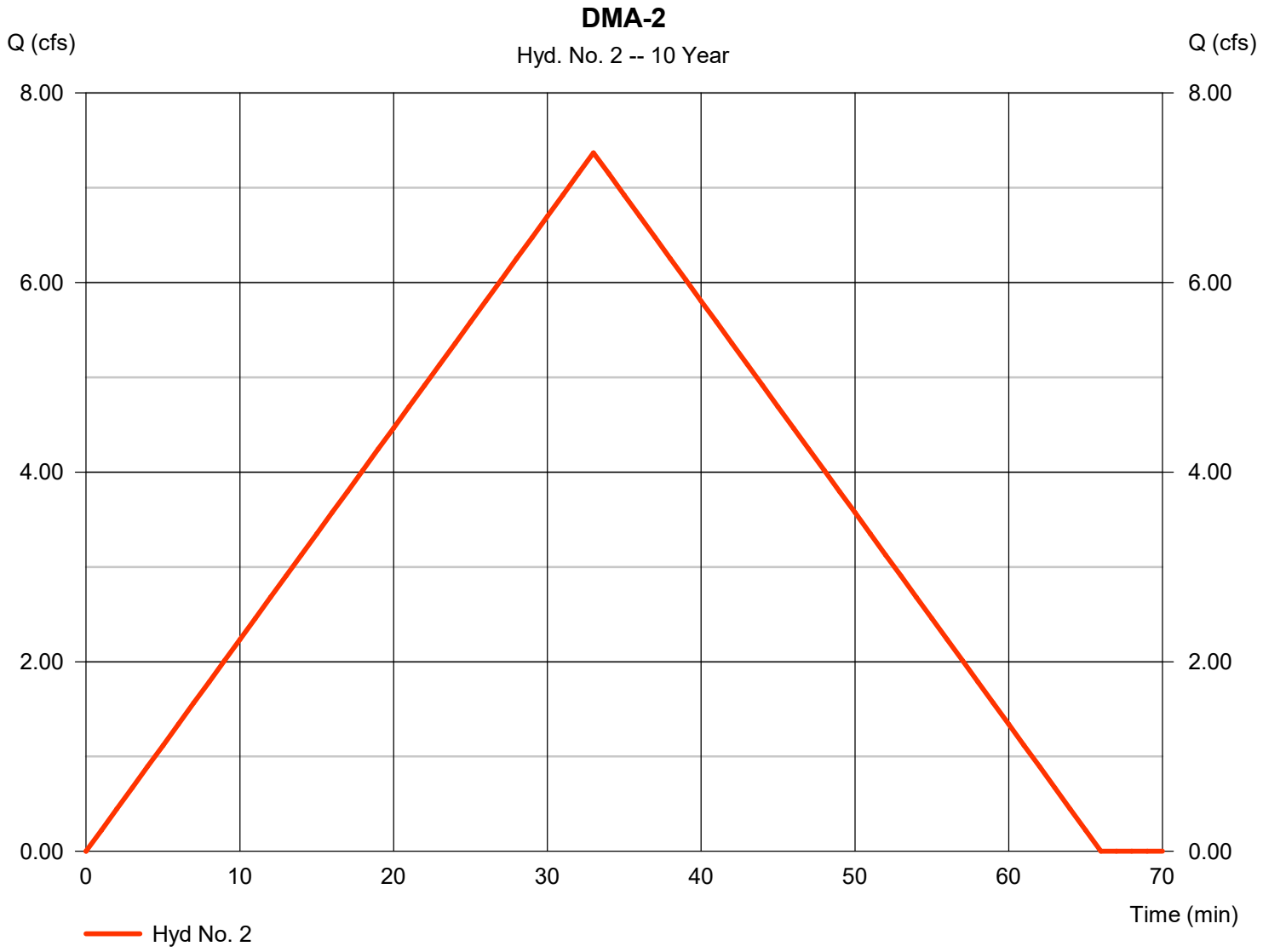
Hydrograph Report

Hyd. No. 2

DMA-2

Hydrograph type	=	Rational	Peak discharge	=	7.370 cfs
Storm frequency	=	10 yrs	Time to peak	=	33 min
Time interval	=	1 min	Hyd. volume	=	14,592 cuft
Drainage area	=	54.530 ac	Runoff coeff.	=	0.22*
Intensity	=	0.614 in/hr	Tc by TR55	=	33.00 min
IDF Curve	=	Daly City.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.610 x 0.90) + (23.580 x 0.20)] / 54.530



TR55 Tc Worksheet

Hyd. No. 2

DMA-2

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.51		0.00		0.00		
Land slope (%)	= 3.70		0.00		0.00		
Travel Time (min)	**= 20.83**	**+**	**0.00**	**+**	**0.00**	**=**	**20.83**
Shallow Concentrated Flow							
Flow length (ft)	= 611.00		332.00		1401.00		
Watercourse slope (%)	= 3.40		9.60		2.30		
Surface description	= Unpaved		Unpaved		Unpaved		
Average velocity (ft/s)	=2.98		5.00		2.45		
Travel Time (min)	**= 3.42**	**+**	**1.11**	**+**	**9.54**	**=**	**14.07**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.025		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 33.00 min

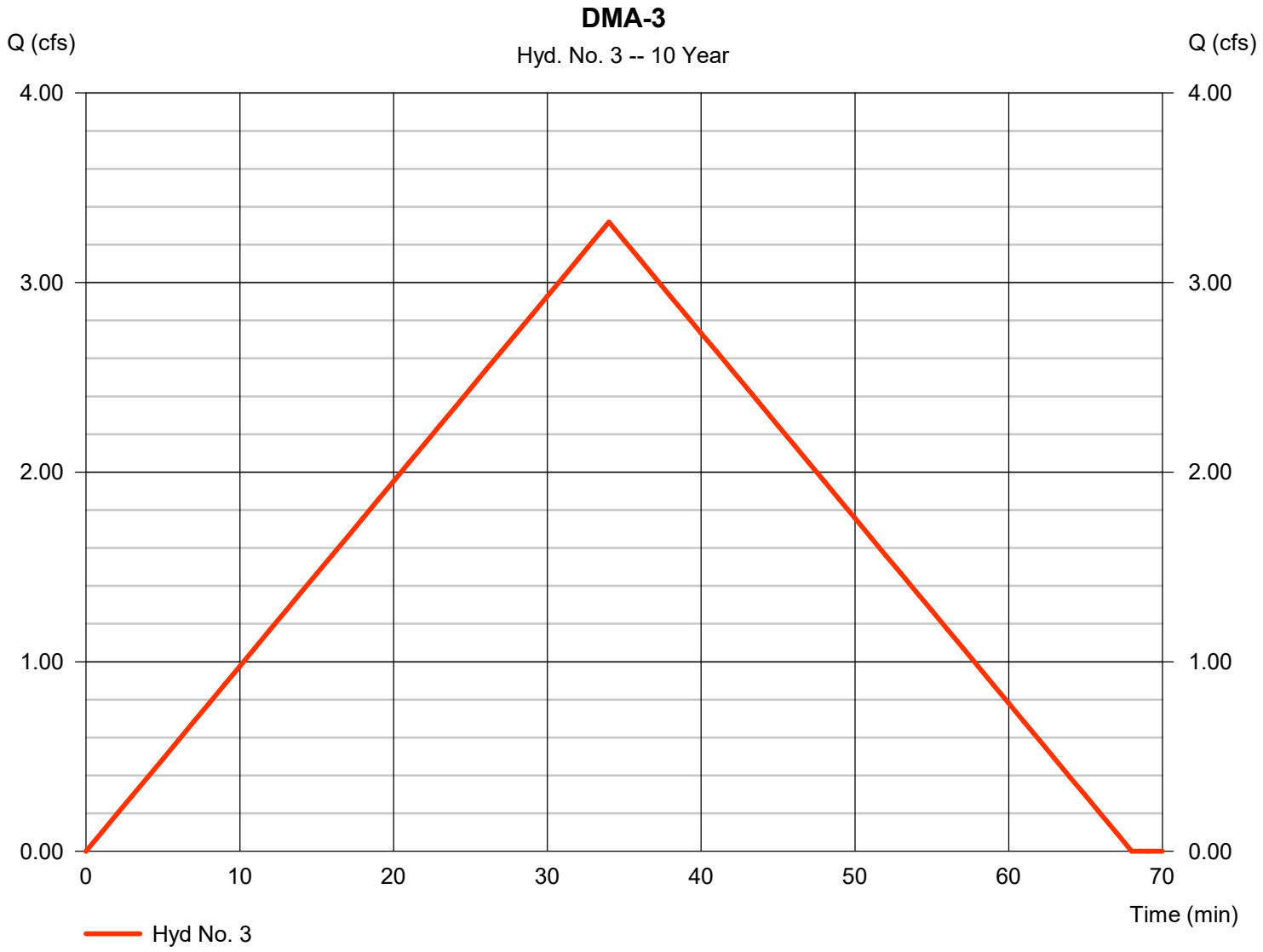
Hydrograph Report

Hyd. No. 3

DMA-3

Hydrograph type	=	Rational	Peak discharge	=	3.319 cfs
Storm frequency	=	10 yrs	Time to peak	=	34 min
Time interval	=	1 min	Hyd. volume	=	6,771 cuft
Drainage area	=	24.200 ac	Runoff coeff.	=	0.22*
Intensity	=	0.623 in/hr	Tc by TR55	=	34.00 min
IDF Curve	=	Daly City.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.610 x 0.90) + (23.580 x 0.20)] / 24.200



TR55 Tc Worksheet

Hyd. No. 3

DMA-3

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.51		0.00		0.00		
Land slope (%)	= 3.30		0.00		0.00		
Travel Time (min)	**= 21.81**	**+**	**0.00**	**+**	**0.00**	**=**	**21.81**
Shallow Concentrated Flow							
Flow length (ft)	= 538.00		930.00		566.00		
Watercourse slope (%)	= 3.20		3.10		3.90		
Surface description	= Unpaved		Unpaved		Unpaved		
Average velocity (ft/s)	=2.89		2.84		3.19		
Travel Time (min)	**= 3.11**	**+**	**5.46**	**+**	**2.96**	**=**	**11.52**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.025		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 34.00 min

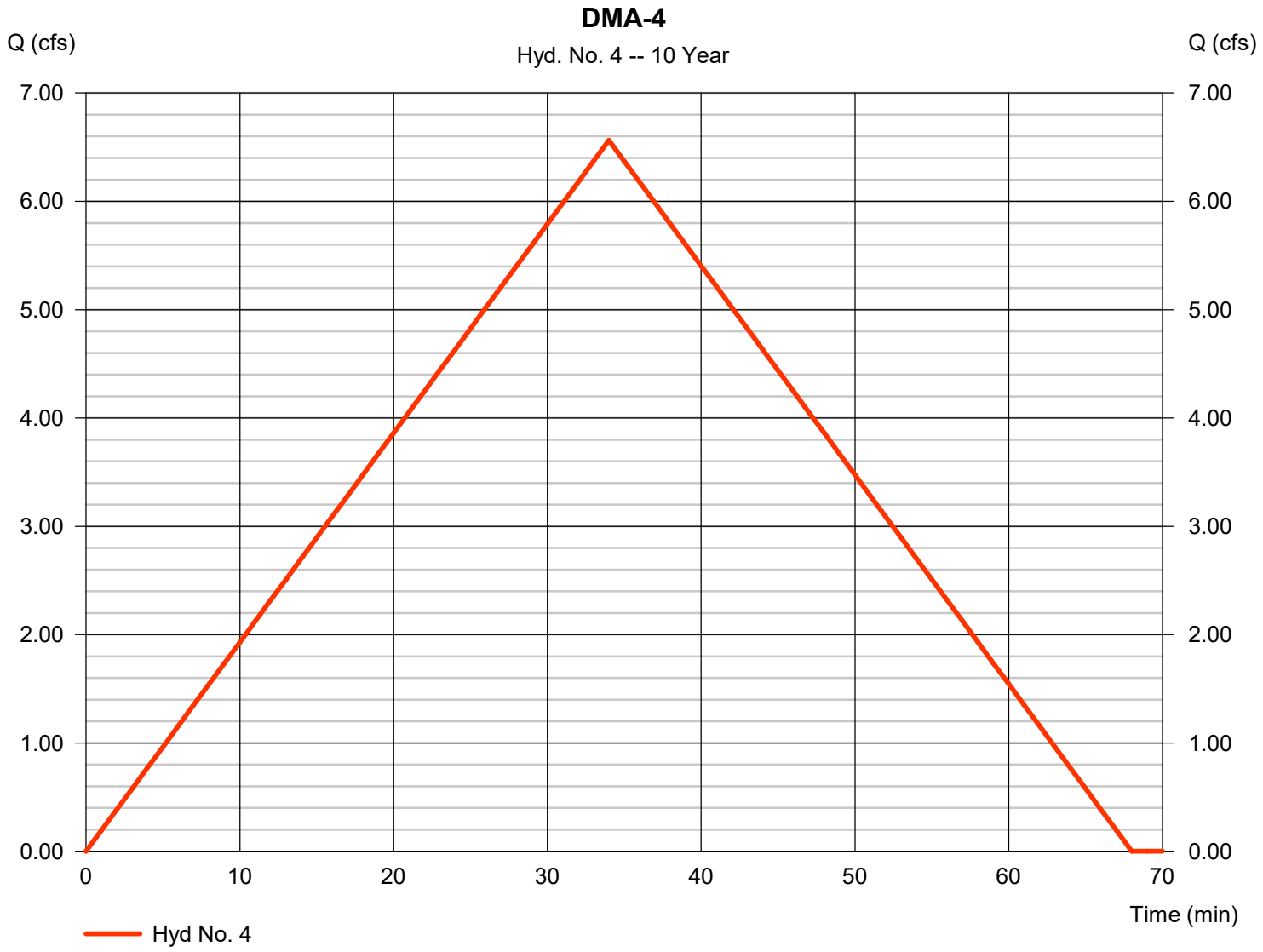
Hydrograph Report

Hyd. No. 4

DMA-4

Hydrograph type	=	Rational	Peak discharge	=	6.563 cfs
Storm frequency	=	10 yrs	Time to peak	=	34 min
Time interval	=	1 min	Hyd. volume	=	13,389 cuft
Drainage area	=	47.850 ac	Runoff coeff.	=	0.22*
Intensity	=	0.623 in/hr	Tc by TR55	=	34.00 min
IDF Curve	=	Daly City.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(1.650 x 0.90) + (46.200 x 0.20)] / 47.850



TR55 Tc Worksheet

Hyd. No. 4

DMA-4

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.51		0.00		0.00		
Land slope (%)	= 2.30		0.00		0.00		
Travel Time (min)	**= 25.19**	**+**	**0.00**	**+**	**0.00**	**=**	**25.19**
Shallow Concentrated Flow							
Flow length (ft)	= 333.00		848.00		652.00		
Watercourse slope (%)	= 7.50		2.70		8.90		
Surface description	= Unpaved		Unpaved		Unpaved		
Average velocity (ft/s)	=4.42		2.65		4.81		
Travel Time (min)	**= 1.26**	**+**	**5.33**	**+**	**2.26**	**=**	**8.84**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.025		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 34.00 min

ATTACHMENT F: HYDROLOGY CALCULATIONS – POST-PROJECT

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	0.985	1	38	2,245	------	------	------	DMA-1
2	Rational	7.278	1	35	15,284	------	------	------	DMA-2
3	Rational	3.133	1	34	6,392	------	------	------	DMA-3
4	Rational	6.196	1	35	13,011	------	------	------	DMA-4

Hydrograph Report

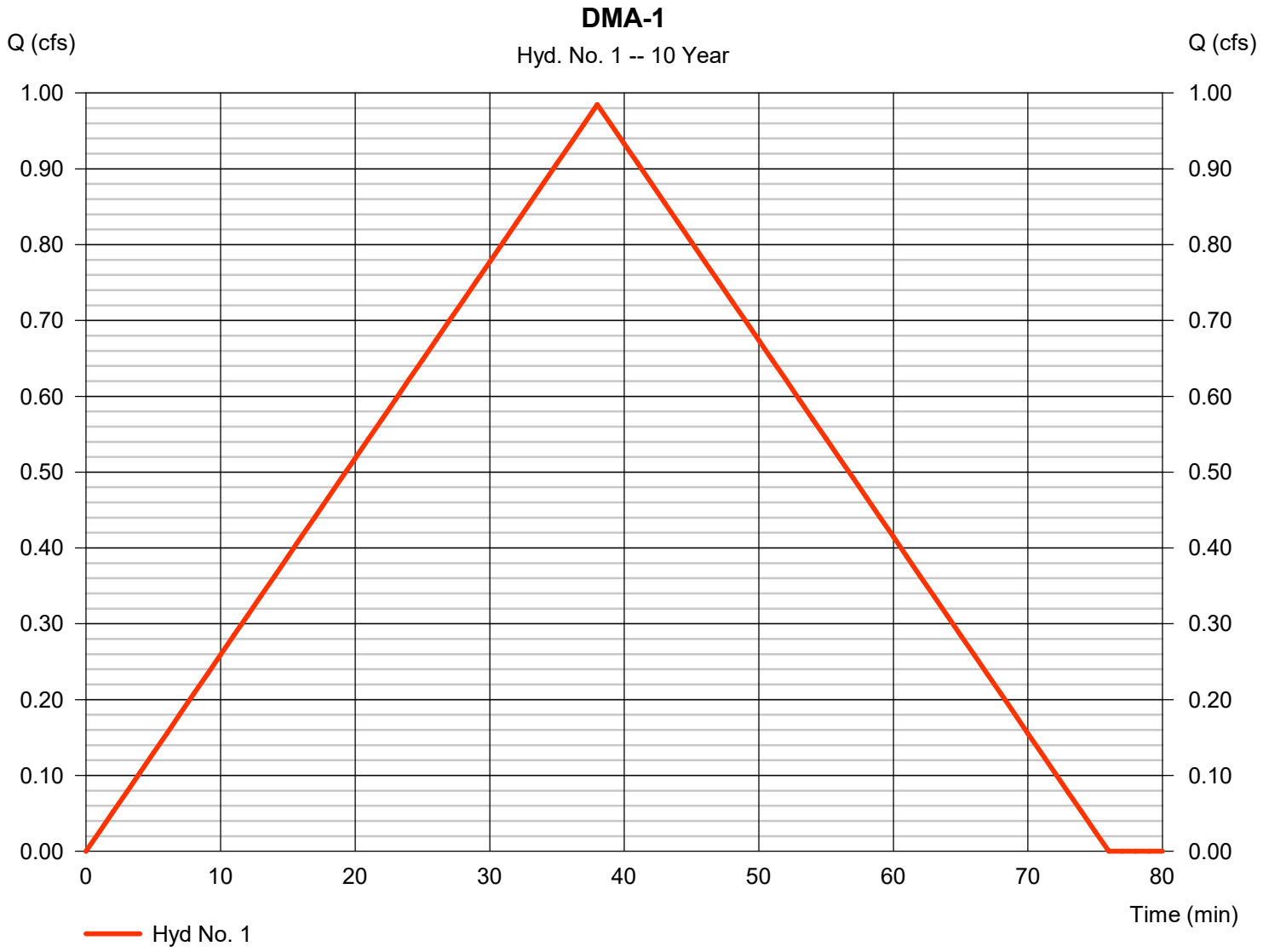
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Friday, 07 / 16 / 2021

Hyd. No. 1

DMA-1

Hydrograph type	=	Rational	Peak discharge	=	0.985 cfs
Storm frequency	=	10 yrs	Time to peak	=	38 min
Time interval	=	1 min	Hyd. volume	=	2,245 cuft
Drainage area	=	4.530 ac	Runoff coeff.	=	0.33*
Intensity	=	0.659 in/hr	Tc by TR55	=	38.00 min
IDF Curve	=	Daly City.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.860 x 0.90) + (3.670 x 0.20)] / 4.530



TR55 Tc Worksheet

Hyd. No. 1

DMA-1

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.51		0.00		0.00		
Land slope (%)	= 2.30		0.00		0.00		
Travel Time (min)	**= 25.19**	**+**	**0.00**	**+**	**0.00**	**=**	**25.19**
Shallow Concentrated Flow							
Flow length (ft)	= 1514.00		278.00		0.00		
Watercourse slope (%)	= 1.80		10.10		0.00		
Surface description	= Unpaved		Unpaved		Unpaved		
Average velocity (ft/s)	=2.16		5.13		0.00		
Travel Time (min)	**= 11.66**	**+**	**0.90**	**+**	**0.00**	**=**	**12.56**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.025		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 38.00 min

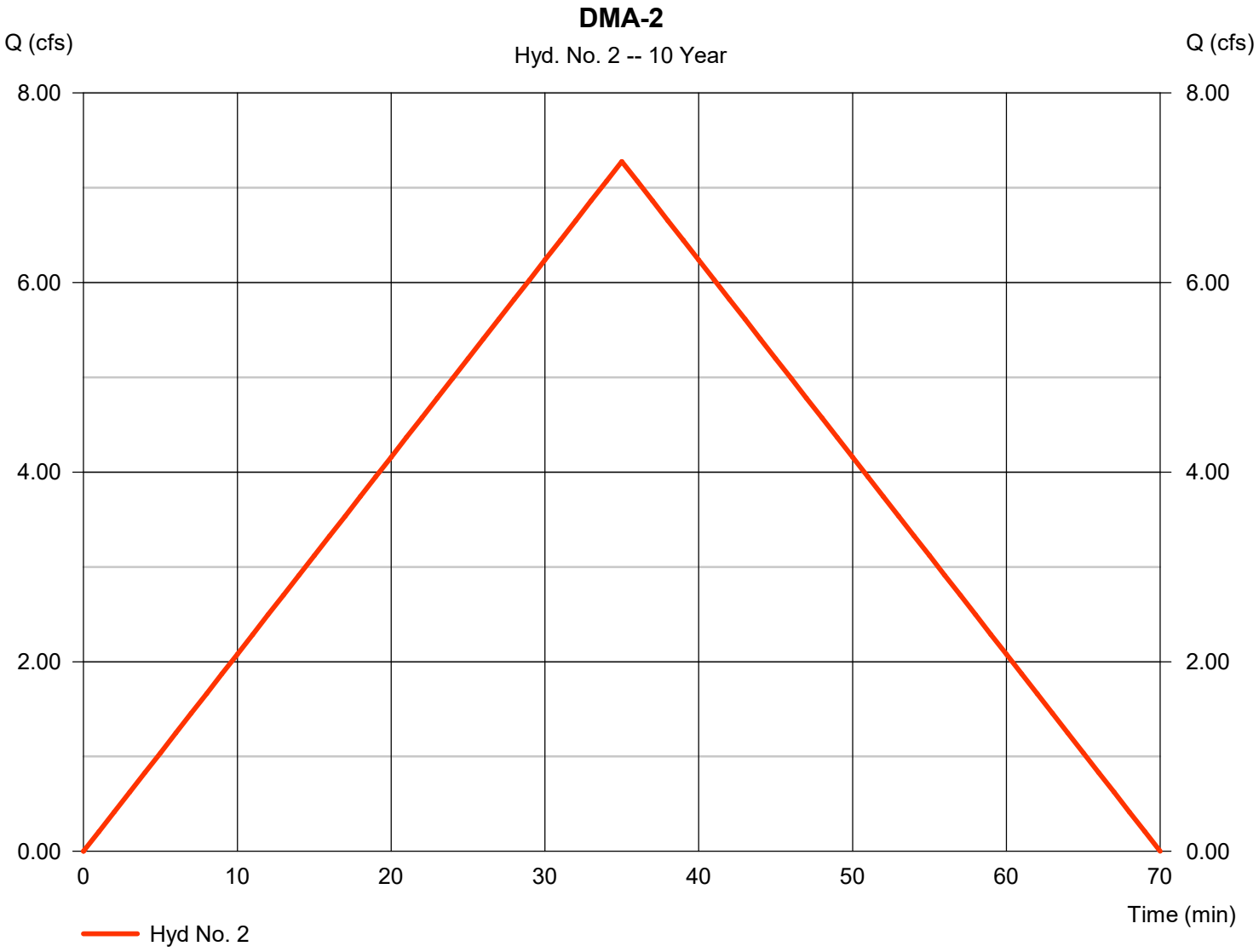
Hydrograph Report

Hyd. No. 2

DMA-2

Hydrograph type	=	Rational	Peak discharge	=	7.278 cfs
Storm frequency	=	10 yrs	Time to peak	=	35 min
Time interval	=	1 min	Hyd. volume	=	15,284 cuft
Drainage area	=	54.800 ac	Runoff coeff.	=	0.21*
Intensity	=	0.632 in/hr	Tc by TR55	=	35.00 min
IDF Curve	=	Daly City.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(1.010 x 0.90) + (55.180 x 0.20)] / 54.800



TR55 Tc Worksheet

Hyd. No. 2

DMA-2

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.51		0.00		0.00		
Land slope (%)	= 3.30		0.00		0.00		
Travel Time (min)	**= 21.81**	**+**	**0.00**	**+**	**0.00**	**=**	**21.81**
Shallow Concentrated Flow							
Flow length (ft)	= 364.00		528.00		1401.00		
Watercourse slope (%)	= 3.30		8.00		2.30		
Surface description	= Unpaved		Unpaved		Unpaved		
Average velocity (ft/s)	=2.93		4.56		2.45		
Travel Time (min)	**= 2.07**	**+**	**1.93**	**+**	**9.54**	**=**	**13.54**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.025		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 35.00 min

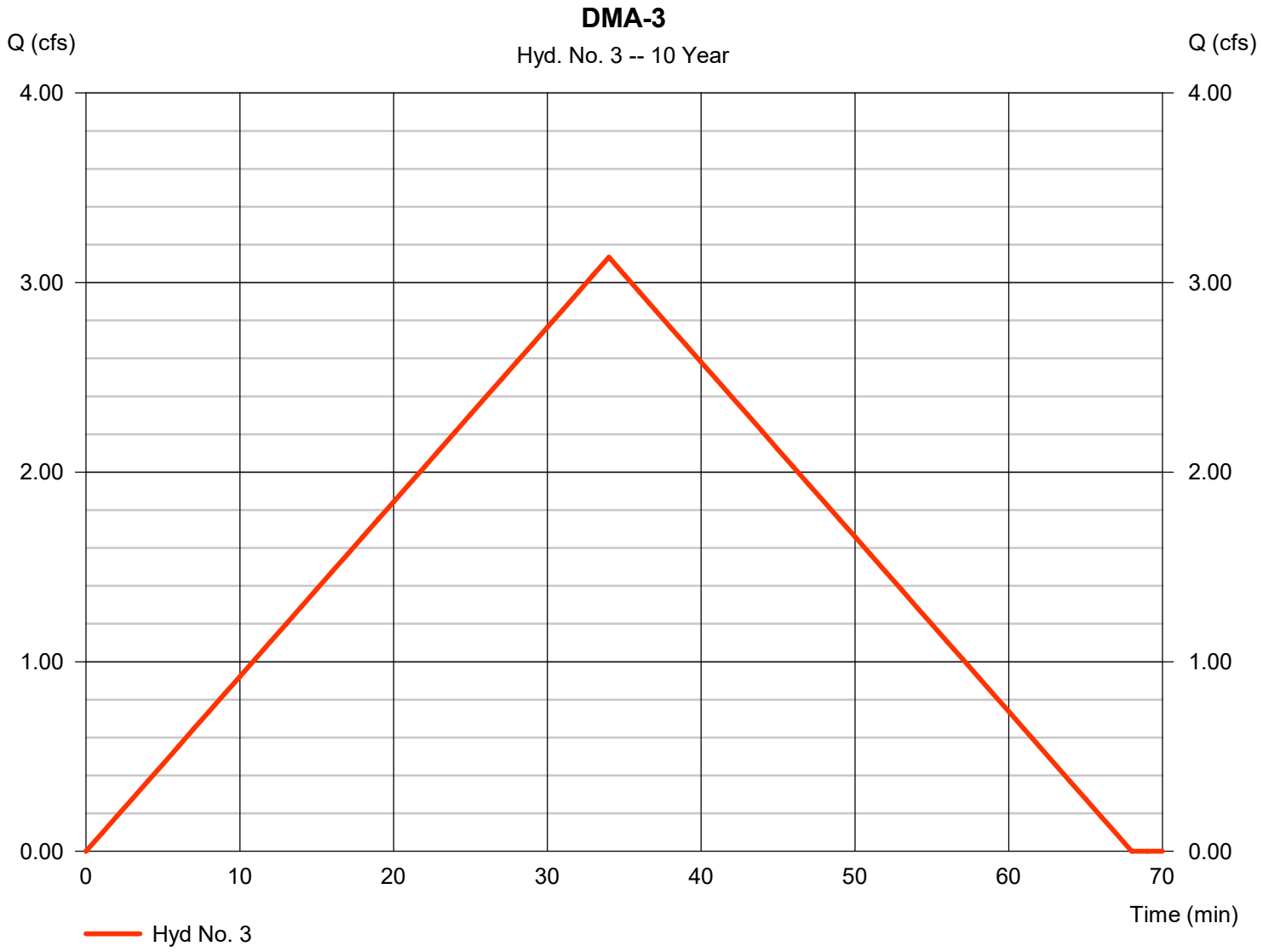
Hydrograph Report

Hyd. No. 3

DMA-3

Hydrograph type	=	Rational	Peak discharge	=	3.133 cfs
Storm frequency	=	10 yrs	Time to peak	=	34 min
Time interval	=	1 min	Hyd. volume	=	6,392 cuft
Drainage area	=	25.130 ac	Runoff coeff.	=	0.2*
Intensity	=	0.623 in/hr	Tc by TR55	=	34.00 min
IDF Curve	=	Daly City.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.020 x 0.90) + (23.720 x 0.20)] / 25.130



TR55 Tc Worksheet

Hyd. No. 3

DMA-3

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.51		0.00		0.00		
Land slope (%)	= 3.00		0.00		0.00		
Travel Time (min)	**= 22.65**	**+**	**0.00**	**+**	**0.00**	**=**	**22.65**
Shallow Concentrated Flow							
Flow length (ft)	= 751.00		782.00		441.00		
Watercourse slope (%)	= 3.50		3.10		2.90		
Surface description	= Unpaved		Unpaved		Unpaved		
Average velocity (ft/s)	=3.02		2.84		2.75		
Travel Time (min)	**= 4.15**	**+**	**4.59**	**+**	**2.68**	**=**	**11.41**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.025		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 34.00 min

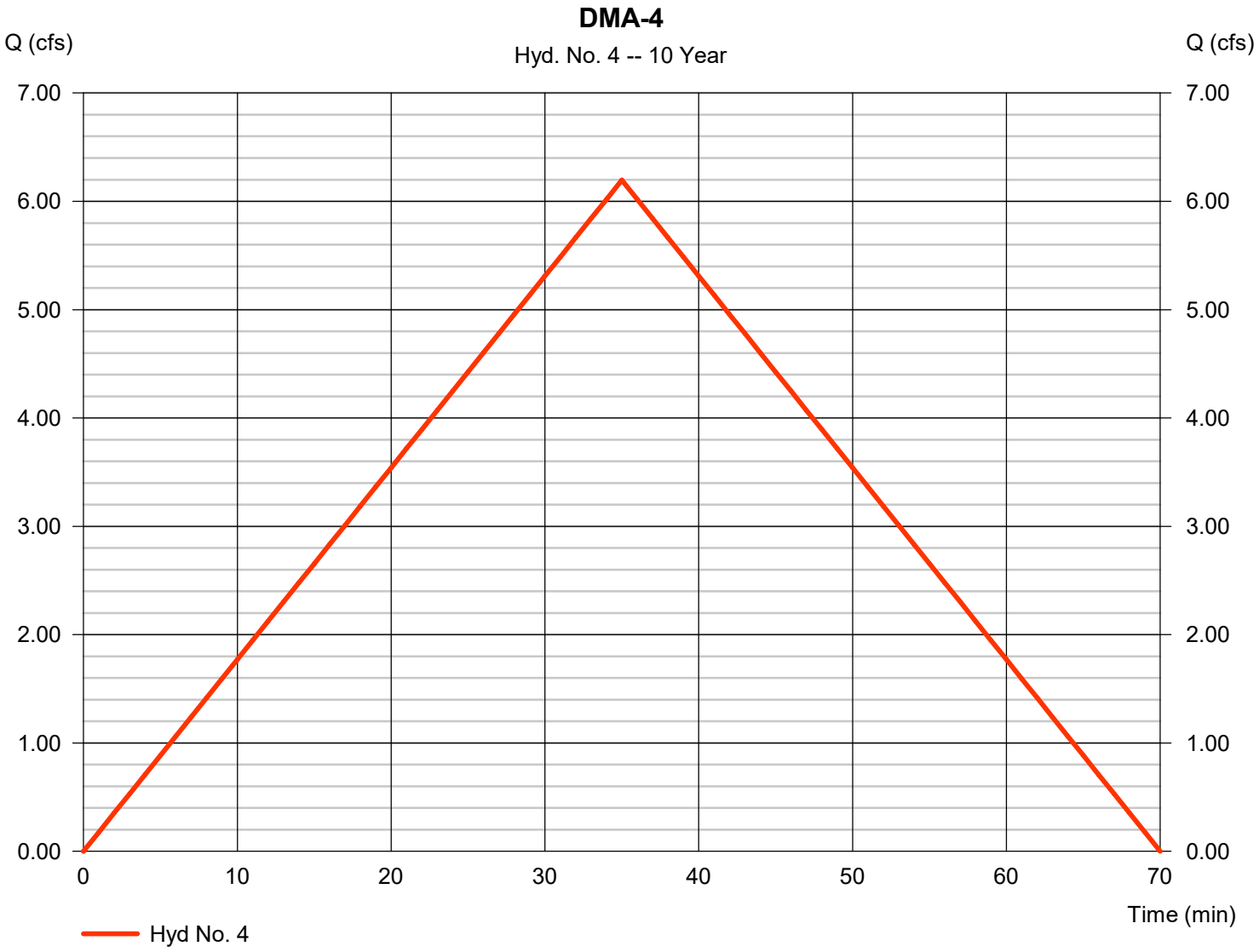
Hydrograph Report

Hyd. No. 4

DMA-4

Hydrograph type	=	Rational	Peak discharge	=	6.196 cfs
Storm frequency	=	10 yrs	Time to peak	=	35 min
Time interval	=	1 min	Hyd. volume	=	13,011 cuft
Drainage area	=	46.650 ac	Runoff coeff.	=	0.21*
Intensity	=	0.632 in/hr	Tc by TR55	=	35.00 min
IDF Curve	=	Daly City.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.820 x 0.90) + (45.830 x 0.20)] / 46.650



TR55 Tc Worksheet

Hyd. No. 4

DMA-4

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.51		0.00		0.00		
Land slope (%)	= 3.70		0.00		0.00		
Travel Time (min)	**= 20.83**	**+**	**0.00**	**+**	**0.00**	**=**	**20.83**
Shallow Concentrated Flow							
Flow length (ft)	= 683.00		354.00		1352.00		
Watercourse slope (%)	= 2.90		9.30		2.40		
Surface description	= Unpaved		Unpaved		Unpaved		
Average velocity (ft/s)	=2.75		4.92		2.50		
Travel Time (min)	**= 4.14**	**+**	**1.20**	**+**	**9.01**	**=**	**14.36**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.025		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 35.00 min

Attachment 6: Construction Noise and Vibration Assessment

LAKE MERCED GOLF CLUB RENOVATION PROJECT CONSTRUCTION NOISE AND VIBRATION ASSESSMENT

Daly City, California

July 16, 2021

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I&R Project#: 21-089

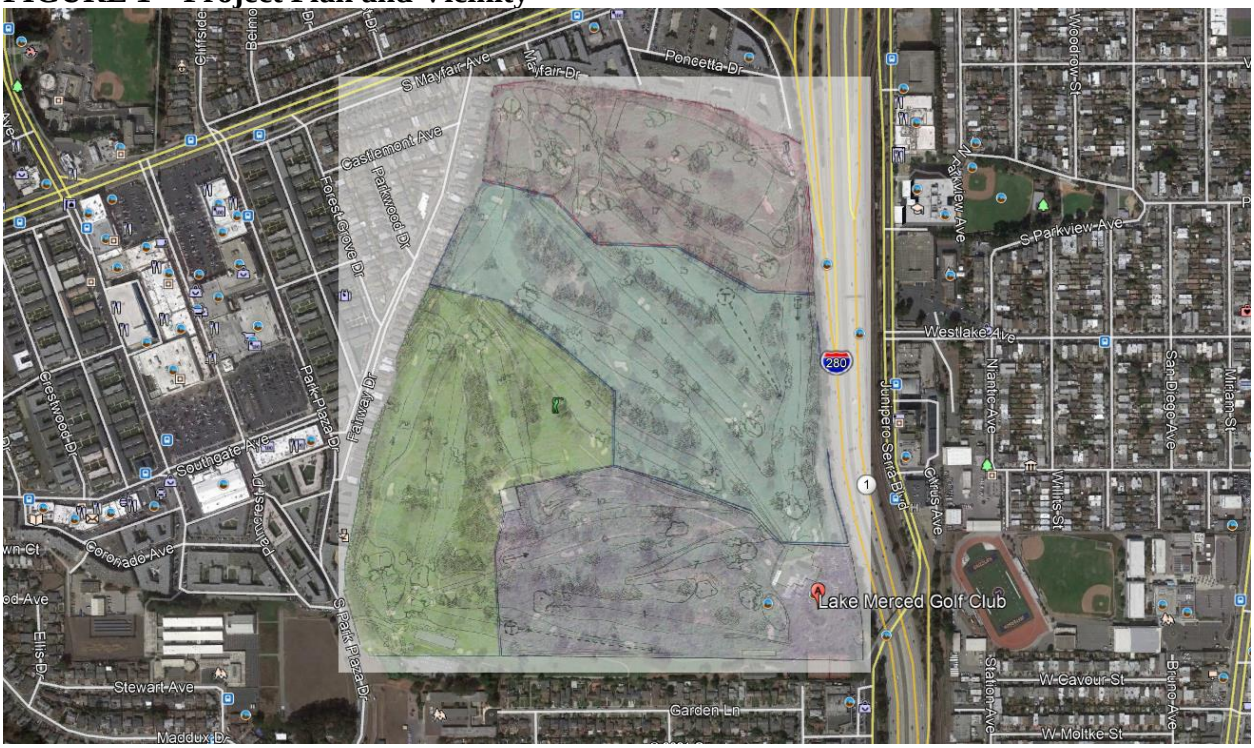
INTRODUCTION

The purpose of this report is to address the potential construction noise and vibration impacts associated with the restoration of the existing Lake Merced Golf Course located at 2300 Junipero Serra Boulevard in Daly City, California. The report presents background information on environmental noise and definitions of the technical terms used in the assessment, the applicable regulatory criteria used in the assessment, a summary of the existing noise environment, and an evaluation of construction related noise and vibration impacts.

PROJECT DESCRIPTION

The 50-acre project site is the Lake Merced Golf Club. The project proposes to restore sixteen of the eighteen golf holes to their original layout, convert existing holes four and five to a practice area, construct two new holes to replace existing holes four and five, and install a new golf course irrigation system. Construction is proposed to begin in October 2021 and be completed by June 2022. Figure 1 shows an image overlay of the proposed construction phasing plan over the aerial view of the project site.

FIGURE 1 – Project Plan and Vicinity



SETTING

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (*frequency*) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level (dBA).* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2.

Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This *energy-equivalent sound/noise descriptor* is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

TABLE 1 Definition of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing, the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micro Pascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e. g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110 dBA	Rock band
Jet fly-over at 1,000 feet		
	100 dBA	
Gas lawn mower at 3 feet		
	90 dBA	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80 dBA	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	70 dBA	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60 dBA	
		Large business office
Quiet urban daytime	50 dBA	Dishwasher in next room
Quiet urban nighttime	40 dBA	Theater, large conference room
Quiet suburban nighttime		
	30 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20 dBA	
		Broadcast/recording studio
	10 dBA	
	0 dBA	

Source: Technical Noise Supplement (TeNS), California Department of Transportation, September 2013.

People are usually more sensitive to noise in the nighttime than they are during the daytime. Two factors contribute to this increased sensitivity. First, during the evening and nighttime, outdoor ambient noise levels are generally lower than in the daytime. Most offices and businesses are closed and automobile traffic has decreased. Second, as household noise levels decrease during the evening, changes in exterior nighttime noise levels can be more noticeable and annoying than such changes are during the day.

To account for this sensitivity, a calculation called the Community Noise Equivalent Level (CNEL) is used to divide the 24-hour day into three time periods: daytime (7:00 a.m. to 7:00 p.m.), evening (7:00 p.m. to 10:00 p.m.), and nighttime (10:00 p.m. to 7:00 a.m.). The evening sound levels are assigned a five decibel penalty (or weighting) and the nighttime sound levels are assigned a 10 decibel penalty (or weighting) prior to averaging with daytime hourly sound levels. In this way, the CNEL is a noise metric that, if used to regulate noise, provides for a quieter evening and nighttime environment.

Effects of Noise

Sleep and Speech Interference

The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noises of sufficient intensity (above 35 dBA) and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for multi-family dwellings are set by the State of California at 45 dBA DNL. Typically, the highest steady traffic noise level during the daytime is about equal to the DNL and nighttime levels are 10 dBA lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses. Typical structural attenuation is 12-17 dBA with open windows. With closed windows in good condition, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling. Sleep and speech interference is therefore possible when exterior noise levels are about 57-62 dBA DNL with open windows and 65-70 dBA DNL if the windows are closed. Levels of 55-60 dBA are common along collector streets and secondary arterials, while 65-70 dBA is a typical value for a primary/major arterial. Levels of 75-80 dBA are normal noise levels at the first row of development outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed, those facing major roadways and freeways typically need special glass windows.

Annoyance

Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that the causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The DNL as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. When measuring the percentage of the population highly annoyed, the threshold for ground vehicle noise is about 50 dBA DNL. At a DNL of about 60 dBA, approximately 12 percent of the population is highly annoyed. When the DNL increases to 70 dBA, the percentage of the population highly annoyed increases to about 25-30 percent of the population. There is, therefore, an increase of about 2 percent per dBA between a DNL of 60-70 dBA. Between a DNL of 70-80 dBA, each decibel increase increases by about 3 percent the percentage of the population highly annoyed. People appear to respond more adversely to aircraft noise. When the DNL is 60 dBA, approximately 30-35 percent of the population is believed to be highly annoyed. Each decibel increase to 70 dBA adds about 3 percentage points to the number of people highly annoyed. Above 70 dBA, each decibel increase results in about a 4 percent increase in the percentage of the population highly annoyed.

Fundamentals of Groundborne Vibration

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One method is the Peak Particle Velocity (PPV). The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. In this report, a PPV descriptor with units of mm/sec or in/sec is used to evaluate construction generated vibration for building damage and human complaints. Table 3 displays the reactions of people and the effects on buildings that continuous or frequent intermittent vibration levels produce. The guidelines in Table 3 represent syntheses of vibration criteria for human response and potential damage to buildings resulting from construction vibration.

Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving, and vibratory compaction equipment typically generates the highest construction related groundborne vibration levels. Because of the impulsive nature of such activities, the use of the PPV descriptor has been routinely used to measure and assess groundborne vibration and almost exclusively to assess the potential of vibration to cause damage and the degree of annoyance for humans.

The two primary concerns with construction-induced vibration, the potential to damage a structure and the potential to interfere with the enjoyment of life, are evaluated against different vibration limits. Human perception to vibration varies with the individual and is a function of physical setting and the type of vibration. Persons exposed to elevated ambient vibration levels, such as people in an urban environment, may tolerate a higher vibration level.

Structural damage can be classified as cosmetic only, such as paint flaking or minimal extension of cracks in building surfaces; minor, including limited surface cracking; or major, that may threaten the structural integrity of the building. Safe vibration limits that can be applied to assess the potential for damaging a structure vary by researcher. The damage criteria presented in Table 3 include several categories for ancient, fragile, and historic structures, the types of structures most at risk to damage. Most buildings are included within the categories ranging from “Historic and some old buildings” to “Modern industrial/commercial buildings”. Construction-induced vibration that can be detrimental to the building is very rare and has only been observed in instances where the structure is at a high state of disrepair and the construction activity occurs immediately adjacent to the structure.

The annoyance levels shown in Table 3 should be interpreted with care since vibration may be found to be annoying at lower levels than those shown, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage.

TABLE 3 Reaction of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels

Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.01	Barely perceptible	No effect
0.04	Distinctly perceptible	Vibration unlikely to cause damage of any type to any structure
0.08	Distinctly perceptible to strongly perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
0.1	Strongly perceptible	Virtually no risk of damage to normal buildings
0.25	Strongly perceptible to severe	Threshold at which there is a risk of damage to historic and some old buildings.
0.3	Strongly perceptible to severe	Threshold at which there is a risk of damage to older residential dwellings such as plastered walls or ceilings
0.5	Severe - Vibrations considered unpleasant	Threshold at which there is a risk of damage to newer residential structures

Source: Transportation and Construction Vibration Guidance Manual, California Department of Transportation, September 2013.

REGULATORY BACKGROUND

The San Mateo County and the City of Daly City have established regulatory criteria that are applicable in this assessment. A summary of the applicable regulatory criteria is provided below.

San Mateo County Municipal Code chapter 4.88 discusses the permitted exterior and interior noise thresholds but section 4.88.360 part e) exempts construction noise from these levels.

Daly City 2030 General Plan. The Noise Element in the Daly City 2030 General Plan states that construction noise is regulated in Daly City through the environmental review process by the Engineering and Planning Divisions. Typically, construction activities are limited to the daytime hours between 8:00 a.m. and 5:00 p.m. and are prohibited on weekends and holidays. Additionally, the Noise Element sets forth a noise goal and policies related to noise control in the City. The City's noise goal is:

> *Promote a noise environment that reflects a balance of the various City objectives while providing an environment that maintains a healthy living environment; fosters relaxation and recreation; is conducive to the work environment; and provides pleasant living conditions.*

The following policies are applicable to the proposed project:

Policy NE-9: Work to ensure that the expansion of or changes to existing land uses do not create additional noise impacts for sensitive receptors in the vicinity of the project from intensification or alteration of existing land uses by requiring applicants.

> **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.

Daly City Municipal Code. Chapter 9.22 of the City's Municipal Code discusses disturbing the peace. While noise level restrictions are not provided in the Municipal Code, the following sections establish qualitative noise disturbances and hours of sensitivity applicable to proposed project:

> **9.22.010 – Disturbing the peace prohibited.** No person shall make in any place, nor allow to be made upon his premises, or premises within his control, any noise, disorder or tumult to the disturbance of the public peace.
>
> **9.22.030 – Noise.** Between the hours of ten p.m. (10:00 p.m.) and six a.m. (6:00 a.m.) of the following day, no person shall cause, create or permit any noise, music, sound or other disturbance upon his property which may be heard by, or which noise disturbs or harasses, any other person beyond the confines of the property, quarters or apartment from which the noise, music, sound or disturbance emanates.

Neither Daly City nor San Mateo County specify quantitative thresholds for what is considered "excessive" vibration or ground-borne noise. Therefore, a conservative estimate of 0.3 in/sec PPV is considered as a threshold for significant impact (from Table 3).

IMPACTS

Construction Noise Impacts

Construction activities generate considerable amounts of noise, especially during earth-moving activities when heavy equipment is used. A list of typical maximum instantaneous noise levels measured at 50 feet are provided in Table 4. Maximum noise levels typically range from about 80 to 90 dBA L_{max} at 50 feet from the noise source. Typical hourly average construction-generated noise levels for office buildings are about 78 to 89 dBA L_{eq} measured at 50 feet from the center of the site during busy construction periods (e.g., earth moving equipment, impact tools, etc.), as shown in Table 5.

TABLE 4 Construction Equipment 50-foot Noise Emission Limits

Equipment Category	L_{max} Level (dBA)[1,2]	Impact/Continuous
Arc Welder	73	Continuous
Auger Drill Rig	85	Continuous
Backhoe	80	Continuous
Bar Bender	80	Continuous
Boring Jack Power Unit	80	Continuous
Chain Saw	85	Continuous
Compressor[3]	70	Continuous
Compressor (other)	80	Continuous
Concrete Mixer	85	Continuous
Concrete Pump	82	Continuous
Concrete Saw	90	Continuous
Concrete Vibrator	80	Continuous
Crane	85	Continuous
Dozer	85	Continuous
Excavator	85	Continuous
Front End Loader	80	Continuous
Generator	82	Continuous
Generator (25 KVA or less)	70	Continuous
Gradall	85	Continuous
Grader	85	Continuous
Grinder Saw	85	Continuous
Horizontal Boring Hydro Jack	80	Continuous
Hydra Break Ram	90	Impact
Impact Pile Driver	105	Impact
Insitu Soil Sampling Rig	84	Continuous
Jackhammer	85	Impact
Mounted Impact Hammer (hoe ram)	90	Impact
Paver	85	Continuous
Pneumatic Tools	85	Continuous
Pumps	77	Continuous
Rock Drill	85	Continuous
Scraper	85	Continuous
Slurry Trenching Machine	82	Continuous
Soil Mix Drill Rig	80	Continuous
Street Sweeper	80	Continuous
Tractor	84	Continuous
Truck (dump, delivery)	84	Continuous
Vacuum Excavator Truck (vac-truck)	85	Continuous
Vibratory Compactor	80	Continuous
Vibratory Pile Driver	95	Continuous
All other equipment with engines larger than 5 HP	85	Continuous

Notes:

[1] Measured at 50 feet from the construction equipment, with a "slow" (1 sec.) time constant.

[2] Noise limits apply to total noise emitted from equipment and associated components operating at full power while engaged in its intended operation.

[3] Portable Air Compressor rated at 75 cfm or greater and that operates at greater than 50 psi.

Source: Mitigation of Nighttime Construction Noise, Vibrations and Other Nuisances, National Cooperative Highway Research Program, 1999.

TABLE 5 Typical Ranges of Construction Noise Levels at 50 Feet, L_{eq} (dBA)

	Domestic Housing		Office Building, Hotel, Hospital, School, Public Works		Industrial Parking Garage, Religious Amusement & Recreations, Store, Service Station		Public Works Roads & Highways, Sewers, and Trenches	
	I	II	I	II	I	II	I	II
Ground Clearing	83	83	84	84	84	83	84	84
Excavation	88	75	89	79	89	71	88	78
Foundations	81	81	78	78	77	77	88	88
Erection	81	65	87	75	84	72	79	78
Finishing	88	72	89	75	89	74	84	84

I - All pertinent equipment present at site.
II - Minimum required equipment present at site.

Source: U.S.E.P.A., Legal Compilation on Noise, Vol. 1, p. 2-104, 1973.

Project construction is expected to start in October 2021 and would be built out over a period of approximately nine months (to be completed by June 2022). The planned project phases are summarized in Table 6 below.

TABLE 6 Project Phasing – Lake Merced Golf Club

Phase	Work description
Phase I	Begin Nov 2021 New Hole construction – 12 (Half), 13, 15 (Green), 16, 17+Range
Phase II	Begin Jan 2022 New Hole construction – 8, 9 (Half), 12 (Half), 14, 15 (Remainder), 18
Phase III	Begin March 2022 New Hole construction – 2 (Half), 3, 4, 5, 9 (Half), 11, 12 (Tees)
Phase IV	Begin April 2022 New Hole construction – 1, 2 (Half), 6, 7, 10, Putting Green, Short Game Area

To conservatively assess the construction noise impacts corresponding to the Grading/Excavation phase, the applicant supplied list of equipment is assumed to be equally divided for the work done in each of the four phases in Table 6 above whereas, the construction equipment listed for Trenching and Paving portions of the construction activities is assumed to be running simultaneously.

The construction noise levels were calculated to range from 80 to 85 dBA L_{max} and from 77 to 84 dBA L_{eq} at 50 feet, using FHWA's Roadway Construction Noise Model (results in Table 7). These project-specific construction noise levels generally agree with the range of typical maximum and average noise levels presented above. Construction-generated noise levels drop off at a rate of about 6

dBA per doubling of the distance between the source and receptor. Shielding by buildings or terrain can provide an additional 5 to 10 dBA noise reduction at distant receptors.

The existing land uses surrounding the project site consist of residential land uses and I-280 along the eastern portion of the site. Theoretically, the maximum noise levels could reach 100 to 110 dBA at the property plane if equipment is used within about 5 feet. Typically, however, a receptor would not be located at the property line of the adjacent property when construction occurs in close proximity. Therefore, construction noise levels are calculated from source locations most representative of Grading/Excavation portion of the construction activity since it involves the most amount of equipment, in order to credibly represent typical noise levels experienced at adjacent receptor locations (See Attachment 1 for selected source locations). The nearest existing residences are located at distances ranging from 50 to 150 feet north and west of the golf course. At this distance, maximum noise levels generated by project construction would typically range from about 76 to 85 dBA L_{max}, and hourly average noise levels would typically range from about 75 to 84 dBA L_{eq}.

TABLE 7 Total Calculated L_{max} and L_{eq} Noise Levels from RCNM

Description	Equipment	Quantity	Total Calculated (dBA)	
			L_{max}*	L_{eq}
Grading/Excavation	Excavators	1	85	84
	Graders	1		
	Tractors/Loaders/Backhoes	1		
Trenching	Tractors/Loaders/Backhoes	2	84	83
Building – Exterior (Job site trailers)	Generator Sets	2	81	81
Paving	Cement and Mortar Mixers	1	80	77

* Total L_{max} is the value for the loudest piece of equipment

Construction activities associated with the project would be temporary and would occur within allowable hour as specified in the General Plan. Although the impact is considered less-than-significant, the incorporation of the following construction best management practices should be considered as part of the conditions of approval, given the proximity of the site to nearby residential land uses.

Construction Best Management Practices

- Construction will be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday and prohibited on weekends and holidays for any on-site or off-site work within 300 feet of any residential unit.

- The contractor shall use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the

project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poorly maintained engines or other components.

- Staging areas and stationary noise-generating equipment shall be located as far as possible from noise-sensitive receptors, such as residential uses (a minimum of 200 feet).

- Ensure that generators, compressors, and pumps are housed in acoustical enclosures.
- Locate cranes as far from adjoining noise-sensitive receptors as possible.

- During final grading, substitute graders for bulldozers, where feasible. Wheeled heavy equipment are quieter than track equipment and should be used where feasible.

- Substitute nail guns for manual hammering, where feasible.

- Substitute electrically powered tools for noisier pneumatic tools, where feasible.

- The surrounding neighborhood shall be notified early and frequently of the construction activities.

- A "noise disturbance coordinator" shall be designated to respond to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., beginning work too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator would be conspicuously posted at the construction site.

Mitigation Measures: **No further mitigation required.**

Construction Vibration Impacts

Proposed construction phases would include grading/excavation, trenching, and paving. Perceptible vibration may occur when heavy equipment or impact tools are used. However, the proposed project would not require pile driving, which can cause excessive vibration.

Neither Daly City nor the San Mateo County specifies a construction vibration limit. For structural damage, the California Department of Transportation recommends a vibration limit of 0.5 in/sec PPV for buildings structurally sound and designed to modern engineering standards, 0.3 in/sec PPV for buildings that are found to be structurally sound but where structural damage is a major concern, and a conservative limit of 0.25 in/sec PPV for historic and some old buildings. The 0.3 in/sec PPV vibration limit would be applicable to properties in the immediate vicinity of the project site since there are no historic buildings in the vicinity.

Vibration levels would vary depending on soil conditions, construction methods, and equipment used. Jackhammers typically generate vibration levels of 0.035 in/sec PPV and drilling typically generates vibration levels of 0.09 in/sec PPV at a distance of 25 feet. Vibration levels are highest close to the source, and then attenuate with increasing distance at the rate $(D_{ref}/D)^{1.1}$, where D is the distance from the source in feet, and D_{ref} is the reference distance of 25 feet. Table 8 presents

typical vibration levels that could be expected from construction equipment at 25 feet and summarizes the expected vibration levels at residences bordering the site, the closest being 50 feet away from the project site. Vibration levels at distances greater than 25 feet from the project site would not exceed the 0.3 in/sec PPV threshold for buildings of normal conventional construction, especially since there is no pile driving activity or vibratory rollers involved in any phase of the construction.

The US Bureau of Mines has analyzed the effects of blast-induced vibration on buildings in USBM RI 8507,[1] and these findings have been applied to vibrations emanating from construction equipment on buildings.[2] Figure 2 presents the damage probability, as reported in USBM RI 8507 and reproduced by Dowding, assuming a maximum vibration level of 0.3 in/sec PPV. As per Table 8, buildings of normal conventional construction located 25 to 50 feet from the project site would not be exposed to vibration levels exceeding the 0.3 in/sec PPV. Based on the data summarized in Figure 2, there would be no observations of "threshold damage," "minor damage," or "major damage" at buildings of normal conventional construction when vibration levels were 0.3 in/sec PPV or less.

Project-generated vibration levels would fall below the 0.3 in/sec PPV threshold at all surrounding conventional buildings. Neither cosmetic, minor, or major damage would occur beyond 25 feet. At these locations and in other surrounding areas where vibration would not be expected to cause structural damage, vibration levels may still be perceptible. However, as with any type of construction, this would be anticipated and would not be considered significant, given the intermittent and short duration of the phases that have the highest potential of producing vibration. By use of administrative controls, such as notifying neighbors of scheduled construction activities and scheduling construction activities with the highest potential to produce perceptible vibration during hours with the least potential to affect nearby residences and businesses, perceptible vibration can be kept to a minimum.

Mitigation Measures: **No further mitigation required.**

3 Siskind, D.E., M.S. Stagg, J.W. Kopp, and C.H. Dowding, Structure Response and Damage Produced by Ground Vibration form Surface Mine Blasting, RI 8507, Bureau of Mines Report of Investigations, U.S. Department of the Interior Bureau of Mines, Washington, D.C., 1980.

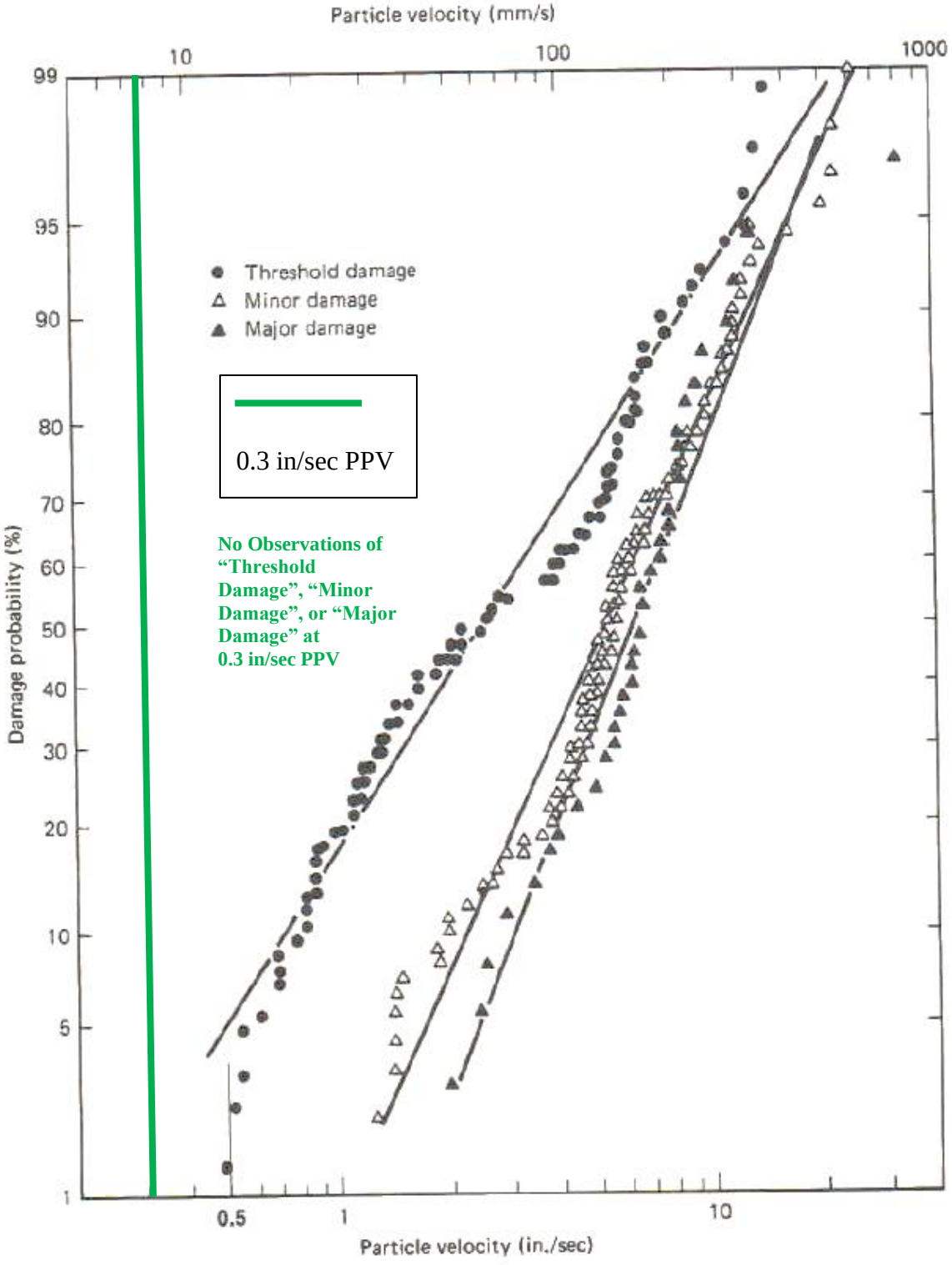
2 Dowding, C.H., Construction Vibrations, Prentice Hall, Upper Saddle River, 1996.

TABLE 8 Construction Vibration Levels at Nearby Buildings

Equipment		Source Level at 25 feet	Vibration Level at 50 feet
Clam shovel drop		0.202	0.094
Hydromill (slurry wall)	in soil	0.008	0.004
	in rock	0.017	0.008
Vibratory Roller		0.210	0.098
Hoe Ram		0.089	0.042
Large bulldozer		0.089	0.042
Caisson drilling		0.089	0.042
Loaded trucks		0.076	0.035
Jackhammer		0.035	0.016
Small bulldozer		0.003	0.001

Source: Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, Office of Planning and Environment, U.S. Department of Transportation, FTA Report No. 0123, September 2018, as modified by Illingworth & Rodkin, Inc., June 2021.

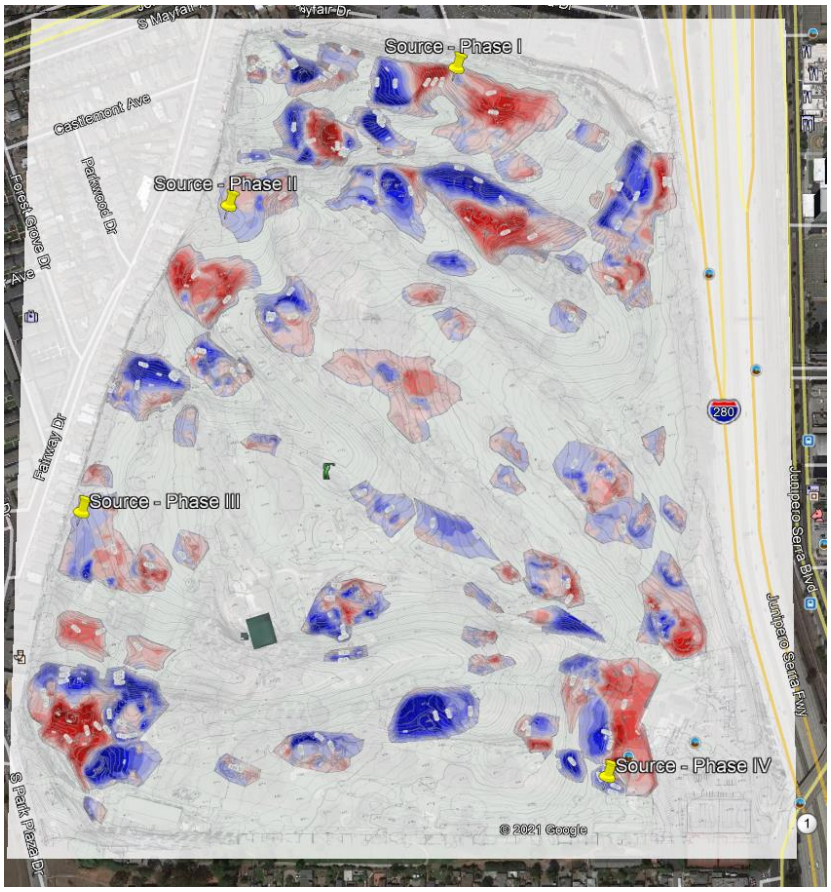
FIGURE 2 Probability of Cracking and Fatigue from Repetitive Loading



Source: Dowding, C.H., Construction Vibrations, Prentice Hall, Upper Saddle River, 1996 as modified by Illingworth & Rodkin, Inc., June 2021.

Attachment 1 – Source locations for noise & vibration assessment

Figure A1 – Source locations using Project Phasing image overlay on the project site



Elevations Table			
Area	Color	Min Elevation	Max Elevation
1		-13.50	-10.00
2		-10.00	-5.00
3		-5.00	-4.00
4		-4.00	-3.00
5		-3.00	-2.00
6		-2.00	-1.00
7		-1.00	0.00
8		0.00	1.00
9		1.00	2.00
10		2.00	3.00
11		3.00	4.00
12		4.00	5.00
13		5.00	10.00
14		10.00	14.00

Raw Earthwork Quantity Tabulation			
Area	Earthwork Volume (cy)	Area of Disburbance (sf)	% of Area
1	(278)	6,432	0.35%
2	(5,375)	76,613	4.12%
3	(3,978)	55,015	2.96%
4	(6,567)	84,330	4.53%
5	(10,299)	116,412	6.26%
6	(15,652)	168,897	9.08%
7	(25,328)	430,549	23.15%
8	23,569	441,911	23.76%
9	14,406	167,796	9.02%
10	9,448	104,417	5.61%
11	6,307	70,418	3.79%
12	4,041	52,842	2.84%
13	4,677	82,112	4.41%
14	172	2,315	0.12%

Figure A2 – Source locations using Earthwork exhibit image overlay on the project site

City Council Meeting Agenda Report

Item # _____

Meeting Date: September 27, 2021

Subject: General Plan Amendment GPA-04-21-014998, Planned Development PD-04-21-014997, Design Review DR-04-21-015000, Major Subdivision SUB-04-21-014999 – Preliminary Plan review of a proposed Precise Plan for the redevelopment of the Serramonte Del Rey Campus at 699 Serramonte Boulevard

Recommended Action

Approve the Preliminary Plan for the proposed Planned Development PD-04-21-014997.

Planning Commission Discussion

On August 3, 2021, the Planning Commission voted 5-0 recommending that the City Council approve the Preliminary Plan for the proposed Planned Development PD-04-21-014997.

The Planning Commission received public comment from the following members of the public: Melissa Ambrose, Denice Bibiano, Sabrina Brennan, Monica Casey, Gladwyn d'Souza, Andrew Hambre, Melinda Hue, Clayton Koo, Jonathon Krupp, Ed Lopez, Nick Occhipinti, Jennifer Pifeleti, Debbie Santiago, and Erick Willemse. Many members of the public were in support of the proposed Precise Plan, specifically the amount of housing, open space, and walking trails proposed and were excited about the potential for the project to create an improved lifestyle for faculty and residents. Other comments noted the strong partnership between the Jefferson Union High School District (JUHSD) and Head Start and the benefits of the facility proposed next to the affordable housing parcel. In contrast, some members of the public opposed the proposed Precise Plan. Their concerns included the lack of open space in Daly City, the existing garden on the campus, and the proposed driveway on Serramonte Boulevard for Parcel B. There were also comments regarding the lack of community outreach and transparency from JUHSD regarding the project. However, other comments indicated JUHSD has been fully transparent since the early stages of the project and sufficient community outreach has been conducted even with the current COVID-19 pandemic.

The Commissioners expressed concerns regarding the amount of housing that will be available to faculty and staff compared to the amount of housing that will be available to the public, the walkability to the existing bus stops on Serramonte Boulevard, the proposed maximum buildings heights, and the proposed driveway on Serramonte Boulevard for Parcel B. Commissioner Proano and Vice Chair Villanueva recommended lowering the maximum building heights to maintain the residential character of the area. Commission Chair Satorre and Vice Chair Villanueva also recommended removal of the proposed driveway on Serramonte Boulevard for Parcel B. All Commissioners concurred that the project is needed due to the housing shortage.

In response to the questions from the Commissioners, JUHSD Board of Trustee Member Kalimah Salahuddin stated the amount of faculty and staff housing was determined based on a survey that was sent to JUHSD faculty and staff. Approximately 100 faculty and staff expressed

interest in faculty and staff housing. The housing units on the other parcels would be managed by developers who lease the parcels and therefore JUHSD would not have discretion over the housing units on Parcels B-F. Lease proceeds would be allocated towards faculty and staff salaries to improve recruitment and retention. Regarding the proposed maximum building heights, Planning Manager Van Lonkhuysen indicated the City is in support of the proposal. The proposed building heights are suitable for the topography of the site and other recent development projects have been approved with similar maximum heights. He also noted the City is required to fulfill a housing need that is mandated by the state and this project would help meet the requirements.

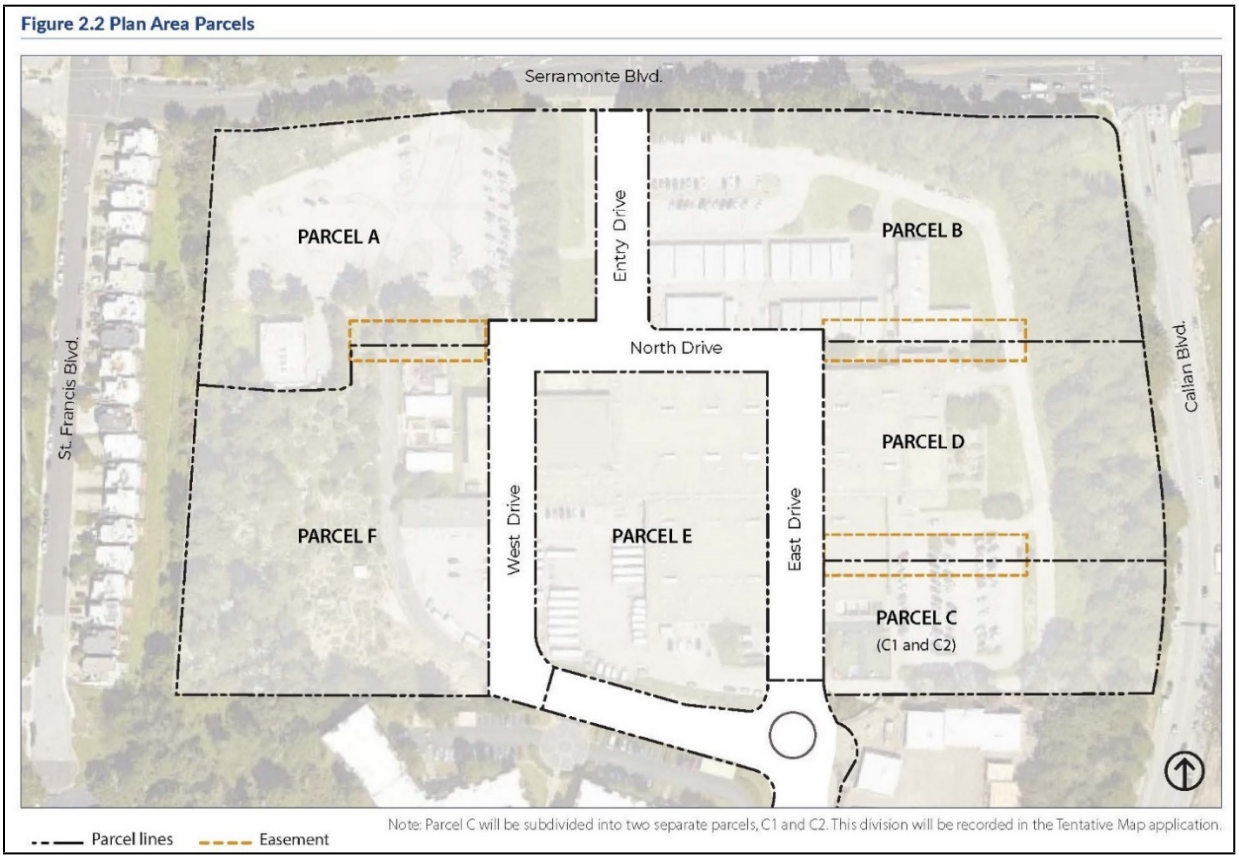
Background

The Serramonte Del Rey Precise Plan (PD-31) was approved for the Serramonte Del Rey Campus in 1985 (see Attachment A – Location Map) and allowed up to 175 residential units and approximately 700,000 square feet (sq. ft.) of office space within the campus area. An amendment to the Precise Plan (PD-31A) was approved in January 2020 for the northwest section of the site to allow for the construction of a Jefferson Union High School District (JUHSD) faculty and staff housing project. This project is currently under construction and is expected to be completed in 2022.

The project site is bounded by Serramonte Boulevard to the north, Callan Boulevard to the east, existing residential development to the west, and multi-family residential development, a school, and medical office to the south (Phase I of the 1985 Serramonte Del Rey Precise Plan). The project site currently consists of a main building occupied by JUHSD offices and non-profit organizations, temporary buildings, surface parking, and construction activity for JUHSD faculty and staff housing. There is also a school garden located in the southwest corner of the project site. This garden was started 20 years ago and is used by JUHSD for adult education as a demonstration garden.

The applicant and property owner, JUHSD, has submitted an application that proposes a new Precise Plan for the campus (see Attachment B – Draft Precise Plan). The proposed Precise Plan would allow for the redevelopment of the campus to include up to 1,235 units of affordable and market-rate rental housing, up to 14,000 sq. ft. of neighborhood-serving retail/commercial uses, and a Head Start childcare facility. The site would be divided into seven development parcels and additional street parcels with public access easements (see parcel plan below and page 27 of Attachment B – Draft Precise Plan). Build-out of the site is anticipated to be over a ten-year period but may take up to 15 years.

The vision for the project is to transform the project site into a new walkable, bikeable and family-friendly residential neighborhood. JUHSD anticipates attracting investment by the development community through use of long-term ground leases and/or joint venture agreements to develop the neighborhood on a parcel-by-parcel basis. JUHSD anticipates developers will seek to maximize the development potential of individual parcels. The Precise Plan was developed to provide guidance for development review and approval by the City.



The City Council should also be aware that the application includes a request for Design Review approval of a 201-unit mixed-use building with approximately 8,000 square feet of retail space that would be located on Parcel B. This proposal will be presented to the City Council during the Precise Plan review. Design review approval for Parcels C through F would occur as subsequent applications.

The project, as proposed, requires the following entitlements:

1. General Plan Amendment to change the General Plan designation from Residential – High Density (R-HD) and Commercial – Office (C-O) to Commercial – Mixed Use (C-MU);

2. Rezone project site from Planned Development 31 (PD-31) and Planned Development 31A (PD-31A) to a new Planned Development;

3. Design Review for the site and building design for the proposed development and site improvements on Parcel B;

4. Major subdivision to subdivide the project site into seven development parcels and additional street parcels with public access easements; and

5. Certification of the Environmental Impact Report for the project.

At the Preliminary Plan stage, the Planning Commission reviewed the proposed land use, circulation, and overall site design of the proposed project and recommended approval of the Preliminary Plan to the City Council. The Planning Commission's action is now being forwarded to the City Council as a communication item.

City Council Committee Meeting

Staff met with the JUHSD City Council Committee (Committee) members, Mayor Manalo and Council Member Sylvester, and JUHSD on July 6, 2021 to introduce the proposal (see Attachment C – JUHSD City Council Committee Meeting Staff Report). Various aspects of the project were discussed such as the concerns regarding the demonstration garden, importance of open space and affordable housing accessibility, and future plans for the Head Start childcare facility. Staff and JUHSD provided additional information and responses to the Committee's feedback and questions. The meeting concluded with a recommendation to convene the Affordable Housing Committee to discuss the proposed affordable housing plan and move forward with scheduling the Preliminary Plan review.

Project Overview

As discussed above, the Preliminary Plan provides the City Council with the opportunity to review the proposed land use, circulation, and overall site design as well as the fiscal impact of the proposed project.

The Precise Plan would allow up to 1,235 apartment units of affordable and market-rate housing, up to 14,000 square feet of retail/commercial space, a new Head Start facility, and parks, recreational trails and other open space improvements. The proposal would include demolition of the existing school facilities and a phased development plan for each of the proposed parcels. The existing demonstration garden would also be removed, but JUHSD intends to install raised planter beds at their new adult education building located at 123 Edgemont Drive in Daly City.

The project is anticipated to be built out in three phases:

1. The first phase would maintain the existing JUHSD building and demolish the surface parking lot located between the existing school building and Serramonte Boulevard. The proposed mixed-use development on Parcel B would be constructed as well as Entry Drive, North Drive, and Overlook Park. North Access Way as needed for access to Overlook Park.

2. The second phase would include demolition of the existing JUHSD building and the remaining surface parking lots and access roads within the project site. All outbuildings will be either relocated or demolished and housing on Parcels C and D would be constructed. A new Head Start facility would also be constructed on Parcel C. The improvements would include construction of East Drive and any necessary utilities.

3. The third phase would include the build out of Parcels E and F, Central Green, and the open green space at the entry to the site from the south of the Precise Plan area.

As mentioned in the previous section, Phase I of the 1985 Precise Plan located south of the project site is already built out with multi-family rental housing and school and medical uses. This area is excluded from the project and the General Plan designation and zoning shall remain Commercial – Office and PD-31 respectively.

Office Market and Fiscal Impact Study

JUHSD submitted an office market and fiscal impact study prepared by BAE Urban Economics, Inc. (BAE) to supplement their request for a zone change and commercial-mixed use neighborhood proposal (see Attachment D – Office Market Assessment and Fiscal Impact Review). The analysis evaluated the project site's potential to attract commercial office use and presented the results of the fiscal impact analysis of three recently approved residential projects in Daly City to demonstrate the potential for residential development to generate positive fiscal benefits for the City.

After review of the site's characteristics and Daly City's relative position in the regional economy and San Mateo County office market, the analysis concluded the project site is not a competitive location to attract office development. Office uses have been permitted with the PD-31 Plan area since 1985, but only one medical office building has been constructed. Located outside the Highway 101/Caltrain Corridor, the office sector in Daly City has failed to gain traction over the past few decades despite the presence of two Bay Area Rapid Transit (BART) stations and City efforts and investment to stimulate Class A office development. Further, the economic impacts of the COVID-19 pandemic have led to a short-term reduction of office demand driven by shelter-in-place orders and uncertainty on the long-term impact of the pandemic on regional office market demand.

As for residential development, the review of three fiscal impact analyses for recently approved Daly City residential projects concluded that in-fill development projects have yielded net positive impacts such as injecting additional retail spending power into the city that can support the City's existing and expanded retail centers and corridors.

The analysis also concluded that there is an important indirect fiscal benefit associated with new residential development specifically at this project site. Since JUHSD intends to ground lease the site for development which will generate an ongoing stream of cash rental payments, the new source of revenue will enhance JUHSD's operating budget and thus improve the quality of education in Daly City. The analysis noted that improved school quality has been documented to increase housing values in the communities where the schools are located and thus will increase tax revenue for both JUHSD and Daly City. The project would stimulate a virtuous cycle that could improve the quality of City services and school district operations.

The City Council should also be aware that staff discussed an updated Fiscal Impact Analysis and Market Study (Attachment E - Updated Fiscal Impact Analysis and Market Study) prepared by BAE during the August 3, 2021 Planning Commission meeting. The updated analysis includes an alternate development program that would rely on bond financing as a funding mechanism for Parcel B. The current development program includes 990 market-rate units and 123 affordable units whereas the alternate development program includes 780 market-rate units and 123 affordable units as well as 210 moderate income units for Parcel B. BAE concluded that both program

scenarios would have a positive net fiscal impact on the City's annual General Fund operating budget. Currently, the site generates approximately $365,300 ad valorem property tax revenue towards the General Fund. The current and alternative development programs would result in a net positive fiscal impact of nearly $1.3 million and $822,200 per year, respectively.

Proposed Precise Plan

The Precise Plan would discuss the vision and goals for the project site as well as provide development standards and guidelines such as permitted land uses, development capacity, building height and massing, and parking (see Attachment B – Draft Precise Plan).

Development Program. The table below (from page 27 of Attachment B – Draft Precise Plan) summarizes the anticipated development program at build-out for the parcels within the Plan area. The numbers shown may be less than the capacity for each parcel but will not exceed 1,235 residential units or 14,000 square feet of retail/commercial space for the entire Plan area. With 8,000 square feet of retail/commercial space proposed for Parcel B, the remaining 6,000 square feet could be proposed on the other parcels. Parcel C is the planned location for the Head Start childcare facility.

Table 3.2 - Development Program

Parcels	Area (Acres)	Housing Units	Density	Retail / Commercial	Other
Parcel B	4.3	201	49 DU/Acre	8,000 sq.ft.	
Parcel C	1.94	100	63 DU/Acre	**	1,400 sq.ft. (relocated Head Start facility)
Parcel D	2.84	240*	85 DU/Acre	**	
Parcel E	3.02	290*	96 DU/Acre	**	
Parcel F	3.77	282*	66 DU/Acre	**	
Total New Development	**15.87**	**1,113**	**70 DU/Acre**	**14,000 sq. ft.**	
Parcel A (existing, not counted as new development)	3.6	122	34 DU/Acre		1000 sq.ft. (existing Comcast facility)
Street Parcels within Plan Area	2.9				
Total Development	**22.38**	**1,235**		**14,000 sq.ft.**	**2,400 sq.ft.**

(*) Denotes parcels with high-rise building potential (up to 14 stories). Only two of these three parcels may be developed with high-rise buildings. This table includes an assumption that Parcel D and Parcel F will be developed with high-rise residential buildings, but during implementation the high-rise location may be transferred to Parcel E from either Parcel D or F. In any case the overall buildout of the Plan Area is limited to 1,235 residential units.

(**) Denotes parcels that may provide retail/commercial square footage on the ground floor in addition to 8,000 sq.ft. assumed for Parcel B. Each of these parcels may or may not build commercial square footage on the ground floor; in any case the total retail/commercial square footage for the overall buildout of the Plan Area is limited to 14,000 sq.ft.

Access, Circulation, and Parking. The two points of access to the Plan area would be from the northern side via Entry Drive from Serramonte Boulevard and southern side via East Drive and West Drive from Campus Drive. The Precise Plan would provide the required vehicle and bicycle access points for each parcel in addition to design guidelines to ensure access is facilitated.

Regarding parking, Parcel A will include 127 residential parking spaces provided within a car barn, surface parking lot, and on-street parallel parking. The proposal for Parcel B would include 345

parking spaces, 302 for residents and 43 for the public, within the lower and ground levels of the proposed mixed-use building. All other future development within the Plan Area would be responsible for providing its own required parking subject to the requirements in the Precise Plan. As proposed, the required parking ratio is between 1.5 and 1.7 spaces per residential unit and five spaces per 1,000 square feet of retail space. On-street parking may also be provided in the form of parallel parking or angled parking based on the width of the street. Since parking demand may change over the implementation of the Precise Plan, parking rate adjustments may be requested for each development. The City will require a parking demand study prepared by a third-party parking provision professional to determine if the proposed adjustments are appropriate for the development at the time of application.

The City Council should also be aware that the proposed access, circulation, and parking plans are currently under review by the City. The transportation impact analysis report for the project is currently under review by the City. The report will evaluate the potential adverse effects of the project on surrounding and supporting transportation infrastructure and services and provide a parking analysis. Review and approval of the report and any necessary revisions to the Precise Plan and project plans for Parcel B are required to prepare the Environmental Impact Report and move the project forward to the Precise Plan review.

General Plan, Zoning, and Project Density

The General Plan land use designation for the JUHSD faculty and staff housing site (Parcel A) is Residential – High Density (R-HD) and the remainder of the project site is Commercial – Office (C-O). The Precise Plan would allow residential and commercial uses (some uses would require a Conditional Use Permit) on any parcel. The development program in the Precise Plan also provides guidelines for the proposed build out of the site with residential densities ranging from 34 to 96 dwellings units per acre. Since the Precise Plan would allow both residential and commercial uses on each parcel within the Plan Area, an amendment to the General Plan to change the land use designation to Commercial – Mixed Use (C-MU) is required.

The proposed Precise Plan would also implement the General Plan Housing Element which encourages the development of infill housing on sites that are underutilized, where residential development represents the highest and best use, and where public infrastructure exists to support the intensity of the proposed development. The Housing Element identifies this site specifically as being capable of providing housing opportunities that contribute to the City's fulfillment of its Regional Housing Need Allocation.

Regarding zoning, Parcel A is currently zoned PD-31A while the remainder of the project site is zoned PD-31. Since the Precise Plan identifies a new vision and goals, development standards, and guidelines for the project area, a new Planned Development is required.

Project Affordability

The City's Affordable Housing Ordinance requires that developers submit an Affordable Housing Plan (AHP). Therefore, JUHSD will be required to submit an affordable housing plan which will be presented to the City Council during the Precise Plan review.

Environmental Assessment

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and determined an Environmental Impact Report (EIR) is required. David J. Powers & Associates (DJP&A) has been retained to prepare the EIR. The EIR is currently being prepared and will be presented to the City Council during the Precise Plan review.

Development Agreement

JUHSD has submitted proposed terms for a Development Agreement that will need to be further analyzed by staff and presented to the City Council for approval. The current proposal provides considerations for development phasing, parks and open space requirements, fees, off-site improvements, and most notably affordable housing. The City Council should be aware that the proposal may change based on the finalized terms of the Development Agreement.

Recommendations

The Planning Commission recommends that the City Council take the following action:

1. Approve the Preliminary Plan for the proposed Planned Development PD-04-21-014997.

Staff is available to provide any additional information desired by the Council members.

Respectfully submitted,

Carmelisa Morales
Associate Planner

Tatum Mothershead
Director of Economic and Community Development

Attachments
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Attachment B – Draft Precise Plan
Attachment C – JUHSD City Council Committee Meeting Staff Report
Attachment D – Office Market Assessment and Fiscal Impact Review
Attachment E – Updated Fiscal Impact Analysis and Market Study

ATTACHMENT A

Serramonte Del Rey Campus

699 Serramonte Blvd, Daly City

ATTACHMENT B

Serramonte Del Rey Precise Plan

4-21-2021

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1. Introduction

A. OVERVIEW

This update to the Serramonte Del Rey Precise Plan (Precise Plan) will enable the Jefferson Union High School District (JUHSD) to transform their existing outdated high school facilities into a new walkable, bikeable and family-friendly residential neighborhood with retail, park, Head Start, and surrounding recreational trail improvements. The Precise Plan envisions development of up to 1,113 units of affordable and market rate rental housing on leased District lands to be built-out over a ten-year period. The Serramonte Del Rey neighborhood will be an inviting and family friendly place to walk, shop, connect with friends, meet for coffee, or stroll through the park and hillside open spaces.

An example of an open space similar to the proposed Central Green in the Serramonte Del Rey neighborhood.

The entry to the neighborhood will be a lively and welcoming place.

The Precise Plan update focuses on the 22-acre Phase II area of the 1985 Serramonte Del Rey Precise Plan (PD 31). The Phase II area is the location of the existing JUHSD school facilities currently used for District office space, as well as 122 units of multi-family faculty and staff rental housing approved as PD 31A to be completed by 2022. Phase 1 of the 1985 Precise Plan is already built-out with multi-family rental housing, office, and educational uses. See Figure 1.1.

The Precise Plan identifies the vision, goals, context, standards, and guidelines for individual development proposals on a parcel basis, as well as park, open space, street, and utility infrastructure improvements associated with development by phase. The development of the neighborhood is guided by an urban design framework, or regulating plan, comprised of streets, blocks, and open spaces that set the walkable scale of the neighborhood. The administration and implementation section provides guidance to developers and Daly City staff on the Precise Plan project approval process consistent with the City's General Plan, ordinances, and procedures.

Figure 1.1 Existing and Updated Plan Area Boundaries

B. DISTRICT GOALS

The JUHSD School Board seeks to build upon their past success and advance an innovative plan to stabilize District finances and fund the future of student education. To accomplish this the District plans to attract investment and leverage the development of rental housing through long-term ground leases and/or joint venture agreements on District lands in the Precise Plan Area. The District's key goals are to stabilize education funding and improve the quality of life for students, neighbors, and the City. Improving the quality of education at District schools will boost neighborhood property values, as will the development of new neighborhood character that will serve retail, community, park, and recreation facilities. New housing will increase City tax revenues.

View of Faculty and Staff Housing from Serramaonte Boulevard.

The Faculty and Staff Housing project along Serramonte Boulevard, planned for completion in 2022, is the first step to build-out the Serramonte Del Rey neighborhood. This project will provide affordable housing for teachers and staff members, which will help attract and retain highly qualified teachers and staff, as well as build collaborative relationships among teachers, students, and the broader community they serve.

C. PHYSICAL SETTING

The Serramonte Del Rey site (referred to as the Plan Area in this document) is owned by the Jefferson Union High School District (JUHSD). The 22-acre Plan Area is in the southern portion of Daly City with significant frontage along Serramonte Boulevard and Callan Boulevard with an important access point at Highway 1 along the northern edge of the site. The project entry point interfaces with the freeway on and off ramp. This unique location allows the project to act as an attractive gateway into Daly City. Figure 1.2 shows the regional location and Figure 1.3 shows the surrounding context of the Plan Area.

Adjacent Land Uses

A variety of residential and retail uses are located within a quarter mile (five-minute walking distance) from the Plan Area. Direct access to Serramonte Boulevard and Hickey Boulevard connects the community to many existing community destinations that surround the project site. Destinations include the Serramonte Shopping Center, Serramonte Plaza, Gellert Park, and Serramonte Library, as well as adjacent neighborhoods and schools. The existing site is surrounded by high density rental apartments on the north and south sides, low density residential on the west side, and open spaces including the Chinese Cem-

etery and Gellert Park on the east side. The project site is centrally located within the Jefferson Union High School District with JUHSD schools located north and south of the site.

Site Access

As seen in Figure 1.3, the Plan Area is extremely well connected to major arterials, including Highway 1, Interstate 280, and State Route 35 (Skyline Boulevard). The site is also accessible by public transit: the Colma and South San Francisco BART stations are both approximately two miles away from the project site, and there is an existing SamTrans bus stop serving Route 120 and Route 24 right outside of the project entry along Serramonte Boulevard. In addition, many surrounding streets have bicycle facilities, including Class II bicycle lanes on Serramonte Boulevard and Callan Boulevard as well as Class III bicycle facilities on Hickey Boulevard.

Plan Area Character

The existing Plan Area site sits on a level plateau on an east-facing slope. It is at a higher elevation than the land to the east of Callan Boulevard, and at a lower elevation than the residential neighborhood to the west along St. Francis Boulevard. Because of the site's orientation and situation at a higher elevation, there are expansive views of the San Bruno Mountains and city skyline to the east

Figure 1.2 Regional Location (looking north)

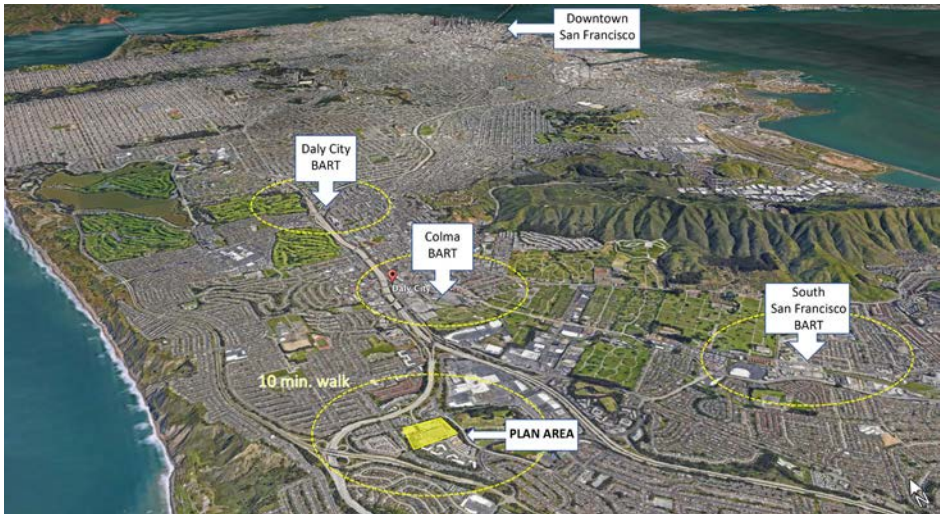
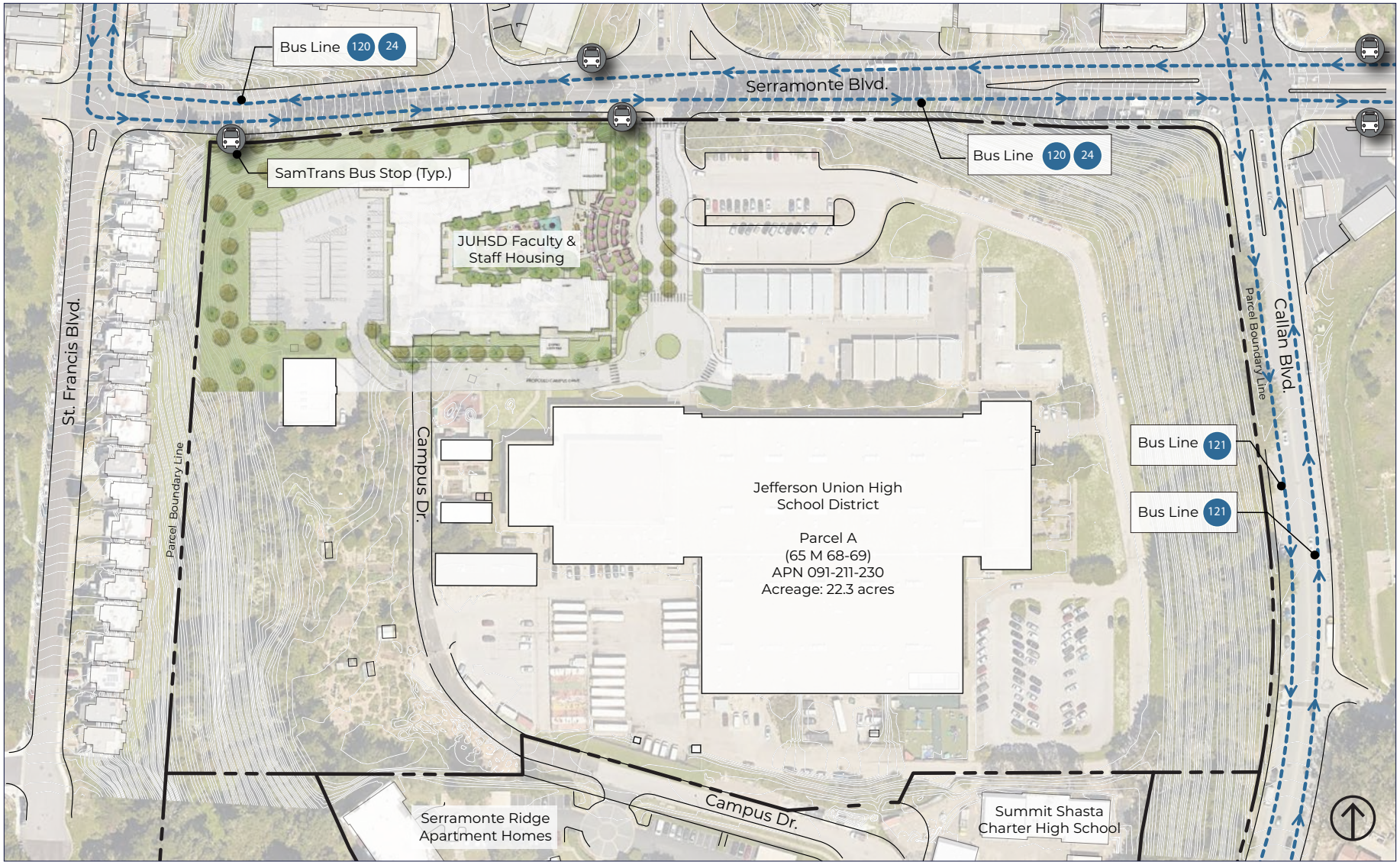


Figure 1.3 Context Map (looking south)

Figure 1.4 Existing Conditions and Topography



and north. Farther to the west is a ridge separating the Plan Area from the Pacific Ocean, providing a temperate marine climate to the Plan Area and surroundings. The site is framed on its eastern and western sides by sloping hillsides with dense evergreen trees. These forested areas, along with the change in grade, create a buffer from developed areas on either side of the site.

The Plan Area is occupied by a decommissioned high school building, now partially used as administrative offices. The facility is a low-slung single-story building that presents mostly blank walls to its surroundings. It needs significant seismic upgrades to the structure. The site itself is clean, flat and of a sufficient size to accommodate a new neighborhood.

D. PLANNING CONTEXT

Daly City General Plan 2030

The Precise Plan update is consistent with the goals and policies of the 2030 Daly City General Plan as amended with the 2015 Housing Element.

Inclusionary Housing Ordinance

One of the City's housing goals is to encourage the development of housing that is affordable to both renters and owners, and for households of all income levels. The Inclusionary Housing Ordinance identifies requirements for the provision of affordable housing as part of new housing development in the City. The residential development within the Plan Area will provide affordable housing as required by ordinance and per the Serramonte Del Rey Precise Plan Development Agreement and Affordable Housing Plan.

Municipal Ordinance

The Daly City Municipal Code designates the Plan Area as a "Planned Development District (PD31)". A Planned Development district allows various types of development such as neighborhood shopping centers, professional and administrative areas, commercial service centers, industrial parks, single-family, multi-family residential, or a combination of any of the above-mentioned uses.

Uses in a planned development district shall be permitted based on the general category of uses identified in the Precise Plan. Any uses not identified in the Precise plan may be permitted within the planned development upon securing a use permit. General provisions for a planned development that are applicable to the Precise Plan are established in Section 17.28.020 of the Municipal Code.

1985 Precise Plan (PD31)

The 1985 Precise Plan extends from Hickey Boulevard at the south to Serramonte Boulevard at the north. The 1985 Precise Plan envisioned two phases of development with the closure of the Jefferson Union High School. The first phase of housing, office and Summit Shasta Charter High School is developed south of the existing high school. The Faculty and Staff housing now under construction was entitled under the PD31 Precise Plan. The rest of the 22-acre second phase has not been realized and is the subject of this Precise Plan Update. Provisions for Phase I 1985 Precise Plan are as follows:

Land Use

- Open Space (10.2 acres)
- Residential (1.2 acres)
- Office (1.6 acres)
- Streets, Parking Structure, and General Parking (9.3 acres)

Land Density and Intensity

- **Residential:** 23.6 DU/AC; up to 175 Apartments
- **Commercial:** .77 FAR (Floor Area Ratio)
- **Office space:** Up to 700,000 sq. ft. office

Height limits

- Apartment buildings are limited to 3 stories over a partially depressed garage.
- Office buildings are limited to 6 stories along Callan Boulevard, increasing to a maximum of 12 stories at the center of the project.
- Office buildings are to be built along the eastern edge of the site to take advantage of the views and to be visible from the I-280 and Highway 1 freeways. Apartments to be tucked back against the western slope bank.

- Text concerning Visual Quality/Community Character states: "Buildings over six stories will be placed on an east/west axis to minimize impacts on the St. Francis views."
- Structured Parking: Residential: 175 spaces; Office: 1,252 spaces.
- Surface Parking: Residential: 125 spaces; Office: 498 spaces.
- Residential parcels will conform with Daly City parking standards. For multiple-family residential, this amounts to 1 space per studio, 1.5 spaces per one bedroom, and 2 spaces per two-bedroom unit or larger.

These provisions continue to govern the southern part of the PD31 Precise Plan. For the northern part (the Plan Area) they are included for reference only; upon adoption of the Serramonte Precise Plan Update, they will be fully replaced by the provisions included in the following pages.

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2. Vision and Goals

A. VISION

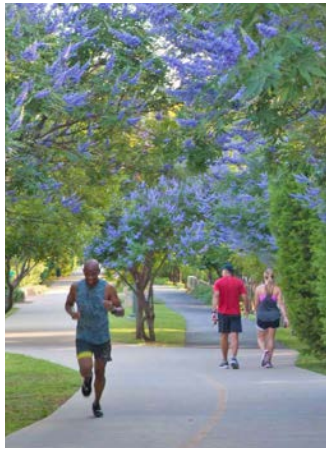
Experience

The Serramonte Del Rey Precise Plan enables the transformation of a former high school with outdated facilities and surface parking over 22-acres to become the home of future residents who will experience:

- A new walkable, bikeable and family-friendly residential neighborhood with tree-lined streets;
- The convenience and activity of local retail stores, cafes and restaurants;
- A collection of open spaces, parks, and recreational trails suitable for use by a variety of ages and household types;

Walkable tree-lined streets will enhance the neighborhood.

Aerial view of the Plan Area showing proximity to Pacific Ocean.



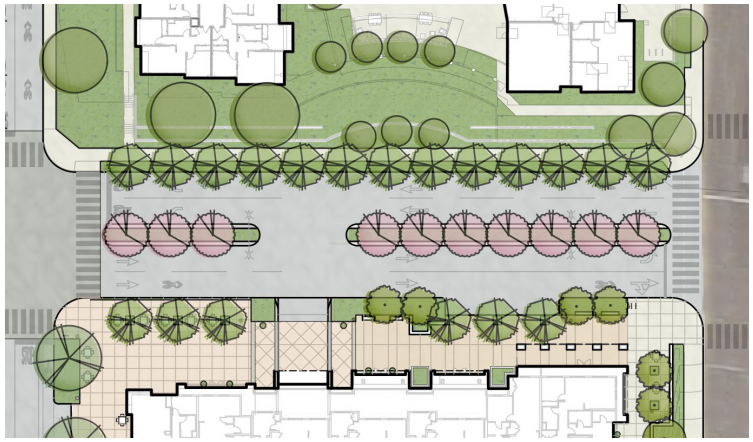
Open space and recreation areas will serve all age groups.

- Architecture for modern living, with amenities and contemporary, sustainable design;
- A diverse residential neighborhood that includes units affordable to a variety of income levels;
- Access "a moment away" to Daly City's coastal bluffs overlooking the Pacific Ocean from Highway 1 and Skyline Boulevard;
- Scenic views to San Bruno Mountain and the San Francisco Bay from the site's hillside setting;
- A highly accessible location with direct transportation and transit access to major job centers in San Francisco and along the San Mateo Peninsula within walking distance to regional shopping and Gellert Park;
- One of the world's best climates, with the beautiful, diverse ecology of a coastal zone, Mediterranean climate with mild, wet, frostless winters and cool summers.

Illustrative Plan

Figure 2.1 is an illustrative plan of the build-out of the plan area, featuring neighborhood-serving retail, public gathering spaces and residential development linked together by a network of pedestrian-scale tree-lined streets. Main features of the plan are:

Mixed-Use Main Street. Entry Drive is the plan area's Main Street and entrance to the neighborhood, extending from the intersection of Serramonte Boulevard and Highway 1 ramps to the Central Green on North Drive. On the east side of the street is a mixed-use commercial and residential development with ground floor retail uses extending the entire city block from Serramonte Boulevard and wrapping around the corner along North Drive. This lively area features uses such as a café and retail shops opening onto tree-lined gathering spaces with outdoor seating at both intersections. The activity generated during the days and evenings will provide an attractive and welcoming environment for residents, visitors, and surrounding neighbors, visible along Serramonte Boulevard and from travelers entering and exiting from Highway 1.



Entry Drive will provide a landscaped entry into the neighborhood.

Housing Shapes Public Spaces. Plan area streets are lined with residential buildings organized to shape an urban park and create a sense of place at the center of the neighborhood. Buildings vary from four to seven stories around the Central Green. Up to two 14-story towers are permitted south of the Central Green. The buildings are to be of high architectural quality, with attention to the pedestrian-experience at the ground level and the massing of podium and skyline levels of buildings. Ground floor uses are located to create a gradient of activity from quiet residential areas to active shopping. Buildings are designed as courtyard housing, each with an internal landscaped courtyard at grade or above a parking podium. Where a building is adjacent to public Hillside Area open space, the courtyard space opens to connect to the surrounding open space visually and physically.

Pedestrian-Scale Neighborhood. The Plan Area is organized into walkable, pedestrian-scale streets and city blocks, each with a different character. Entry Drive provides a transition from the higher vehicle volumes on Serramonte Boulevard to quieter neighborhood streets. North Drive extends east and west along the Central Green with East Drive and West Drive wrapping around the Central Green so every street in the plan is accessible to this neighborhood park. North Drive and East Drive are local connector streets that prioritize pedestrians

and cyclists with buffered bike lanes and large street trees. West Drive is a narrower neighborhood street with individual ground floor unit entries or residential stoops. Three access ways provide access to residential parking, Overlook Park, wooded hillside areas, the eastside recreational pedestrian/bike trail and westside walking path. At the south entrance to the Plan Area is a landscaped roundabout providing a traffic-calmed entrance to the neighborhood.

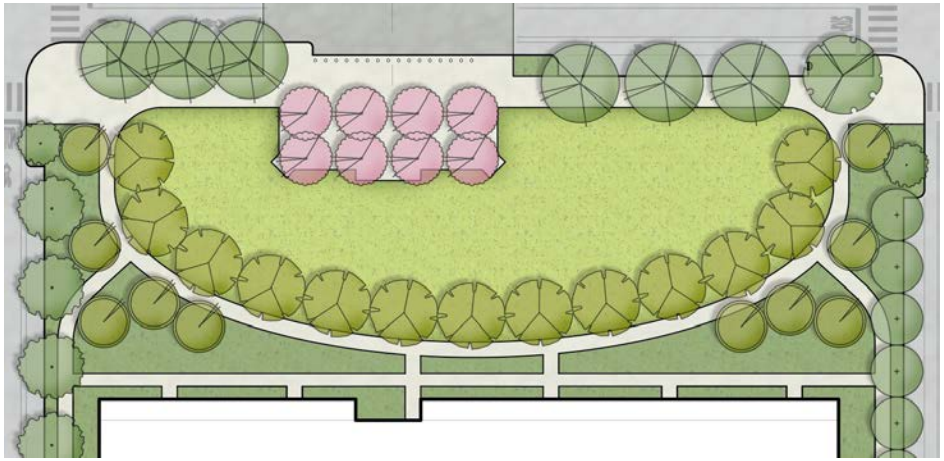
A landscaped roundabout at the south entry will provide a gateway to the neighborhood.

Bike and Transit Access. The neighborhood is safe and convenient for bicycling with connections to existing and planned Daly City bicycle routes to local destinations such as Serramonte Main Branch library, Gellert Park and Serramonte Shopping Center. Transit users have direct access to frequent SamTrans bus service to BART, Skyline College and other city and regional destinations with SamTrans bus stops at the intersection of Serramonte Boulevard and Entry Drive. The eastbound SamTrans bus stop is improved with a new shelter and seating.

Diversity of Housing. Affordable and market rate rental housing is mixed-throughout the site. 122 units of affordable housing for JUHSD Faculty and Staff, which includes very-low, low, and moderate-income rental dwelling units, are at the corner of Serramonte Boulevard and Entry Drive. A second affordable housing development is planned along East Drive, at the southeast corner of the Plan Area. The balance of affordable housing is spread throughout the three other residential development sites.

Figure 2.1 Illustrative Plan

Neighborhood Parks, Trails and Open Space. The plan features two publicly accessible parks and a loop trail, with walking and biking along the east downslope hillside and walking along the west upslope hillside. The Central Green is the heart of the neighborhood with a tree-shaded plaza at Entry Drive and crescent shaped meadow enclosed with oak and evergreen trees. The park is visible and accessible to residents and visitors, with active and contemplative spaces. Overlook Park, in the northeast corner of the Plan Area, is a children-friendly park with terraced seating, play, and turf areas for family use. Overlook park will have filtered views through hillside trees of Daly City, San Bruno Mountain, and the San Francisco Bay.



The Central Green will have a variety of spaces from active to contemplative.

Urban Parking. Parking for residential and retail uses is "right-sized" based on actual demand and is provided in secure garages and screened from view from neighborhood streets by building frontages or landscape. Parking serving neighborhood public spaces, overflow parking and Head Start is located on-street.

Together, these features shape a walkable, bikeable, safe, family-friendly neighborhood with a shopping street, parks, and nature trails, with several venues for outdoor gatherings and recreational activities. Development will be built out over time and may not match the illustrative plan precisely.

B. PLAN GOALS

The following goals shaped the master plan and are to guide development in the Plan Area:

2.B.1 Create an Active Neighborhood

Redevelop the existing underutilized site into a family-friendly, cohesive neighborhood with activities that all ages can enjoy, from cafes and restaurants to recreational trails and parks that can accommodate a range of play and other activities.

2.B.2 Promote Housing Equity

Address the housing shortage in Daly City through the percentage of affordable housing provided. Meet and exceed the City's 10% below market rate (BMR) rental housing requirement. Combined with the Faculty and Staff Housing under construction, plan for 20% of housing to be low and moderate-income rental housing for an anticipated total of approximately 245 units. The balance of up to 990 units will be market rate rental housing.

2.B.3 Preserve Head Start

Provide a place to relocate the existing Head Start facility currently on the site, to ensure a long-term home on-site for the preschool. Accommodate Head Start's program needs for a facility with two classrooms, outdoor play areas, and parking. The District is committed to support-

Residential buildings with nearby parks create a family-friendly neighborhood.

Walkable tree-lined streets will enhance the neighborhood.

ing Head Start's effort to fundraise for the buildout of their new facilities.

2.B.4 Provide Innovative Housing Design

Drawing upon successful projects elsewhere in San Mateo County, accommodate different "types" of buildings, varying in efficiency, parking configuration, ground floor activity and construction technology. Wrap housing around courtyards for efficiency and livability to create attractive urban living. From lowest to highest density, building types for the housing may include:

- Four stories of light gauge metal frame with surface parking
- Four stories of wood or light gauge metal frame over a concrete "podium" of structured parking
- Up to seven stories comprised of 5 stories (plus mezzanine) of wood or light gauge metal frame and two to three stories of concrete podium
- Up to 14 stories comprised of 10 stories of metal frame or steel and concrete construction and three to four stories of concrete parking podium

The Head Start facility will provide dedicated outdoor activity space.

2.B.5 Promote Sustainability

Ensure a green and healthy environment for families and our community by planning for green buildings with sustainable, energy efficient and resource conserving operations and performance. Design and construct buildings to reduce our carbon footprint and ensure healthy indoor air quality. Buildings can have roof top solar panels, electric vehicle charging stations, water conservation, waste management, alternative transportation options and green materials. Landscapes will feature storm water treatment gardens, drought tolerant landscapes, street trees to reduce heat island effects, and pedestrian-oriented design.

2.B.6 Fit Hillside Context

Set buildings into the hillside to obscure them from view. Utilize the topography of the site as a hillside setting that is screened by existing mature trees and supplemental trees to the west, east and north to limit views from Serramonte Boulevard and south from Campus Drive. Limit the location of towers to sites set back from Serramonte Boulevard and orient towers in an east-west direction to minimize obstructions of views from uphill neighbors.

2.B.7 Provide Active Transportation

Design for active transportation and healthy living. The Precise Plan's streets can be designed for daily exercise as walkable and bikeable streets. These "complete streets" advance Daly City's Vision Zero program to reduce pedestrian traffic fatalities to zero. Additionally, alternative transportation options are supported such as ride hailing services, electric vehicles, shuttles, and frequent bus service to BART at Serramonte Boulevard.

2.B.8 Right-size Parking

"Right-size" the supply of parking in relation to parking demand, based on best engineering practices used in places similar to Daly City. Parking

Before view from intersection of Callan Boulevard and Serramonte Boulevard.

After view with trees shown transparent to show new development.

Protected bike lanes.

The open space network will include a recreational trail.

can be provided on-site for residents, guests, and retail customers to avoid "overflow" parking in nearby neighborhoods. Use Transportation Demand Management (TDM) strategies to ensure adequate parking for all users.

2.B.9 Connect to Nature

Provide diverse neighborhood park spaces for resident and visitor enjoyment that support the ecology of the hillside setting with mature trees. Create recreational trails open to the public, as well as a series of private and common open spaces available to residents.

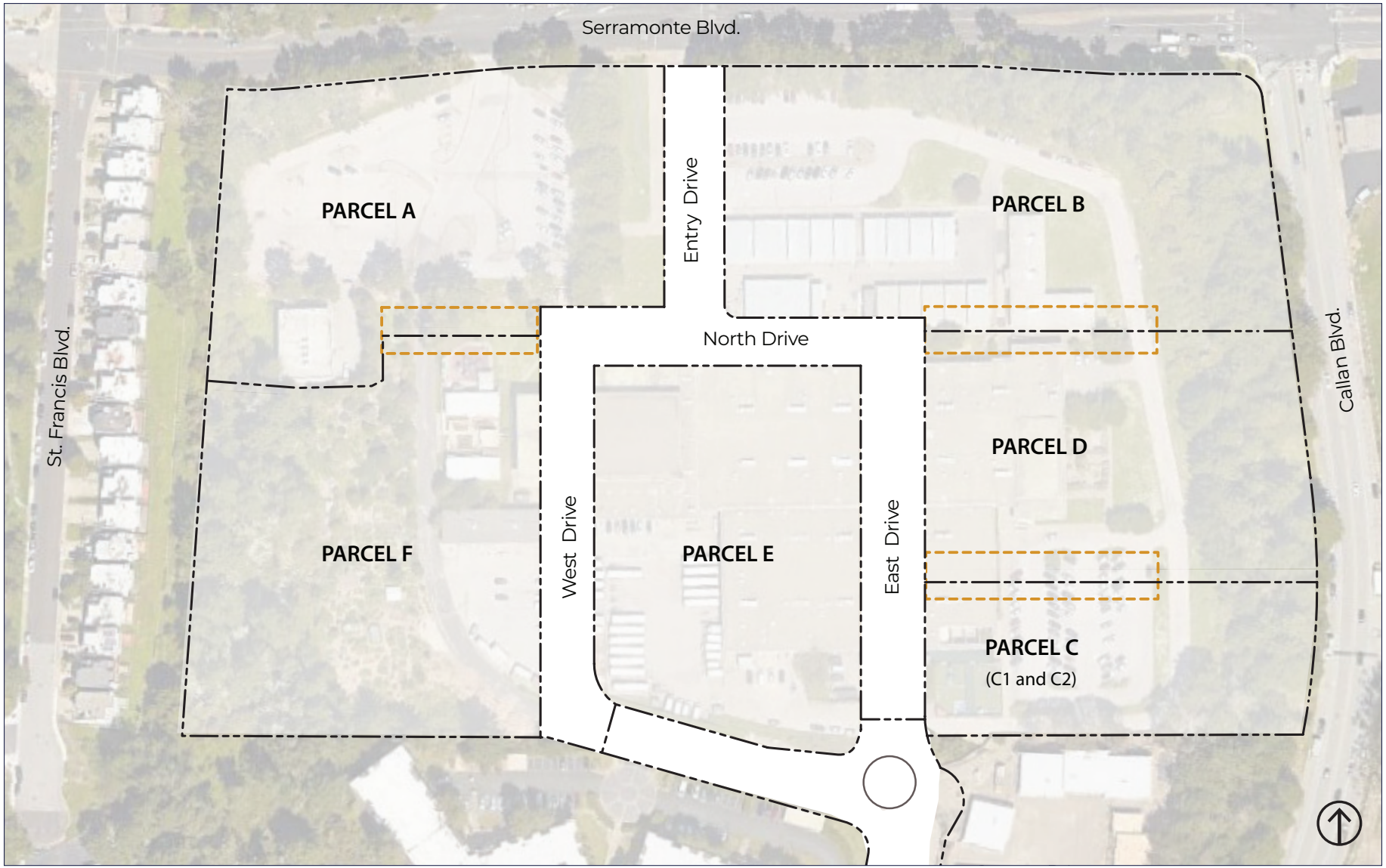
2.B.10 Ensure Long-term Financial Stability for the School District

Plan, design, construct and maintain residential development, park spaces and infrastructure to ensure the long-term financial stability of the District.

C. PARCELIZATION

To achieve the vision, the Plan Area has been subdivided into seven distinct development parcels and a series of additional parcels containing streets. See Figure 2.2. The street parcels have public access easements that require the streets to be publicly accessible. There are also easements between Parcels A and F, Parcels B and D, and Parcels D and C which will allow shared access for pedestrian and vehicle access.

Figure 2.2 Plan Area Parcels



Parcel lines Easement

Note: Parcel C will be subdivided into two separate parcels, C1 and C2. This division will be recorded in the Tentative Map application.

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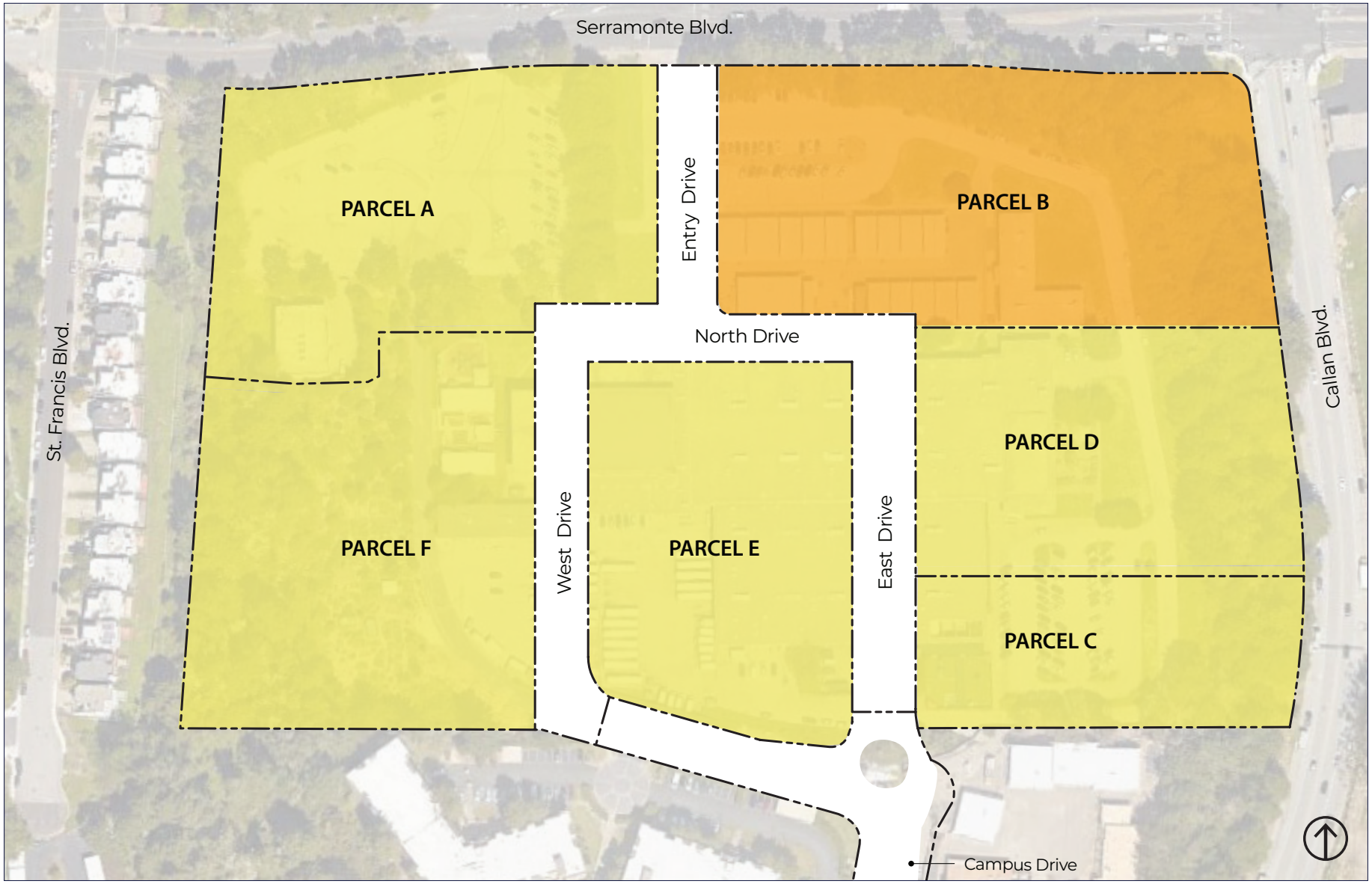
3. Development Standards and Guidelines

This chapter establishes development standards and design guidelines for the Plan Area. All development planned within the Plan Area will be required to adhere to standards contained in this chapter. Guidelines will serve as recommended actions, offering more flexibility in implementation. Definitions of terms are located at the end of this chapter.

A. PLAN AREA LAND USES

The Plan Area is organized into two land uses: The Mixed Use and the Residential. See Figure 3.1. The Mixed Use District applies to Parcel B and supports mixed-use residential development, such as commercial uses on the ground floor with residential uses on upper floors. The Residential District applies to remaining Plan Area Parcels A, C, D, E, and F. The Residential District is intended for primarily residential uses but does allow certain other uses. Permitted land uses within each of these Districts are stated in the Permitted Uses Table (Table 3.1). Other design and development standards are established in Chapter 3 of this document.

Figure 3.1 Plan Area Land Uses



The following land uses table states the different types of residential, commercial, community services, and public uses that are permitted within the Plan Area Districts.

Permitted uses are marked with a P; uses requiring a Use Permit are marked with a UP, blanks indicate uses not permitted in that district.

Table 3.1 - Permitted Land Uses

Table Of Land Uses	Mixed Use District	Residential District
Residential Uses		
Single-family dwellings, 12 DU/Acre minimum	P	P
Two-unit structures (duplexes); Townhouses	P	P
Multiple-family dwellings	P	P
Live-work within dwelling units	P	P
Day care center in accordance with the regulations specified in Chapter 17.49 of the Municipal Code	P	P
Commercial Uses		
Medical services (as part of a mixed-use building): Medical-Dental Clinic; Prescription Pharmacies; Veterinary Clinic	P	UP
Commercial Services (on ground floor of a mixed-use building only): Bakery; Bank or financial institution; Barber or beauty shop; Book store; Camera store; Clothing store; Coffee store; Delicatessen; Dry cleaner; Florist; Food store; Gift store; Hardware store; Health club, gym; Home furnishings; Instruction studio (dance, exercise, music, and so on); Laundromat; Office supplies/copy shop; Pet store; Restaurant, but not a drive-thru restaurant; Shoe sales and repair; Small appliance sales and service (only in conjunction with sales); Sporting goods; Stationary store; Tailor; Toy store; Travel agent; Variety store	P	UP

(Table Continued)

Table 3.1 - Permitted Land Uses		
Table Of Land Uses	**Mixed Use District**	**Residential District**
Bar and Cocktail lounge; Small theater; Hotel; Cannabis sales	UP	-
Professional offices (as part of a mixed-use building)	P	UP
Medical-Dental Clinic (as part of a mixed-use building)	P	UP
Community Service Uses		
Community center, library (as part of a mixed-use building)	P	UP
Public Utility and Public Service Uses		
Pumping stations, public utility buildings and uses	P	P
Wireless communications facilities in accordance with the regulations specified in Chapter 17.39 of the Municipal Ordinance	P	P

B. PLAN AREA DEVELOPMENT CAPACITY

Development Program

The following table summarizes the anticipated development program at build-out for parcels within the Plan Area. These numbers may be less than the total capacity of each site. These numbers will be used in the project description for environmental review of the Precise Plan.

Table 3.2 - Development Program

Parcels	Area (Acres)	Housing Units	Density	Retail / Commercial	Other
Parcel B	4.3	201	49 DU/Acre	8,000 sq.ft.	
Parcel C	1.94	100	63 DU/Acre	**	1,400 sq.ft. (relocated Head Start facility)
Parcel D	2.84	240*	85 DU/Acre	**	
Parcel E	3.02	290*	96 DU/Acre	**	
Parcel F	3.77	282*	66 DU/Acre	**	
Total New Development	**15.87**	**1,113**	**70 DU/Acre**	**14,000 sq. ft.**	
Parcel A (existing, not counted as new development)	3.6	122	34 DU/Acre		1000 sq.ft. (existing Comcast facility)
Street Parcels within Plan Area	2.9				
Total Development	**22.38**	**1,235**		**14,000 sq.ft.**	**2,400 sq.ft.**

(*) Denotes parcels with high-rise building potential (up to 14 stories). Only two of these three parcels may be developed with high-rise buildings. This table includes an assumption that Parcel D and Parcel F will be developed with high-rise residential buildings, but during implementation the high-rise location may be transferred to Parcel E from either Parcel D or F. In any case the overall buildout of the Plan Area is limited to 1,235 residential units.

(**) Denotes parcels that may provide retail/commercial square footage on the ground floor in addition to 8,000 sq.ft. assumed for Parcel B. Each of these parcels may or may not build commercial square footage on the ground floor; in any case the total retail/commercial square footage for the overall buildout of the Plan Area is limited to 14,000 sq.ft.

Development Maximum Per Parcel

The following table presents the maximum allowed density per parcel. Note these are maximums, and the buildout is likely to be less than the maximum on some parcels. This table is intended to provide guidance to developers of individual parcels within the Plan Area.

Table 3.3 - Development Maximum Per Parcel

Parcel Number	Maximum Residential Units Allowed Per Parcel*	Maximum Retail/ Commercial Square Footage Per Parcel**
Parcel A	122	0
Parcel B	210	8,000 sq.ft.
Parcel C	125	6,000 sq.ft.***
Parcel D	270	6,000 sq.ft.
Parcel E	330	6,000 sq.ft.
Parcel F	400	6,000 sq.ft.

*The total number of units may not be realized on every parcel. As noted in Chapter Two, Urban Design Framework, the total buildout of the Plan Area is limited to 1,235 residential units.

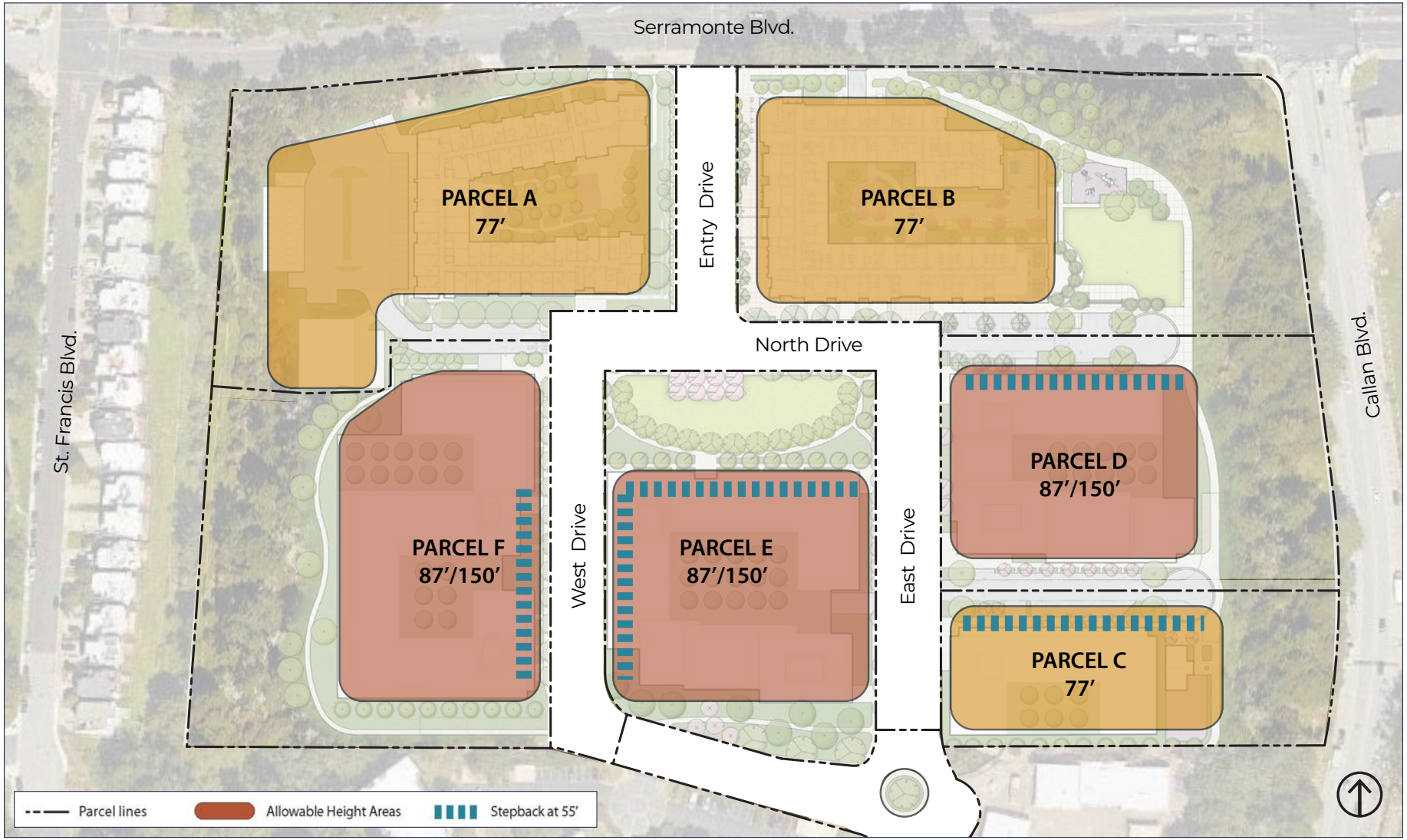
** The total square footage of retail/commercial may not be realized on every parcel. As noted in Chapter Two, Urban Design Framework, the total buildout of the Plan Area is limited to 14,000 sq.ft. of retail/commercial space. There is no restriction on the amount of Amenity Space (to be used primarily by residents) per parcel.

***Parcel C is permitted to build up to 2,000 sq. ft of daycare center facilities within its allotment of retail/commercial square footage.

C. BUILDING HEIGHT

Permitted building height for the Plan Area is shown in Figure 3.2.

Figure 3.2 Building Heights



Height Exceptions

The following exceptions to the height limit are allowed:

C.1.1 Ornamental architectural features, such as turrets, parapets, corner towers, or other accentuating features.

C.1.2 Mechanical and roof-mounted elevator core equipment up to a maximum of 18 feet above maximum height, provided their combined coverage does not exceed 30% of building roof area. Equipment less than 4 feet above maximum height is exempt from the coverage calculation.

C.1.3 Architectural and landscape screening designed to conceal mechanical and roof mounted equipment.

C.1.4 Sustainability elements, such as photovoltaic cells, small-scale wind turbines suitable for residential development, storm water catchment / treatment equipment, solar water heating equipment.

C.1.5 Enclosed amenity spaces to a height of 12 ft where roof is designed as an accessible outdoor common area if coverage of enclosed amenity space is no more than 20% of building roof area.

D. STREET FRONTAGES

The streetscape character of the Plan Area is defined by ground floor uses, street type, and the configuration of the streetwall along streets and open spaces. The following Precise Plan standards ensure the unique character of each of the streets and open spaces in the Plan Area contribute to the overall quality of the neighborhood.

Ground Floor Uses

The distribution of ground floor uses is essential to creating an active pedestrian environment. Figure 3.3 Ground Floor Use identifies the location, type and orientation of ground floor uses by parcel for the Plan Area. Six types of ground floor uses are specified:

1. **Active Use.** This use requires retail, café, and restaurant uses with outdoor dining, or may also include building entries and residential lobbies.

2. **Residential Active Use.** For this frontage, ground floors shall have one or more of the following: Active Use; Building Entry, Residential Lobby, Amenity Space; Entries to Ground Floor Residential Units.

3. **Residential Unit Entries.** This frontage type requires accessible units at grade, or elevated ground floor units with transitional space such as a stoop or porch not greater than five feet in height above grade.

4. **Residential Use.** This includes ground floor units without individual unit entries accessible from the street, which can have a back porch, garden, or patio.

5. **Parking and Service.** These areas may be used for parking and other service uses, which are not permitted elsewhere.

Standards for Ground Floor Uses

D.1.1 Active Uses shall have physical and visual access from the adjacent sidewalk or open space.

D.1.2 Where Active Use is required, building frontage at the ground floor shall include building entries, retail space and/or garage entries.

D.1.3 Where Residential Active Use is required, building frontage at the ground floor shall include building entry lobbies, residential amenity space and/or garage entries.

D.1.4 Where Residential Unit Entries at Ground Floor are required, building frontage at the ground floor shall include accessible units at grade, elevated ground floor units with transitional space such as a stoop or porch not greater than five feet in height above grade, and/or garage entries.

D.1.5 Where any of the use frontages listed above are required, no more than one 24' wide vehicle access driveway or two 12' wide vehicle access driveways are permitted. Loading docks are not permitted on active ground floor use frontages.

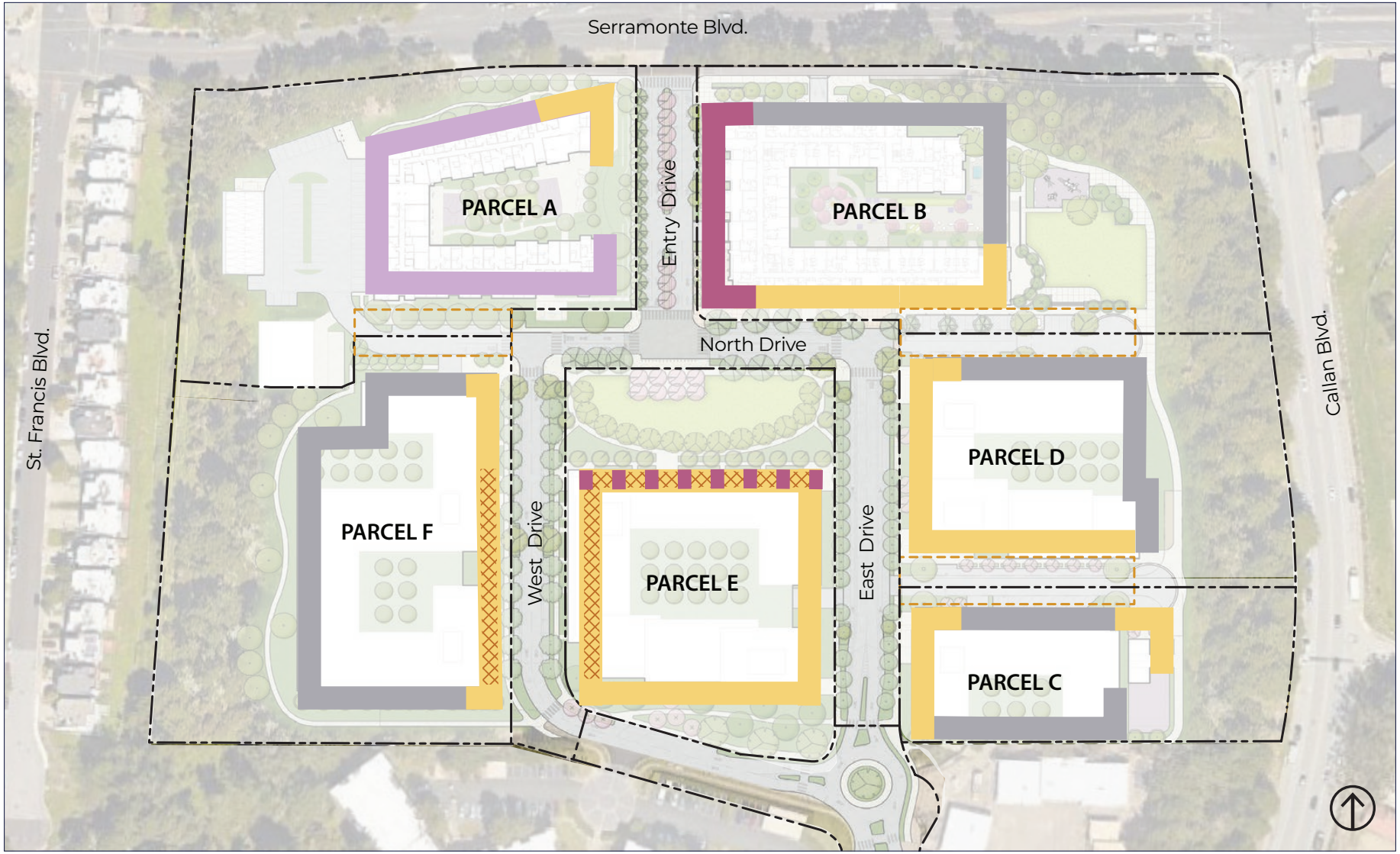
D.1.6 Where any of the use frontages listed above are required, blank walls or walls opening to structured parking areas at the ground floor are limited to 30' maximum.

D.1.7 Where Active Uses or Required Building Entry, Lobby or Residential Amenity Space uses are required, the minimum floor-to-floor height for the ground floor is 16'.

Building Frontages

A build-to line is a setback line that sets the location of the main part of the building wall. Table 3.4 shows the location of build-to lines for each parcel. Figure 3.4 Street Frontages shows the percentage of building walls required to be at the build-to line. Taken together, these standards set the location and streetwall for buildings throughout the neighborhood.

Figure 3.3 Ground Floor Use



Example of Residential Unit Entries at Ground Floor.

Example of Residential Active Use.

Example of Active Use.

Building Frontage Standards

D.3.1 The perceived primary wall of a building should align with the build-to line. Buildings can be located up to 6 feet from a build-to-line. Ground floor frontages may be recessed from the build-to line.

D.3.2 Balconies and other projections above 16' from ground level may encroach over the build-to line up to 6 feet.

D.3.3 Building entry canopies, arcades and galleries with a height no greater than 16 feet may encroach into the right-of-way up to 15 feet from the build-to-line.

D.3.4 Stairs to podium level courtyards overlooking parks, stoops, and appropriate fencing may encroach up to 10' on the park side of the build-to line.

Figure 3.4 Street Frontage

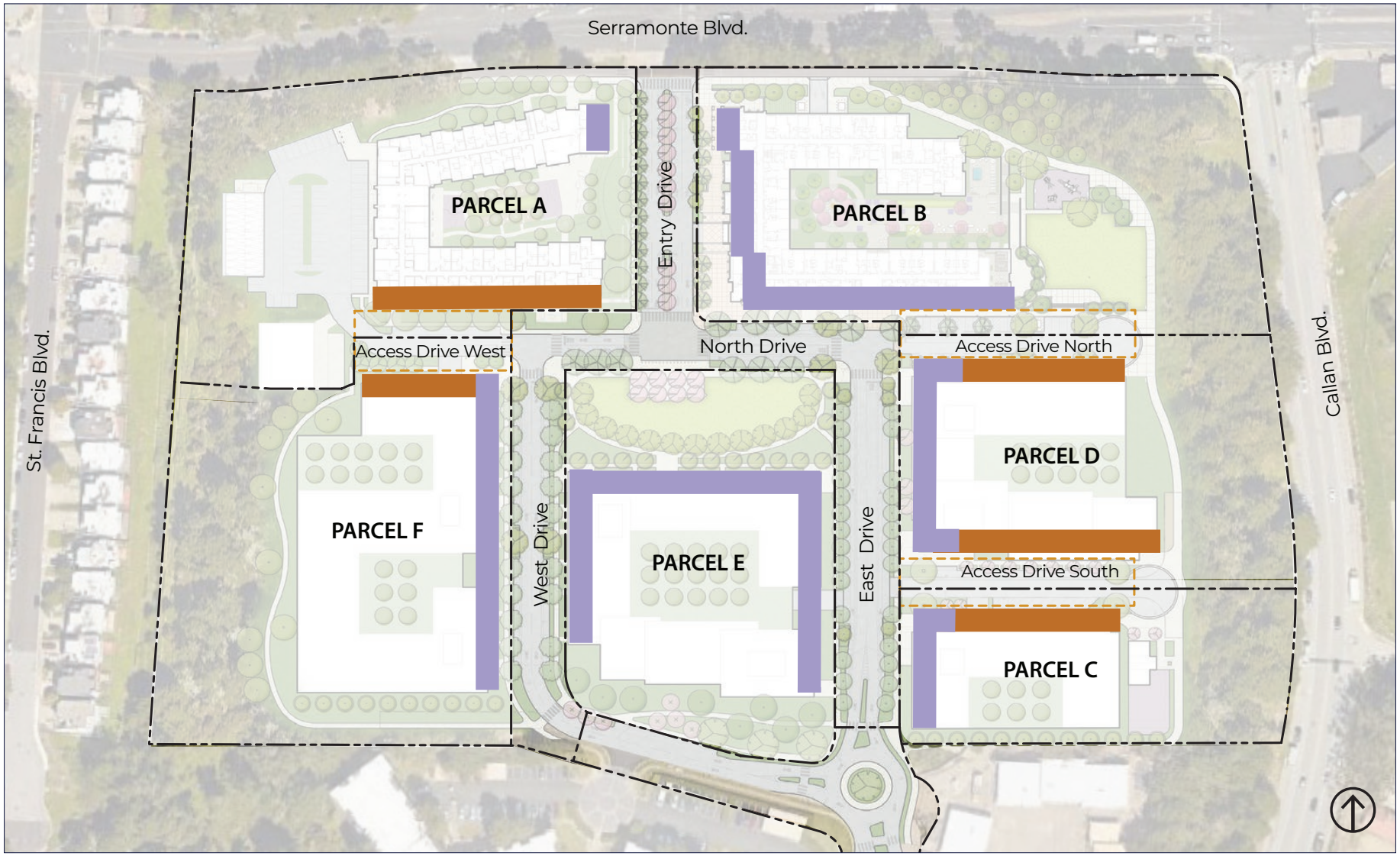


Table 3.4 - Location of build-to-line for parcels		
Parcel	**Frontage**	**Build-To Line Or Setback Requirements**
Parcel A	Serramonte Boulevard	N/A
	Entry Drive	N/A
	Access Drive West	N/A
Parcel B	Serramonte Boulevard	N/A
	Entry Drive	N/A
	North Drive/Access Drive North	N/A
Parcel C	East Drive	14 feet
	Access Drive South	43 feet
	South Parcel Line	10 feet
Parcel D	East Drive	14 feet
	Access Drive North	40 feet
	Access Drive South	32 feet
Parcel E	East Drive	14 feet
	West Drive	10 feet
	West Drive Extension	15 feet (setback measured from Public Access Easement)
	Central Green	10 feet (setback measured from Public Access Easement)
Parcel F	West Drive	10 feet
	Access Drive West	40 feet
	South Parcel Line	30 feet

E. BUILDING MASSING

Building massing is the three-dimensional bulk of a building in terms of general shape, form, height, width, and depth. Massing requirements for buildings are organized vertically for pedestrian, podium and skyline levels area as follows:

Pedestrian Level

E.1.1 To create a pedestrian level setback with occupied floor above, pedestrian level façade setbacks from the streetwall shall not exceed one third of the setback height.

Podium Level

Podium level building massing shapes the spatial definition of the public realm. Podium level building massing requires articulation to shape a human-scale environment. Building streetwalls up to 87 feet are considered the podium level.

E.2.1 Ground Floor Emphasis. The first two levels of all buildings require particular care in design and execution. From a building massing perspective, they should be differentiated from the upper floor to provide a visual support for the floors above. In addition, they should have high quality materials appropriate for a pedestrian environment.

E.2.2 Façade Modulation. Long continuous facades that extend the length of a parcel or city block are to be avoided. Buildings over 100 feet in width require vertical breaks in building massing in the form of projections and recesses to reduce the overall scale of the building. Occupiable projections, such as balconies or bay windows, are permitted to project up to six feet from building face above streets and open spaces above the pedestrian level. The recess or projection shall be a minimum of 3 feet in depth. The façade shall be divided into segments of 30 to 50 feet in width using one of the design approaches below:

- Vertical shifts
- Balconies or bay windows
- Corner expression
- Volumetric notches (including balconies)
- Volumetric projections
- Change of Material:
    - » To achieve modulation by a change of material, the material change must occur for a least 20% of the façade and must change in plane at least 18 inches in depth from the facade.

Tall ground floor level provides differentiation from floors above.

Façade modulation provided by vertical shifts and balconies.

Figure 3.5 Facade Modulation

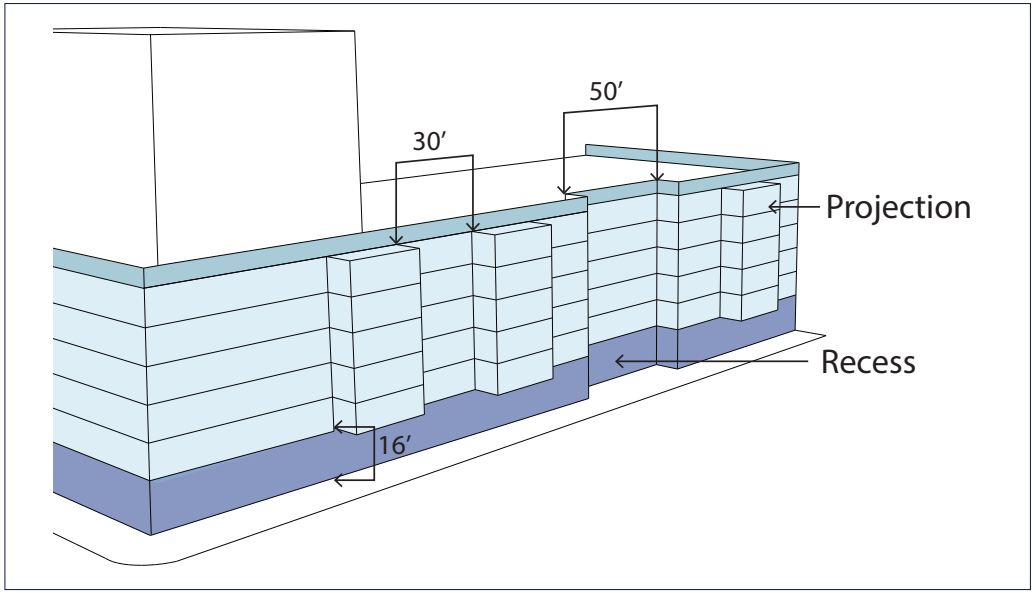
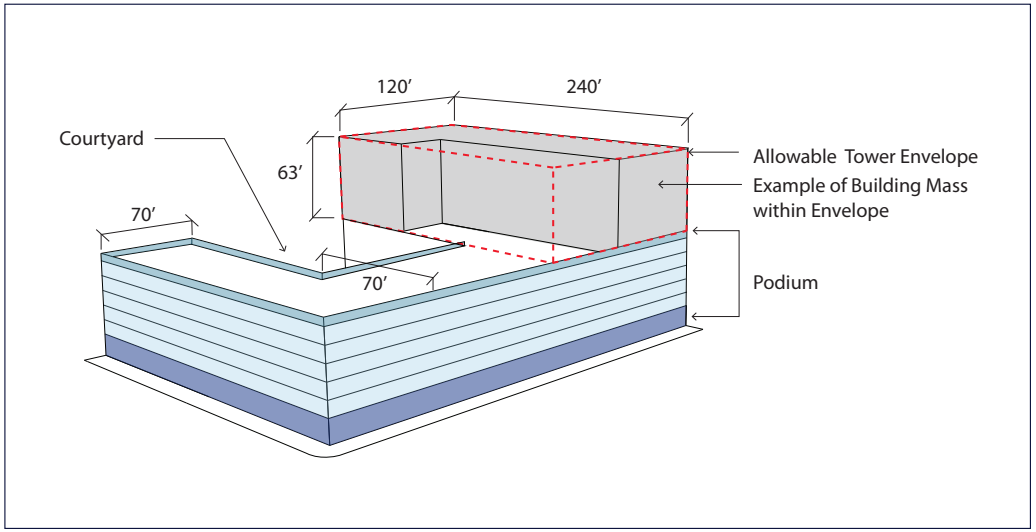


Figure 3.6 Podium Level and Skyline Level Massing



E.2.3 Building Stepbacks. Stepbacks are required as shown on Figure 3.2 Building Heights. Where required, stepbacks shall be no higher than 55 feet above grade with the building set back no less than six feet from the streetwall.

Skyline Level Tower Massing

The skyline level consists of all building levels above 87 feet from grade which are considered towers. The skyline level helps to set the visual identity of the Plan Area. The location, height and massing of the towers will shape the skyline views from Saint Francis Boulevard. Tower massing shall adhere to the following standards.

E.3.1 Tower massing may extend to ground level to visually anchor the tower to the ground.

E.3.2 Towers extending to ground shall be set back 10 feet minimum from the build-to line.

E.3.3 Towers shall be oriented in an east-west direction to minimize impacts to views from residences along Sant Francis Boulevard.

E.3.4 Each tower shall not exceed a massing envelope of 240 feet long by 120 feet wide.

E.3.5 A minimum separation of 60 feet is required between any two towers or portions of skyline level building massing.

E.3.6 Towers are not permitted adjacent to the central open space.

Special Conditions

Buildings in the following locations should be designed to acknowledge and celebrate the special condition.

E.4.1 Corner Sites. Buildings located at the intersection of two streets shall have a special architectural treatment at the corner. This may include tower elements, continuous vertical elements, or recesses.

E.4.2 Gateways. Buildings located at the corner of Serramonte and Entry Drive on Parcel B, and South Campus Drive and West Drive on Parcel E, shall have special architectural treatment acknowledging the importance of the entry to the neighborhood.

Design of corner element provides architectural emphasis at the street intersection.

F. PERIMETER SETBACKS

The perimeter of the Plan Area should have the following setbacks from neighboring properties or street rights-of-way.

- North Perimeter Property Line: Outside of areas with defined street frontage and ground floor use requirements, buildings shall be set back a minimum of 30'.
- East Perimeter Property Line: Buildings shall be set back a minimum of 75'.
- South Perimeter Property Line: Buildings shall be set back a minimum of 10'.
- West Perimeter Property Line: Buildings shall be set back a minimum of 30'.
- Within a parcel, no setback is required for individual buildings to be set back from each other.

These are minimum dimensions; if greater setbacks are outlined in Table 3.4, those will apply.

G. BUILDING DESIGN GUIDELINES

Building Articulation and Massing

Large buildings shall be broken up by modulating building exteriors. To establish a human scale along project frontages, building façades shall provide features that break the apparent size of buildings into smaller components by doing the following in addition to the Building Massing Standards above.

Balconies and large window bays differentiate individual units.

G.1.1 In residential buildings, changes in massing and architectural details should be used to differentiate individual units, including window bays, balconies, porches, and recessed features.

G.1.2 Upper levels should be shaped to increase solar access, light, and air to adjacent lower structures, on- and off-site open spaces, and adjoining land uses.

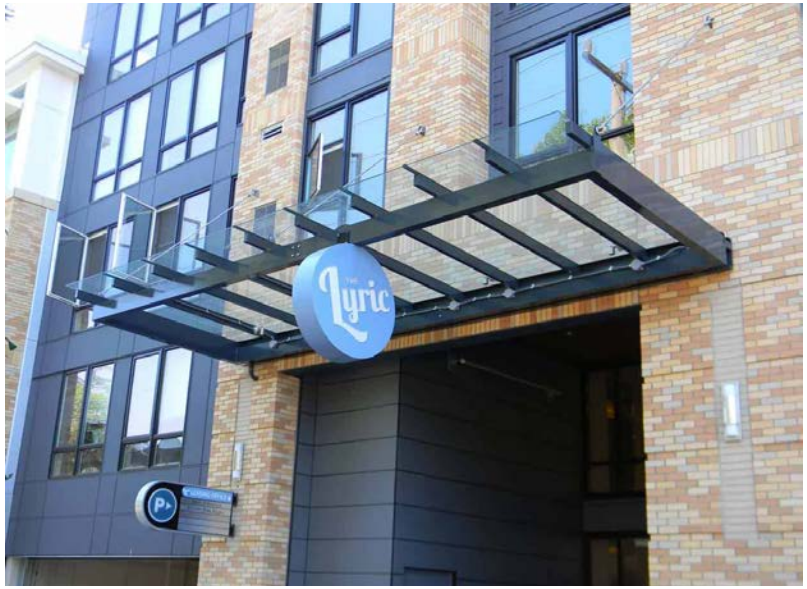
G.1.3 Buildings should be designed so that all entries are easy to find and are visible from public rights-of-way.

G.1.4 In mixed-use buildings, residential entries should be differentiated from commercial entries using different scales and architectural design.

G.1.5 Primary building entrances should include architectural features that give them prominence, such as recessed entry bays, canopies, tower elements, moldings, lighting, overhangs, or awnings.

G.1.6 When locating pedestrian seating and bicycle parking, areas near building entrances should be prioritized.

G.1.7 Provide multiple entrances into large buildings where possible. These entrances should be located and arranged to create a rhythm.



Building lobby with canopy to give the entry prominence.

Ground Floor Design

G.2.1 Transparent windows, storefronts, show windows, building entries, dwelling entries, and other active uses shall be placed along street and public open space frontages, as required in the Ground Floor Active Frontage standards in Section D above.

G.2.2 Doors or sliding windows should enable ground-floor restaurants and retail to expand into outdoor amenity areas along sidewalks.

G.2.3 High-quality materials, detailing, and intensity of color should be utilized adjacent to sidewalks. Particular attention should be given to enhancing building entries and other ground floor openings.

Windows

G.3.1 Upper story windows should be enhanced with architectural details, such as sills, molded surrounds, and lintels, or the use of recessed or projected windows.

G.3.2 Windows should be arranged and aligned to establish rhythms across the façade. Recessed or projected windows could create patterns.

G.3.3 Street-level glazing should be clear. Transparent glazing at upper levels may be lightly tinted. Reflective glazing is strongly discouraged.

G.3.4 Non-reflective coatings, low-emissivity glass, and external shade devices should be used for heat and glare control.

Blank Facades

G.4.1 A blank façade is a building wall without any variation in plane in terms of horizontal and vertical projections, openings or change in materials. Such blank walls should be avoided for any buildings facing public spaces or streets.

G.4.2 At the ground floor, blank facades longer than 50 feet should provide landscaping or public art for pedestrian interest.

G.4.3 Above the ground floor facades longer than 100 feet should provide projections, openings or change in materials in addition to the standards in Building Massing in Section E above.

Architectural Character

G.5.1 Contemporary and innovative design styles are encouraged provided that the design includes human-scaled proportions and engaging, pedestrian-oriented ground-floor features.

G.5.2 Franchise retail should adapt to the design character of the Plan Area.

Sustainable Building Design

G.6.1 Sunlight exposure shall be considered when determining building locations and orientation, to maximize comfort and minimize energy use for building inhabitants by taking advantage of solar heat and light.

G.6.2 Green building features and elements should be integrated into building designs. Consider incorporation of vegetated roofs and building walls, and horizontal and vertical photovoltaic panels. These features can also contribute to the realization of a unique building character.

G.6.3 Potable water consumption shall be reduced, and recycled water use should be increased with efficient plumbing fixtures, rainwater harvesting, dual plumbing, on-site greywater systems (systems designed to reuse wastewater from showers, baths, and handwash basins for other uses because of its relative cleanliness), and other stormwater features.

G.6.4 Energy-efficient insulation, heating, ventilation, and cooling systems that regulate the interior temperature of buildings throughout the day shall be used. Fully operable windows should be provided that can be adjusted throughout the day for maximum ventilation.

H. ACCESS, PARKING AND LOADING STANDARDS

All new development within the Plan Area will be responsible for providing its own required parking. Following are standards for parking and loading for development in the Plan Area.

Vehicle and Bicycle Access

H.1.1 Vehicular and bicycle entries to parking facilities inside buildings shall be provided as follows for each parcel.

- Parcel A shall be accessed from Access Drive West.
- Parcel B shall be accessed from Serramonte Blvd; Entry Drive; Access Drive North; or any combination of these.
- Parcel C shall be accessed from East Drive; Access Drive South; or any combination of these.
- Parcel D shall be accessed from East Drive; Access Drive North; Access Drive South; or any combination of these.
- Parcel E shall be accessed from East Drive; West Drive; or any combination of these.
- Parcel F shall be accessed from West Drive; Access Drive West; or any combination of these.

H.1.2 Vehicular entries into Parcel E or Parcel C from East Drive shall be located a minimum of 100 feet from the entry point of the roundabout at Campus Drive.

H.1.3 Each vehicular entry may be accessed by two driveways with a width of 12' or a single driveway with a maximum width of 24'.

H.1.4 Bicycle access shall be shared with vehicular entries. Bicycle storage for each building shall be located at the ground level, as close to the driveway entry as practicable, and shall be clearly marked.

Vehicle Access Design

H.2.1 Access points should be designed to minimize conflicts with pedestrians and bicyclists. The number and width of driveways from parking areas onto the main frontage roadway should be minimized. Wherever possible, common access driveways are encouraged for adjacent lots to reduce the number of access points along roadways.

H.2.2 Where a driveway crosses a sidewalk, clearly demarcate the sidewalk across the entire width of the driveway by using colored paving or materials.

H.2.3 Indicate major vehicle entrances with special design treatments, such as entry signage or distinctive landscaping.

Parking Ratios

H.3.1 The parking ratio required for the Plan Area shall be between 1.5 spaces and 1.7 spaces per residential unit. The parking ratio for affordable housing units may be adjusted upon application from the affordable housing developer. The parking ratio for retail at Parcel B is 5.0 spaces per 1,000 square feet of retail space.

H.3.2 The parking ratios above are based on current conditions. Parking demand in the region may increase or decrease over the implementation of the project, therefore a project applicant may request future adjustments to the applicable parking ratios to reflect parking trends at the time of the individual parcel application.

H.3.3 If a project applicant requests a reduction or increase in the parking ratios noted above, the City may request a parking demand study be performed by a traffic engineering firm that demonstrates the revised parking ratio will be appropriate.

H.3.4 When calculating the parking supply, the analysis for the residential parking will include parking provided on-street within the Precise Plan Update Area.

H.3.5 Parking for pick-up and drop-off for Head Start may be accommodated on-street in proximity to the Head Start Program, with signage reserving these parking spaces for this use during the appropriate hours. Likewise, parking for Head Start's staff may be accommodated with reserved on-street parking rather than within structured parking facilities.

H.3.6 Residential parking may be accommodated in mechanical puzzle lifts.

H.3.7 No more than 20% of the required parking spaces may be tandem, and tandem spaces may only be assigned to spaces for the same dwelling unit. Tandem units may be designed as either front to rear spaces or mechanical lift spaces.

On-street Parking

H.4.1 On-street parking may be provided in the form of parallel parking or angled parking based on the width of the street.

H.4.2 On-street parking shall be provided behind buildings and along North Drive, West Drive and East Drive.

H.4.3 On-street parking shall be separated from building by providing a buffer containing sidewalk or curbside landscaping.

Off-Street Parking and Loading

H.5.1 Parking shall be located behind, within, or under buildings, or within separate structures. Surface parking areas shall never be provided between buildings and streets. This will contribute to an attractive and active street frontage that is pleasant to walk along.

H.5.2 Parking stall and drive aisle dimensions will comply with Daly City standards or may be based on a "unistall" or similar model standard size which has a stall dimension of 8' – 6" x 18' – 0", unless constrained by a wall on one or both sides, in which case the minimum stall width will be 9' – 0" minimum. The drive aisle shall be a minimum of 24 feet clear.

H.5.3 For mixed-use projects, landowners should be encouraged to enter into shared parking agreements that allow uses with different peak hours of operation to utilize off-street parking facilities provided by another building or use.

H.5.4 Loading docks and service areas shall be located at the rear of the development or inside parking structures for parcels deeper than 80 feet, separate from parking areas. For smaller parcels, loading docks and service area must be located on the side street, wherever possible. Loading zones should not disrupt the flow of traffic within a given project area.

H.5.5 Loading docks shall be located on Access Drives North, South, and West. If this is not possible, loading docks may be provided on East, North or West Drive, if enclosed within a building.

Parking Structures

H.6.1 Parking for residential buildings may be provided as underground, partially above-ground, or above-ground garages. Above-ground garages shall apply at grade façade treatments or be screened to minimize visual impact on the building's façade.

H.6.2 Parking garages shall be lined with active uses or residential entries at the ground floor or designed with attractive building façades to screen structural elements of the garage. Above-ground parking garages should be designed to complement the overall building design on project sites. They should be wrapped with facades that either include active spaces or screen the garage in an attractive way.

H.6.3 The design of entries to parking garages should not be more prominent on the building façade than the primary pedestrian entry.

H.6 4 Parcels B, C, D, E, and F may contain above-ground parking garages.

Parking Structure with screening to reduce visual impact.

Bicycle Facilities

H.7.1 Bicycle parking should be located close to building entrances and bicycle routes to help make bicycling more convenient. Bicycle parking should be designed to accommodate a range of bicycle types, including standard bicycles and bicycles with trailers.

H.7.2 Design bicycle commuter amenities into the buildings, including showers, lockers, repair stands, and wayfinding information.

H.7.3 On-street bicycle parking shall be separated from automobile parking with the help of a landscaped buffer or curb.

H.7.4 Off-street bicycle parking shall be provided in secure locations in each building in the Precise Plan area.

H.7.5 Bicycle racks for parking shall be placed close to building bicycle entrances and should provide easy access to bikeways planned within the Plan Area.

H.7.6 Bicycle parking shall be designed to serve different types of bicycles, including regular bicycles, E-bikes, tandem bicycles, and trailers.

I. PRIVATE OPEN SPACE STANDARDS

The following standards and guidelines apply to those open spaces provided in private development. See Chapter 5 for standards pertaining to publicly accessible open space.

Open Space Requirement.

All residential development projects, except for existing buildings, are required to provide a minimum amount of open space on-site, as required by Daly City Ordinance for Usable Open Space (17.38.020) or as required by the City.

Projects within the Plan Area shall meet Daly City's Open Space requirement by providing a minimum of 150 square feet of open space per dwelling unit. The requirement for open space is to be met parcel-by-parcel through a combination of the following:

- Open space on-site to include private balconies serving individual units, common area open space (such as the common area podium level, common area roof terraces, and applicable open space at grade)
- Allocation of open space that may be off-site from the specific parcel, including the areas designated by easement that includes Overlook Park, Central Green and the Recreation Trail at Parcels B, C and D.

Building with balconies as private open space.

- The open space at the Retail Plaza at Entry Drive is allocated to Parcel B exclusively.

The allotted Open Space will be assigned to a specific parcel at the time the parcel is submitted for review for approval.

Land that does not meet the City's gradient criteria for usable space (e.g., excessive slopes) will not be counted towards Open Space.

Podium courtyard as common space with access from residential units.

Common Open Space

Common open spaces are communal open spaces or recreational areas with access limited to tenants of a residential, commercial, or mixed-use development. Forms of common open space include plazas, courtyards, rooftop gardens, and similar areas that often provide communal amenities, such as swimming pools, playgrounds, and cabanas.

I.2.1 Buildings should provide enclosure for common open spaces, and secondary building facades should be oriented toward the common open spaces.

I.2.2 Common open space should be accessible from all surrounding buildings. In multi-family residential developments, dwelling units or amenity areas should be sited adjacent to the common open space areas.

I.2.3 Some building windows should be oriented toward the common open space areas for natural surveillance of these areas.

Private Open Space

Private open spaces include balconies, patios, or other open spaces for the exclusive use of a single unit. Where private open space is provided for residential units, follow the guidelines below.

I.3.1 Private open spaces shall be directly accessible from the unit and large enough to permit outdoor activities – a minimum of 5 feet in all dimensions.

I.3.2 Private open space shall be constructed with high quality durable materials just as with other open spaces.

I.3.3 Fencing or screening for private open spaces should balance visibility and privacy.

On-Site Landscaping

Landscaping should be used to provide an attractive setting for development, soften hard building contours, shade walkways, gathering areas, parking areas, and other larger expanses of pavement, and screen any unsightly uses. Additionally, landscaping should aid in managing stormwater.

I.4.1 Landscaping shall be used at the edges of paths, plazas, and seating areas as appropriate to help define the spatial organization of the site.

At-grade open space for residential uses.

I.4.2 For multi-family residential development, setback areas shall be landscaped to establish transition zones between the sidewalk and street-level residential units and entries.

I.4.3 Landscaped areas shall be regularly maintained to keep them aesthetically pleasing, and to remove dead and dying plants.

I.4.4 Gateway or entry points should be emphasized with distinctive trees and plants.

I.4.5 Existing trees should be preserved and integrated into site designs to the extent feasible.

I.4.6 To reduce water usage, all development shall employ water-efficient irrigation techniques, including micro–irrigation, drip systems, and weather-based irrigation controllers, instead of conventional sprinklers.

I.4.7 Native, drought-tolerant, or well-adapted tree and plant species shall be used since they generally require less water and maintenance.

I.4.8 Seasonal and year-round flowering shrubs and trees should be located where they can be most appreciated by site users and passersby, such as adjacent to walks and open space areas, or as frames for building entrances and stairs.

Stormwater Management

I.5.1 Projects should minimize the amount of paved area. Where feasible, paved areas should include "green" stormwater collection and treatment, and employ Low Impact Development (LID) features that minimize surface water runoff. LID features may include bioretention systems, swales, green roofs, and permeable pavers.

I.5.2 Stormwater retention features that minimize runoff into streets, parking lots, landscaped areas, and open spaces should be incorporated, whenever feasible. Stormwater retention features include drainage swales, and rain gardens.

I.5.3 Where feasible, use permeable paving and materials for streets, sidewalks, parking lots, and driveways.

J. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Streetscapes and private development shall be designed to ensure safety and crime prevention by applying the principles of Crime Prevention Through Environmental Design (CPTED). CPTED is a crime prevention philosophy based on the theory that the proper design and effective use of the built environment can lead to a reduction in the public perception and incidence of crime. CPTED principles include natural surveillance or "eyes on the street" as well as territorial reinforcement, which means a clear sense of ownership of space, both public and private.

J.1 Natural Surveillance: The design of space shall promote "eyes on the street" by strategically locating windows, entrances, lighting, and other activity generators near a potential crime area.

J.2 Natural Access Control: The design of walkways, fences, lighting, signage, and landscape should provide people with a sense of direction, while keeping unauthorized people out of a particular place.

J.3 Territorial Reinforcement: Development shall use physical designs, such as pavement treatments, landscaping, and signage, to help users create a sense of proprietorship. Clear boundaries between public and private areas shall be provided.

J.4 Maintenance: All development projects shall develop a maintenance plan to avoid neglected and poorly maintained properties, which can attract criminal activity.

K. SIGNAGE

The following section establishes standards and guidelines for signage proposed within the Plan Area, to encourage high quality signage that is complimentary to the vision for the neighborhood. Where this section does not set standards or guidelines, the applicant and City staff shall use the Daly City Code.

Example of building signage.

Types of Signage

Monument/ Gateway Signage

Monument or Gateway signs are used to mark an entry into a neighborhood or district with a primary purpose to inform pedestrians and vehicular traffic. The Precise Plan may include up to two freestanding monument/ gateway signs: at the Serramonte Boulevard and Entry Drive intersection and at the West Drive and Campus Drive intersection, which form major entry points to the Plan Area.

Building Signage

Building signs are mounted on building surfaces and may include colorful and illuminated feature signs, parapet signs (that do not extend above the parapet), building entry signs, and address signs. Parapet signs are intended for long distance viewing, whereas building entry signs are oriented to closer viewing.

Storefront Signage

Storefront signage is intended to emphasize the presence of retail stores and other commercial development, such as leasing offices. This signage type includes retail signage, business identification, and residential tenant information. Signage for storefronts may be designed as hanging signage under canopies or mounted on the building.

Blade sign as storefront signage.

Moveable signage placed to leave open zone for pedestrians.

Example of wayfinding signage.

Temporary/Moveable Signage

Temporary signs augment the storefront character and provide timely information regarding available products and services. This sign type includes poster display cases, banners, display stands or easels, and painted sandwich signs.

Wayfinding Signage

Wayfinding signage for pedestrians, bicyclists and drivers will help visitors make their way to destinations within the neighborhood. They should be appropriately scaled for each user.

Signage Standards

K.2.1 Signs within the Plan Area shall comply with all regulations stated in the City's Zoning Ordinance (Chapter 17.32) unless otherwise specified in the Precise Plan.

K.2.2 All signage shall be considered an important architectural and aesthetic feature within the overall project design. Signage shall be complimentary to the buildings' use, composition, scale, and architecture.

K.2.3 Signs shall be made of high-quality, durable, and environmentally friendly materials.

K.2.4 Multi-tenant development anchor-identity signs should be complementary to any Plan Area signage or established by the Master Developer. Individual property owners will be allowed to use letter styles, but the overall sign should have one consistent material for letters and background.

Wall mounted vertical building signage.

Monument/Gateway Signage

K.3.1 If provided, a single gateway or monument sign at the southern portion of the Plan Area near the round-about shall be located at Parcel E and be less than 5 feet high. The sign shall not obstruct sightlines for drivers to the extent safety is compromised.

K.3.2 If provided, a single gateway or monument sign at the northern portion of the Plan Area near the Retail Plaza shall be located at Parcel B. It may either be less than 5 feet high and no longer than 25 feet, or may be a tower structure--either integrated with the Parcel B building corner or separate from the building. If an integrated Tower Structure, the structure shall not project more than five feet beyond the face of the building in any direction. If an independent Tower Structure, it may not be greater than 32 feet in height and not more than 64 sq feet in area. The maximum face area of signage of the Tower Structure shall not exceed 200 SF.

K.3.3 Gateway or monument signs shall not have internal illumination, but will be lighted with externally mounted luminaires.

Building Signage

K.4.1 The physical design of signage should conform to the architectural detailing of the associated building.

K.4.2 Signage should not obstruct architectural details such as recesses, structural bays, or windows.

K.4.3 Externally illuminated or halo lit signs are encouraged. The use of internally lighted or box type signs should be discouraged.

K.4.4 No more than two (2) wall mounted building residential signs shall be provided. These shall be limited to address number, street name, and/or a building name if desired. If only one is provided, it shall be placed close to the main entry to the building. If signage is provided at two locations, a minimum of one shall be placed close to the main entry. The second can be located such that the top of the signage is not greater than 25' feet from grade.

K.4.5 Durable, vandal-resistant materials and finishes should be utilized for address signs.

Storefront Signage

K.5.1 Signage for multi-tenant retail buildings shall be developed to minimize potential visual conflict, clutter, and competition.

K.5.2 Maximum size for sign area per retail tenant is 30 SF on the face of a building. A second sign per retail tenant, not exceeding 20 SF may be hung as either a banner or a rigid sign perpendicular to the building face. Either of these two sign types may be attached to a building's architectural canopy.

K.5.3 For ground floor retail uses, hanging or projecting signs should be located near the front entry of a store. Coordinate with the overall design of the street wall. Hanging or projecting signs shall meet Americans with Disabilities Act (ADA) clearance requirements.

K.5.4 Ancillary retail space or leasing offices may be signed in a manner consistent with the storefront signage standards in this section.

Prohibited Signs

Sign types, materials and sizes prohibited by the Daly City Municipal Code are not permitted in the Plan Area. Prohibited signs include:

K.6.1 Signs which rotate, move mechanically or by the wind, flash, blink or reflect light by means of a polished or mirrored surface.

K.6.2 Open Flames, balloons, loudspeakers used to call attention to a product, service, or a property.

K.6.3 Signs which identify or advertise a product or service not available on the premises.

K.6.4 Externally illuminated signs where the source of light is directly visible to pedestrians or vehicular traffic.

K.6.5 Signs which emit or reflect light by means of direct fluorescence, phosphorescence, or "day-glow" colors.

K.6.6 Any sign illumination which exhibits undue glare.

K.6.7 Any sign placed or displayed on vehicles parked primarily for the purpose of displaying the sign. (This does not apply to food trucks that are parked while they provide service.)

K.6.8 Internally lit signs where the entire face of the sign is illuminated, rather than just the graphics.

K.6.9 Conduit, tubing, or raceways shall be concealed. Transformers and other equipment for the signage shall also be concealed.

K.6.10 Advertising bench signs, unless required by SamTrans at Serramonte Blvd.

K.6.11 Off-site directional signs.

K.6.12 Roof signs.

K.6.13 Outdoor advertising billboard signs.

K.6.14 Abandoned signs.

L. LIGHTING

Lighting in the Plan Area will be comprised of street lighting, pedestrian-scale lighting, lower-illumination pedestrian lighting, and building lighting. See Figure 3.7 Lighting Diagram for locations. A uniform lighting approach will contribute to overall community aesthetic and ensure safety for walkways, bikeways, and roadways. All lighting implemented within the Plan Area should adhere to the following standards.

General Lighting Standards

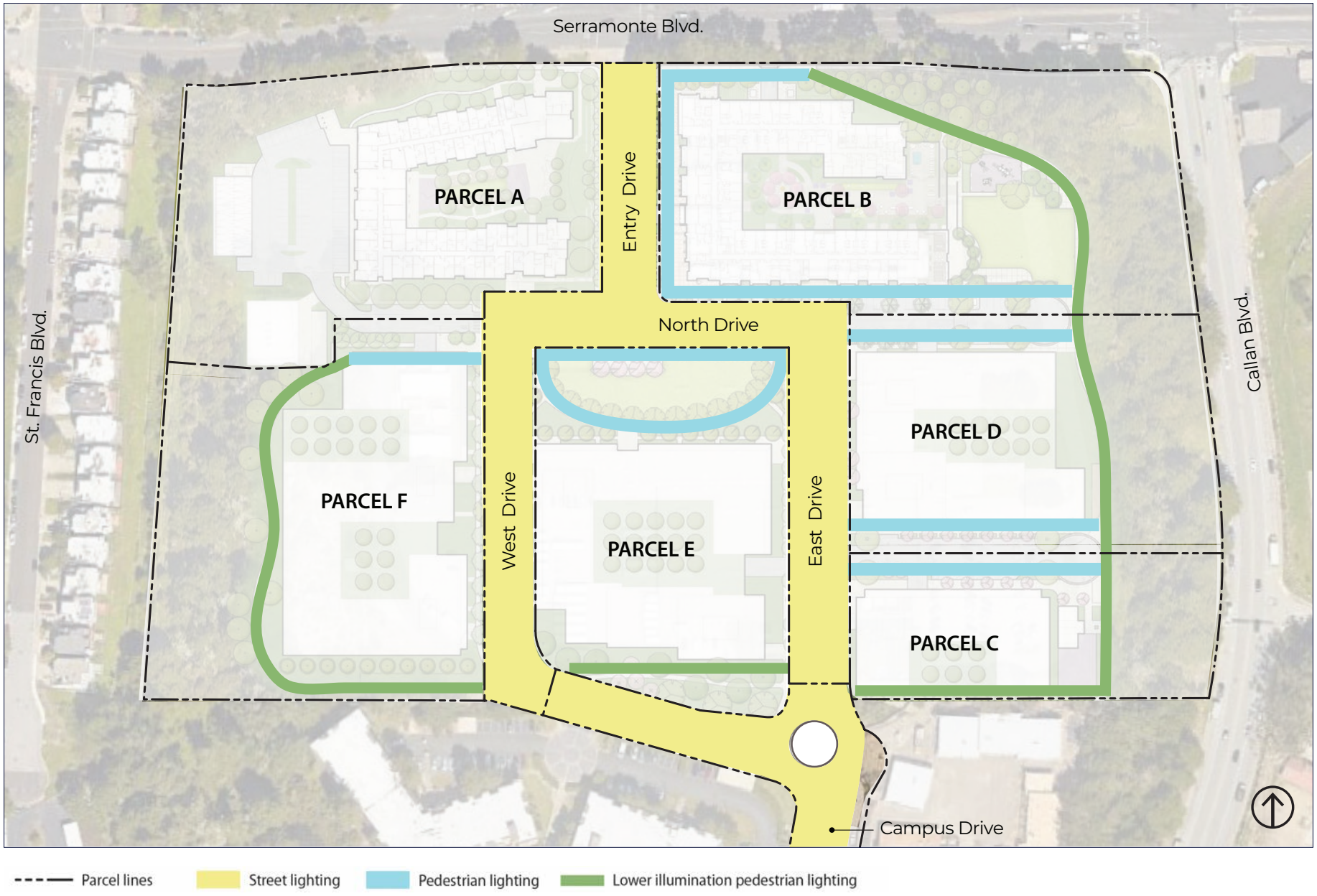
L.1.1 Lighting shall incorporate dark sky principles by shielding fixtures to prevent light from emitting above a 90-degree angle. Any lighting source located on parking or rooftop parking shall be a full cutoff type.

L.1.2 Light shall be designed to minimize glare and light trespass into neighboring buildings and properties.

L.1.3 High-efficiency technology such as LED lighting with advanced controls shall be utilized to minimize energy consumption.

L.1.4 The use of energy–efficient, long life LEDs with light color rendered as a warm white (maximum K 3000) is encouraged.

Figure 3.7 Street Lighting



Street Lighting

L.2.1 Provide streetlights in general locations shown on Figure 3.7, Lighting Diagram.

L.2.2 Streetlights shall comply with Daly City standards.

L.2.3 Sufficient illumination shall be provided at pedestrian crossings within Plan Area to provide pedestrian safety.

Pedestrian Lighting

L.3.1 Provide pedestrian lighting in general locations shown on Figure 3.7, Lighting Diagram. Additional locations for pedestrian lighting are along pedestrian pathways in open spaces and in surface parking areas.

L.3.2 Pedestrian lighting shall not be taller than 25 feet in height.

L.3.3 Pedestrian lighting may be integrated with streetlighting by providing additional luminaires facing the sidewalk on streetlight poles.

L.3.4 Lighting in surface parking lots and service areas shall be directed away from surrounding buildings and properties using fixtures that minimize light trespass and glare.

Lower Illumination Pedestrian Lighting

L.4.1 Commercial grade bollards, step lights, and path lights shall be used as appropriate along pedestrian walkways and plazas.

L.4.2 Nighttime lighting for recreational uses in parks and public spaces should be unobtrusive and control glare.

Building Lights

L.5.1 Lighting should be integrated into the design of buildings in harmony with building architecture to highlight significant architectural features such as signs, entrances, walkways, or storefront displays.

L.5.2 Building facades may be illuminated using shielded fixtures to highlight architectural features.

Pedestrian lighting in a park setting.

Landscape lighting.

Luminaires highlighting a building facade.

Retail lighting.

M. DEFINITIONS

Active Ground Floor Use: Active ground floor uses are land uses that generate pedestrian activity between the ground floor of buildings and streets and public spaces. Active uses can be retail, commercial, educational, artistic, institutional or community uses such as a community room or daycare.

Building Envelope: The building envelope defines the spatial area within which permitted density can be configured. The Precise Plan defines the allowable building envelope horizontally by block size and required street frontage and vertically by building height, massing, and guidance for pedestrian, podium, and skyline levels of architectural design.

Build-to Line: The build-to line for a parcel is the line where the façade of the building, or the podium streetwall, is located, parallel to and measured perpendicular from the property line. Build-to line locations for development are set in the street frontage standards in this Chapter.

Property Line locations: Property line locations to measure Build-to lines are measured from the face-of-curb for publicly accessible private streets, a designated property line along an access drive, or back of sidewalk along public streets.

Face of Curb: The face of curb is along a street, not including bulb-outs, curb extensions, curb-cuts, or pull-outs for drop off and loading zones.

Height: The height for a building is calculated from the building's Average Finished Grade to the top of the parapet at the building's primary roof. The Average Finished Grade is the average of the high and low elevations at the building's exterior where adjacent to North Drive, West Drive, East Drive, or Entry Drive, or the three access drives leading from East Drive or West Drive.

Massing: Massing is the three-dimensional bulk of a building in terms of general shape, form, height, width, and depth.

Pedestrian Level: Pedestrian level is the design of the ground floor public experience shaped by active ground floor use, diversity of use, and street frontage design.

Podium Level: The podium level is the portion of the building above the ground floor and below the skyline level that provides spatial definition to the adjacent street or public space.

Privately-Owned, Public Open Space: Privately-owned outdoor space that functions as public space but may have limited hours of availability.

Public Realm: The public realm is the area outside of buildings accessible to and visible to the public such as streets, parks, and open spaces.

Streetwall: The streetwall is the continuous façade of a building that establishes the edge of the public realm for a street or public space. The street wall extends from the ground floor up to the top of a podium level.

Skyline Level: The Skyline level is the uppermost occupiable portion of the building above the podium level. The Skyline level contributes to the overall urban form and skyline of the plan area.

Setback: The required minimum distance for the placement of a building measured from a property line, face of curb or another feature.

Streetscape: The visual and experiential character of street comprised of the travel way, bike facilities, sidewalk, site access, landscape, paving, street furniture, building frontage, open space, views, and other perceptible urban features.

Stepback: Stepback is a horizontal recess applied to the upper floor or floors of a building to reduce shadow area on the adjacent street or open space.

Transparency: Pedestrian level building design that creates visibility and permeability between the building and the adjacent sidewalk or public space.

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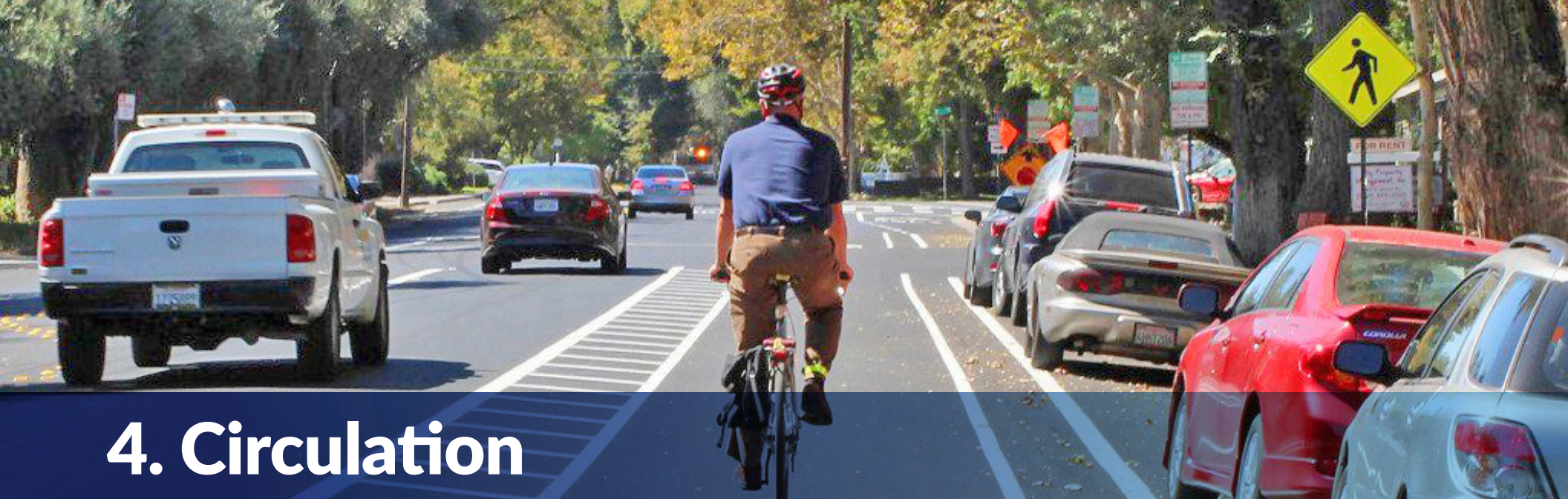


4. Circulation

The Plan Area's circulation network envisions a comprehensive internal system of "complete streets" that support active transportation for healthy living. These complete streets encourage walking and biking and serve to advance Daly City's Vision Zero program to reduce pedestrian fatalities to zero. The Plan Area's circulation network responds to the illustrative plan (Figure 2.1) which arranges courtyard housing in walkable blocks around tree-lined parks. As part of the design, neighborhood connectivity through the site is provided within a system of calmed low-speed roadways. These facilities take advantage of and provide access to the surrounding regional roadway, transit, bicycle, and pedestrian systems.

A. CITY AND REGIONAL CONNECTIVITY

Located just over a mile from the Daly City BART Station and adjacent to State Route 1, the project site has remarkable access to the Bay Area's regional transportation network. The Precise Plan envisions amenities that complement and provide access to these networks, while maintaining a compact walkable neighborhood.

Regional Location and Local Context

Direct access to State Route 1 is provided immediately north of the Plan Area, where residents and visitors can connect to the regional vehicle network. In addition, Interstate 280 is located approximately one-half mile east of the site, with full-movement interchanges provided via Serramonte Boulevard and Hickey Boulevard. From State Route 1 and Interstate 280, project vehicle trips can access the greater regional roadway networks of the Bay Area.

Locally, the development of the Plan Area will restore north-south connectivity through the project site for vehicles, pedestrians, and bicycles. This connection will occur via the northward extension of Campus Drive to Serramonte Boulevard, which is envisioned as a low-speed traffic-calmed street. With this connection, Daly City residents will be able to walk and bike through the site and access the many planned on-site recreation and retail amenities. Traffic calming measures are proposed to minimize cut-through vehicle traffic.

Transit Routes and Stops

The Plan Area is well served by local and regional transit systems. SamTrans Route 120 provides direct service to the Colma and Daly City BART Stations with bus stops conveniently located at the project site's Serramonte Boulevard/Campus Drive entrance. This bus route operates on frequent, 15-minute headways during weekday commute hours. In addition, SamTrans Route 121 provides connection to Skyline College. The Plan Area will improve the site's existing bus stop with new amenities including a shelter and widened/improved sidewalks. From BART, transit access is provided to the greater Bay Area, including downtown San Francisco, Oakland, and the East Bay. Connections to Caltrain, and eventually California's high-speed rail, are available at the Millbrae Transit Center just south of the City.

B. MOBILITY NETWORK

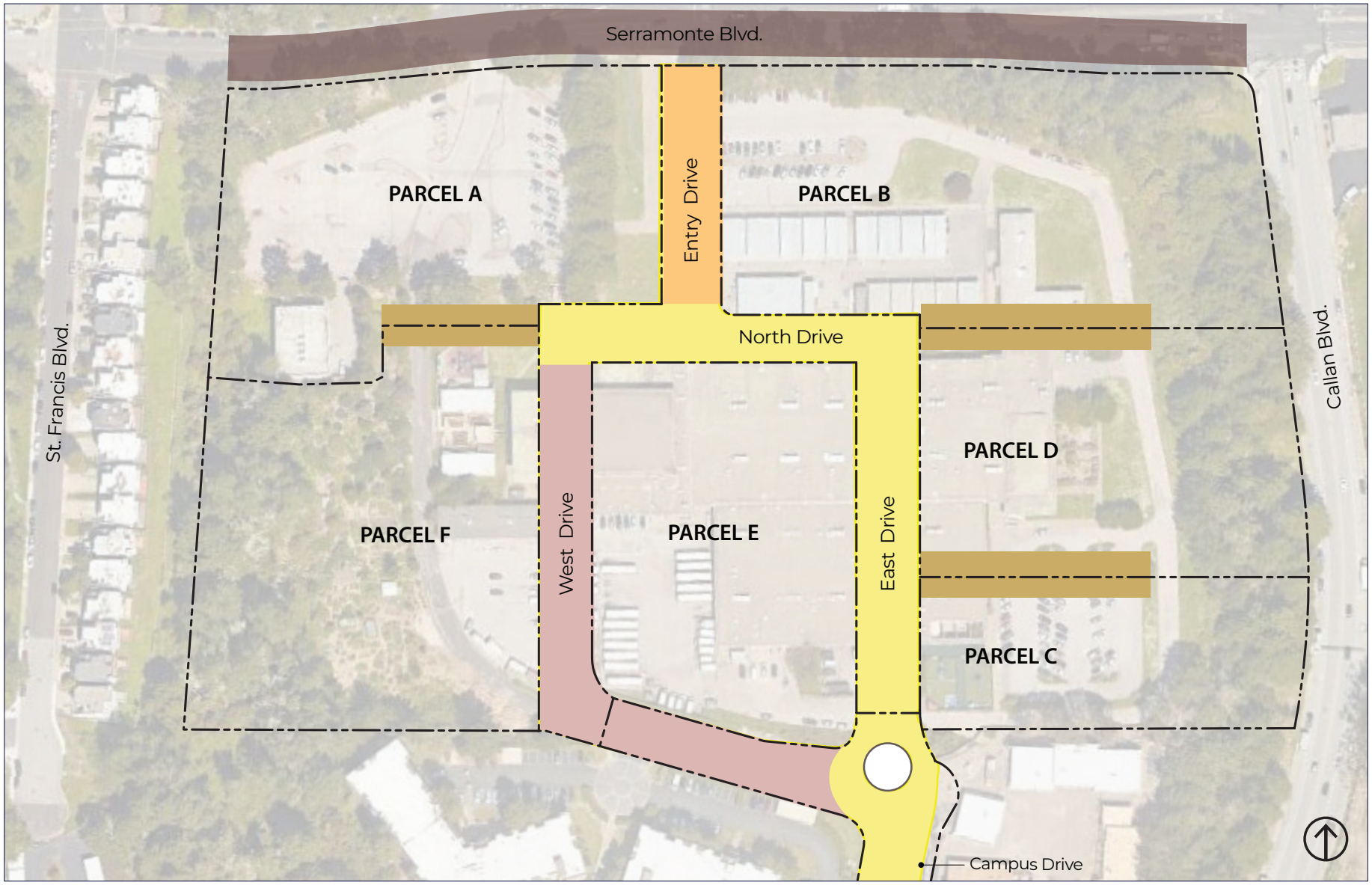
The Plan Area's mobility network provides residents and visitors access and permeability throughout the project site through a system of complete, traffic-calmed streets.

Street Hierarchy

Streets are designed to support both transportation function and adjacent land uses. The Precise Plan identifies the following five street types as shown in Figure 4.1.

1. **Boulevard:** Serramonte Boulevard is a transit – bike corridor connecting city neighborhoods to regional shopping and transit stations.

Figure 4.1 Street Hierarchy



2. **Main Street:** Entry Drive is a combined Main Street, which prioritizes pedestrian access in a safe social/commercial environment and a Residential Street which prioritizes safe, walkable environment with slow vehicle speeds.
3. **Local Connector Street:** East Drive and North Drive are two lane streets that prioritize pedestrians and cyclists with buffered bike lanes in both directions.
4. **Neighborhood Street:** West Drive is a two-lane street that prioritizes pedestrians in a safe and inviting environment with low vehicle speeds and sharrows/vehicle lanes.
5. **Access Drives:** Access Drives are two-way, pedestrian-oriented access easements with diagonal back-in, perpendicular and parallel parking designed for pedestrian access to park, daycare, retail, structured parking and hillside open space and recreational trails.

Street Network

Using the street hierarchy described above, vehicular access through the Serramonte Del Rey neighborhood will be provided through a system of low-speed tree-lined private streets connecting Campus Drive south of the site to Serramonte Boulevard at Entry Drive. A pedestrian paseo and café plaza along Entry Drive will be a "pocket" Main Street with shops spilling outdoors. This tree-lined destination street leads you from Serramonte Boulevard to the Central Green. North Drive, West Drive, East Drive, and West Drive loop around the Central Green and Parcel E and provide access to the remainder of the residential parcels. A round-about is proposed at the Plan Area's southern interface with Campus Drive as it enters the site. This pedestrian- and bicycle-friendly landmark feature will slow vehicle traffic, without requiring a stop, as it enters and exits the project.

Bicycle Network

Daly City has a robust existing bicycle network, and the Plan Area is well located to take advantage of the opportunities it provides. In addition, in February 2020 Daly City approved the ***Walk Bike Daly City Plan.*** This plan includes an extensive network of pedestrian and bicycle improvements throughout the City and around the Plan Area. Existing bicycle facilities proximate to the Plan Area include Class II on-street bike lanes on Callan Boulevard south of Serramonte Boulevard and a Class III bike route on Callan Boulevard north of Serramonte Boulevard. Serramonte Boulevard and Hickey Boulevard are Class III bike routes. A Class II on-street bike lane is striped on St. Francis Boulevard north of Serramonte Boulevard. One of the priority improvements included in the Walk Bike Daly City Plan is the construction of Class IV on-street protected

bicycle lanes on Serramonte Boulevard. The Precise Plan modifies the City of Daly City's conceptual design for priority pedestrian and bike improvements at the intersection of Serramonte Boulevard and Highway 1 ramps to accommodate a wider Entry Drive and a new westbound left turn lane from Serramonte Boulevard to Entry Drive.

Within the Plan Area, bicycle facilities will include Class II buffered bike lanes along East Drive and North Drive, and other streets will include Class III bike "sharrows" (bicycle markings on vehicle lanes indicating the lane is for shared use). Along the neighborhood's eastern side, the trail loop will function as a full Class I off-street bicycle path. With short block lengths, low traffic volumes, and narrow cross sections, the site's roadways will provide bicyclists with a comfortable on-street experience. For younger and more recreational riders, the off-street trail provides a safe route from the SamTrans bus stop on Serramonte Boulevard and Entry Drive to Summit Shasta Charter High School.

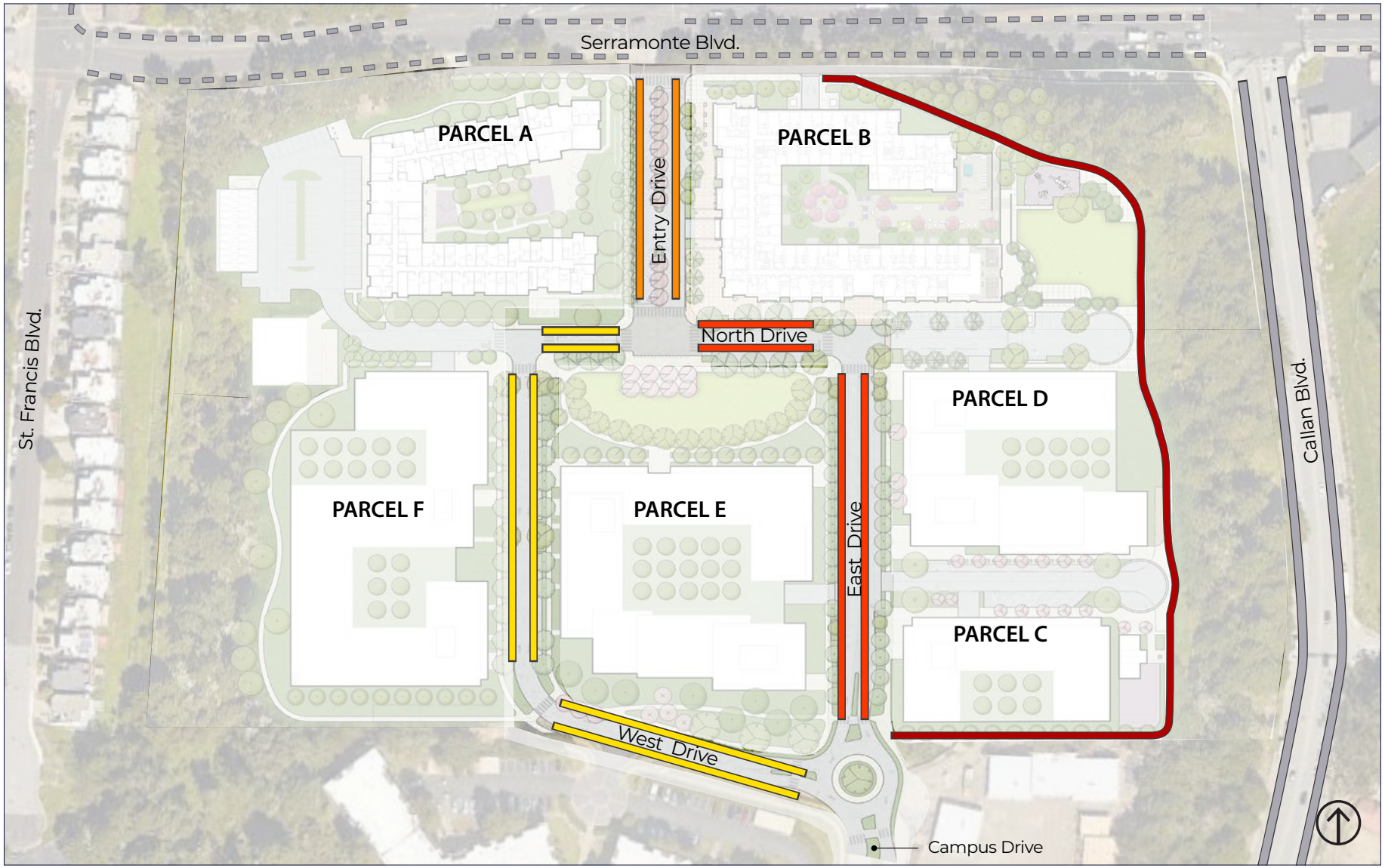
Pedestrian Network

Sidewalks will be provided on every street within the Plan Area, with adjacent curbside landscaping. The trail loop will also serve to provide pedestrian access around the site that is separated from vehicles and in a more natural setting. Pedestrian facilities and permeability planned throughout the neighborhood will allow unimpeded access for visitors and residents walking between the Plan Area's parks, open spaces, residences, and retail shops.

Street with buffered Class II bike lanes.

Figure 4.2 Vehicle Circulation

Figure 4.3 Bicycle Circulation



C. STREET SECTIONS

Entry Drive

Entry Drive connects Serramonte Boulevard to North Drive. The roadway's section shown in Figure 4.4 is comprised of 11-foot travel lanes, 10-foot continuous through/turn lanes, five-foot class II bike lanes and a six-foot landscape median. On the westside is a six-foot sidewalk and five-foot planting strip. On the east side, the sidewalk is comprised of three zones: a planting and street furniture zone, and through zone for pedestrians and a frontage zone for active ground floor uses to extend onto the sidewalk.

North Drive

North Drive connects East Drive, Entry Drive, and West Drive. The roadway section in Figure 4.5 shows a two-lane facility, with on-street parking and a five-foot-wide landscape strip. A Class II buffered bicycle lane is provided on the segment between East Drive and Entry Drive, continuing the facility provided on East Drive. West of Entry Drive, the roadway section widens, and the on-street buffered bicycle lane is not provided (this segment of North Drive is designated as a class III bike

Figure 4.4 Entry Drive and Retail Plaza

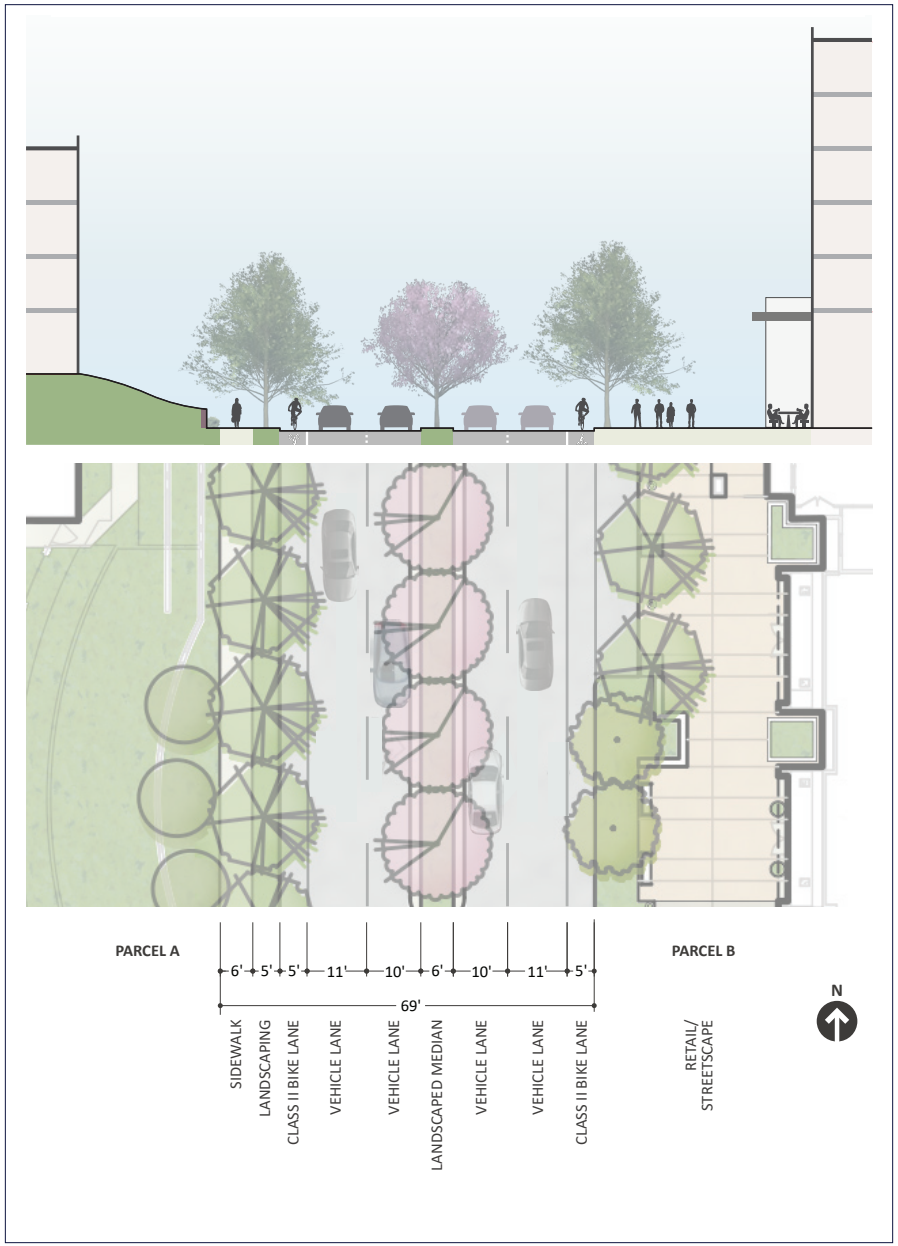
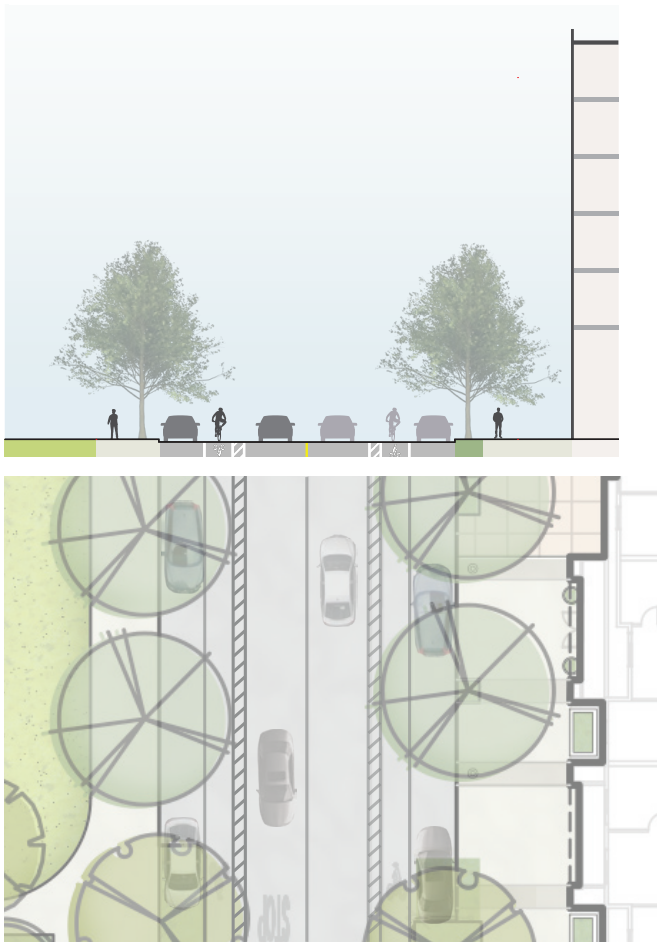


Figure 4.5 Plaza/Park Entry at North Drive



route). The segment of North Drive east of East Drive is envisioned as a cul-de-sac providing access to Overlook Park and residential parcels. Ninety-degree on-street parking is proposed on the south side of this cul-de-sac segment.

West Drive

West Drive is envisioned as a narrow two-lane residential roadway providing access to adjacent residential properties. The section in Figure 4.6 includes two 11-foot travel lanes with nine-foot buffered on-street parallel parking on both sides of the roadway. Five-foot-wide tree-lined landscape strips and six-foot-wide sidewalks complete the sections. West Drive completes the western side of the development's internal loop roadway network.

East Drive

East Drive is the primary north-south roadway extending through the project site. The roadway extends from the southern entry roundabout to North Drive. It provides for two 11-foot-wide travel lanes (one in each direction) with buffered on-street Class II bicycle lanes. Eight-foot-wide on-street parallel parking, five-foot-wide tree-lined landscape strips, and six-foot-wide sidewalks on each side of the street as shown in Figure 4.7.

Figure 4.6 West Campus Drive

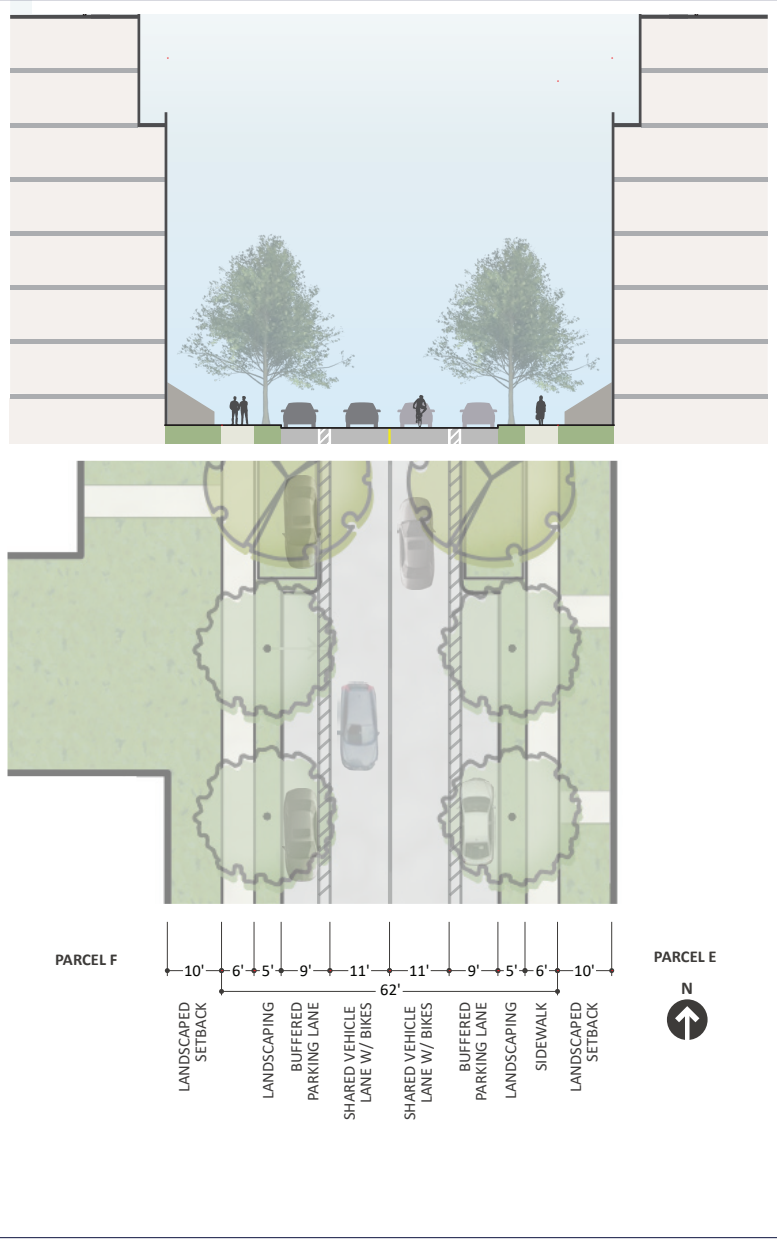
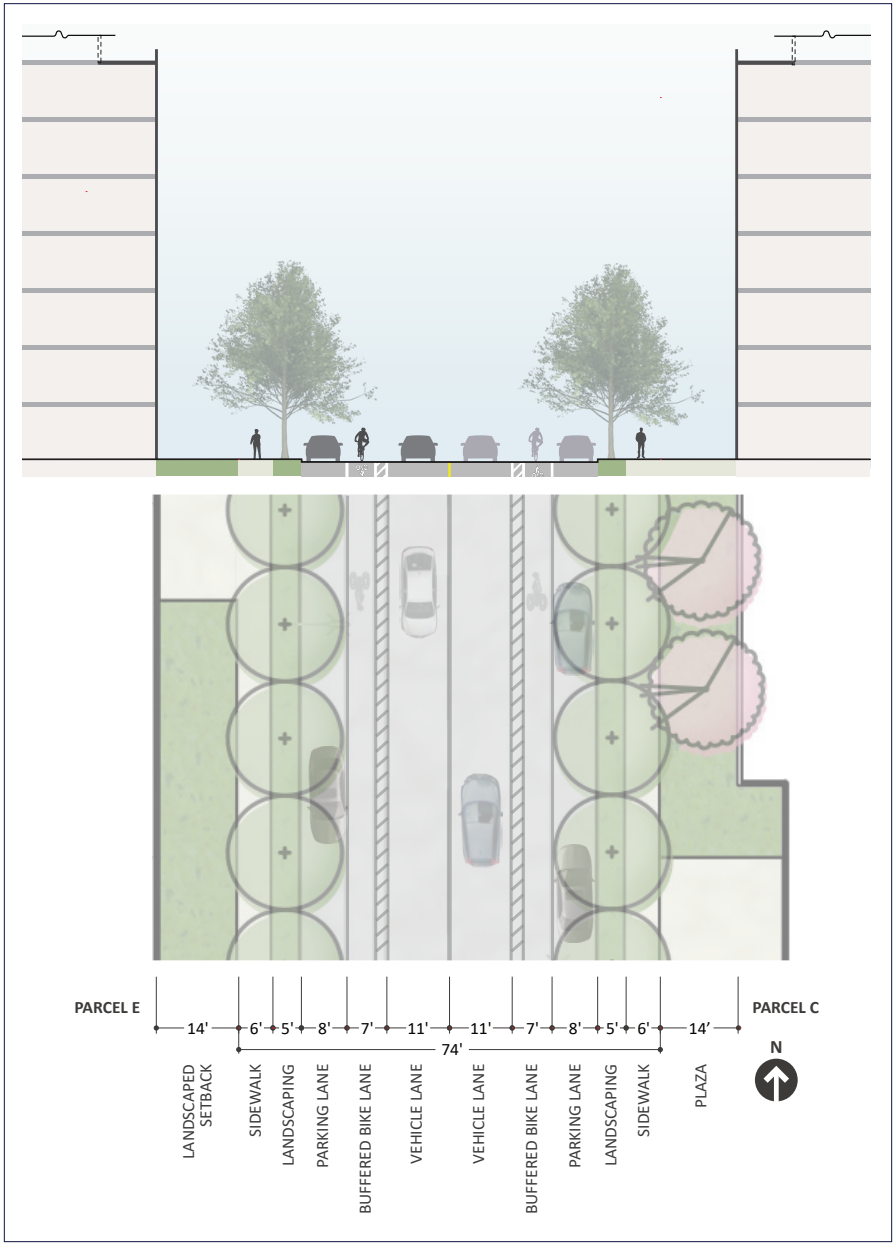


Figure 4.7 East Campus Drive



D. STREET LANDSCAPING

Landscaping plays an important role to provide pedestrian scale, for buffering and screening, to punctuate important connection points and nodes, and to soften the overall experience of moving through and around the site.

Serramonte Del Rey neighborhood entries are punctuated with enhanced landscape features. Entering the neighborhood from the north on Entry Drive from Serramonte Boulevard, residents and visitors are greeted by a tree-lined gateway of flowering trees in a planted median and along the sidewalk, while a vibrant public plaza welcomes pedestrians. As mentioned above, the entrance from the south on West Drive from Campus Drive includes a large, landscaped roundabout, providing a welcoming transition from the surrounding streets and marking the entry into this new neighborhood.

Continuous planter strips separating streets from sidewalks have been provided along all internal streets and drives. Broad canopy trees, low shrubs and groundcovers, and generous sidewalks provide a comfortable and safe pedestrian environment. Adequate visual clearance shall be provided at all safety vision triangles at intersections and driveways to ensure a clear line of sight for pedestrian and bicycle safety. Driveway entries, curb cuts, and curb ramps shall be constructed of concrete and shall match sidewalks to provide a consistent look and feel for hardscape along vehicular and pedestrian circulation routes. Enhanced finishes and/or striping shall be used for crosswalks.

The 10-foot-wide multi-use trail and six-foot- wide pedestrian trail together create a 0.6-mile loop around the neighborhood. Trail surfaces shall be asphalt or concrete, provide for adequate clearances along the edges and overhead, and be suitable for their intended use. Signage, ornamental landscaping, and trees will be provided along the trail system to enhance the user experiences.

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5. Park and Open Space

This section describes the park and open space objectives, neighborhood open spaces of the plan area, and landscape design guidance for public and private park and open spaces.

A. OBJECTIVES

Precise Plan park and open spaces are designed to improve physical and psychological health, strengthen community relationships, and create an attractive urban setting for family living, in support of the following objectives:

- Create safe, attractive outdoor places for healthy living to foster physical activity, meet resident and visitor needs for recreation and play for people of all ages, as well as encourage walking and biking.
- Design public places to encourage social interaction and community life with social gathering places that are family-oriented, active places.

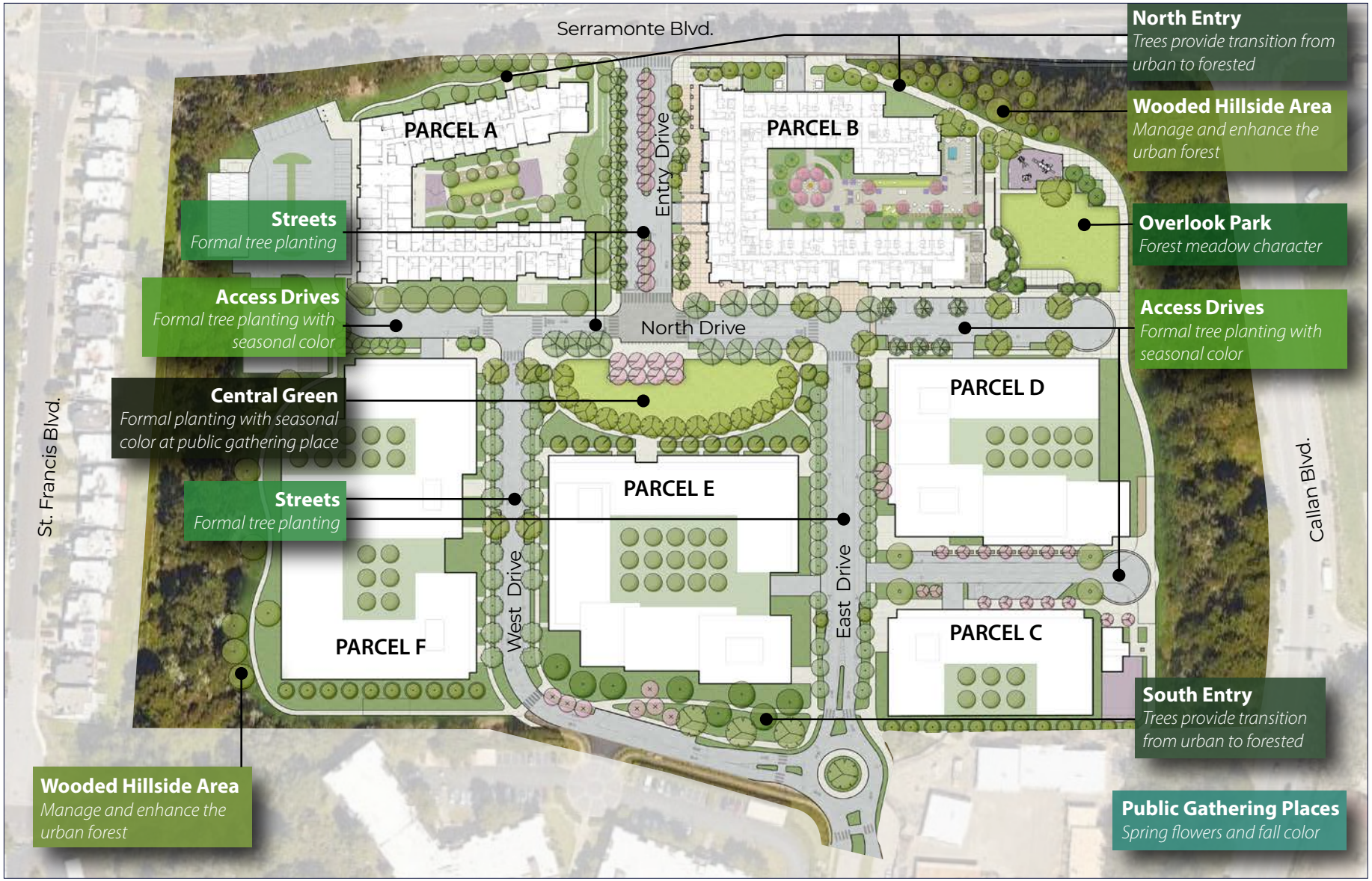
- Shape environments that visually and physically connect people to nature, neighborhood parks, green spaces, and recreational trails.
- Preserve and enhance the aesthetic and ecological quality of the hillside open space areas and expand the diversity of street trees and park plantings to cultivate an urban forest for the plan area.
- Enhance community sustainability and resilience through climate-positive environmental design.

B. A DIVERSE URBAN LANDSCAPE

Landscape concepts for the Plan Area are presented in Figure 5.1. A distinguishing feature of the Precise Plan are the hillsides to the west and east of the plan area which contain numerous trees, all trees planted as part of development of District property. Trees range from young to mature, are in varying health and are densely planted. The intent is to care for the hillside wooded areas to reduce fire hazards, enhance existing vegetation and promote urban forestry. A tree succession plan for aging mature trees will guide the replacement of existing trees over time due to age or fire vulnerability. Removed trees will be replaced with a diverse plant ecology governed by the area's unique coastal/Mediterranean climate including evergreen and deciduous species.

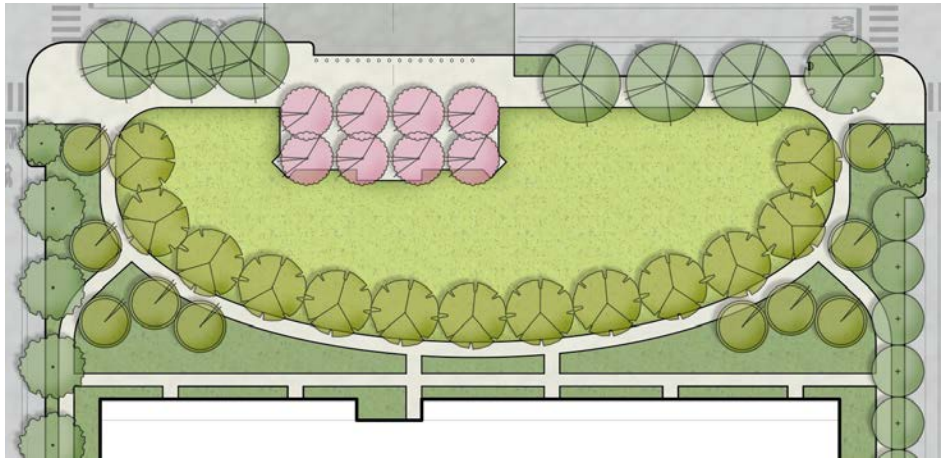
The type and arrangement of street trees and park plantings will contribute to a healthy and attractive urban neighborhood. The north and south entries to the plan area will be visible locations of tree plantings selected and arranged to transition from the informality of a forest to a more ordered urban setting. A diversity of tree species, suitable for the climate and context of the plan area are selected to create identity and sense of place that features the Central Green as a formal center to the neighborhood and Overlook Park as a forest meadow. Seasonal interest

Figure 5.1 Urban Forest Concept Plan



will be created with deciduous trees providing spring flowers and fall color at public gathering places along Entry Drive, Central Green and access drives.

Central Green Plan

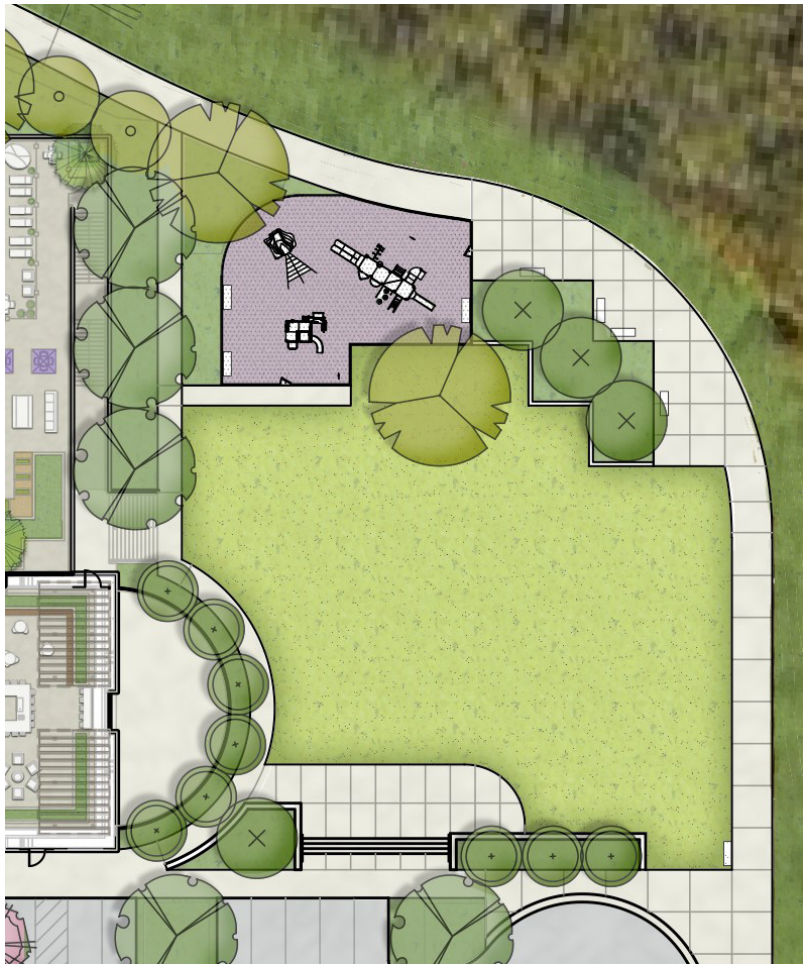


C. NEIGHBORHOOD PARKS AND OPEN SPACES

The street and block pattern of residential development is organized around a central neighborhood park – the Central Green – and is bounded by hillside open space to the east with Overlook Park and hillside open space to the west. The combination of park and open spaces with recreational access will offer residents and visitors a diversity of opportunities to connect to nature, restore human well-being, socialize with neighbors, and satisfy needs for outdoor recreation for families and people of all ages.

Central Green is the heart of the neighborhood – a park extending an entire city block greeting residents and visitors into the site from Entry Drive. Organized by a tree-lined crescent shaped walk, the park features an entry plaza with tree-shaded seating, an open meadow, and a backdrop of evergreen woodlands with social spaces nestled under the tree canopy and along the park edges for community enjoyment. This open lawn is a flexible open space for recreation and enjoyment of nature to picnic, walk a dog, or enjoy the sunshine.

Overlook Park Plan



Overlook Park Rendering

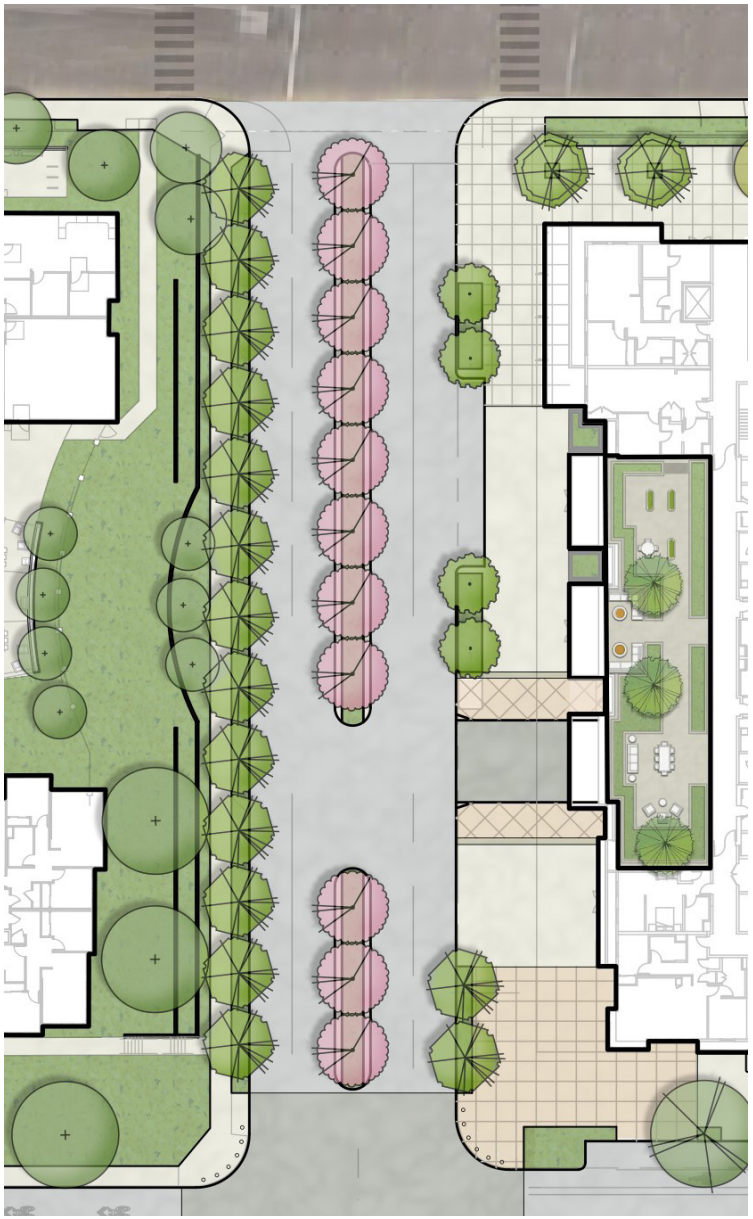
Overlook Park looking from the Eastside Recreation Trail.

Overlook Park is designed as family-friendly open space. Gently sloped lawns provide ample space for a wide range of activities: dining and gathering, outdoor fitness classes, community events, and an opportunity to sit and enjoy the views. A large playground provides inclusive play opportunities on interpretive play structures for young children, while a small plaza at the park edge provides a connection to the multi-use loop trail and reinforces the viewer's sense of place. Viewsheds look towards regional landmarks including Daly City, San Bruno Mountain, and beyond.

Entry Drive Plaza is a "pocket" Main Street with plaza-width sidewalk space for retail activity to bring life outdoors to the street. The Plaza provides a building frontage zone for access to retail uses and sidewalk seating; a pedestrian through zone for pedestrian movement; and a street furniture/curb zone for street furniture, lighting, benches, street trees, bicycle parking, fixed, and movable seating. Together these zones create an attractive and comfortable setting for neighborhood shopping and social life. The plaza sidewalk space will have enhanced pavement treatments with color and/or pavers to highlight active public spaces.

Hillside Open Spaces are existing east and west hillsides of the plan area with mature trees planted as part of the landscape development of District property. These areas offer residents an opportunity to connect to the nature and provide a visual screen to the planned development.

Entry Drive Plaza Plan



South Entrance Open Space on Parcel E is a landscape area that provides entrance identity to the plan area, landscape continuity for the "urban forest," and social space for residents. Enhancement of the South Entrance Open Space at Parcel E is expected. Examples include a corner tower element, a sitting area or water feature with unique landscaping and plantings, a winter garden/ indoor social area, a concave building corner referencing the round-about, or a specific design gesture in materials, scale, or massing that specifically enhances the open space.

Eastside Recreational Trail is a pedestrian-bicycle trail for strolling and recreation extending from Serramonte Boulevard to the north to the roundabout along Campus Drive to the south. This 10-foot-wide multi-use trail provides an off-street connection for pedestrians and bicyclists to access Overlook Park and access to the westside hillside open space.

Westside Walking Trail is a six-foot-wide trail around the west side of Parcel F, weaving along the base of the wooded hillside slope. Together the east and westside trails create an off-road half-mile loop trail system. This trail system connects each parcel, every street, and all members of the community to direct access to the wooded hillside open space.

South Entrance Open Space Plan

Westside Walking Trail Section

Eastside Recreational Trail Section

D. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

This section establishes the standards and guidelines that apply to public and private open space.

General Standards and Guidelines

D.1.1 Landscape planters within the street right of way shall be a minimum of four feet wide.

D.1.2 Tree wells shall be 4'x 4' minimum. Tree grates shall be cast iron with a baked oil finish in plaza areas and be an ADA accessible design consistent with the neighborhood.

D.1.3 Where landscape planting is provided under trees, planters shall be 4'W x 6'L minimum.

D.1.4 Planted medians shall provide at least five feet wide planting area in addition to a minimum 12 inches wide maintenance band at the back of curb consisting of concrete, pavers, or fixed cobbles.

D.1.5 Enhanced pedestrian spaces should be provided at retail plazas as well as at major and minor lobbies for each residential building. Seating opportunities should be provided at retail, parks, open spaces, adjacent to the trails, and in front of primary building lobbies.

Sidewalk with landscape planting provided under trees.

Landscape median planted with trees and shrubs.

Sidewalk with landscape planter bed and tree grates.

Landscaping and furnishings enhance seating areas next to the sidewalk.

Landscape Materials

Plants

D.2.1 Plant material shall comply with all City and regional guidelines and be comprised of at least 75% drought tolerant plant species. Planting plans shall comply with the Model Water Efficient Landscape Ordinance (MWELO) guidelines and the Water Use Classification of Landscape Species (WUCOLS).

D.2.2 Where turf grass is used, low water use hybrids and/or no mow varieties should be used. A variety of shrubs and ground covers should be used to create layering around building foundations, keeping shrubs at or below windowsills. Plant selections should be such that sight lines remain open and clear and places of concealment are not fostered. Where allowed, plants should be used to screen above-ground utilities. Along streets and sidewalks, plant species shall be used that promote a feeling of separation from vehicular traffic and be appropriate for narrow planters within the public right of way.

D.2.3 Pollinator plants that attract native birds and insects should be used strategically in locations well-suited to attract and sustain native populations. Use of fruiting plant material should occur away from hardscape areas to prevent staining of pavements and to minimize maintenance.

Trees

D.2.4 The project's wooded hillside perimeter to the west and east shall be cleaned of surface and ladder fuels. Replacement trees shall include evergreen and deciduous species as described in the Project Tree List below.

D.2.5 Trees within the street right of way, in plazas, and high-visibility open space areas should be provided in 24-inch box size or larger and be secured with tree stakes or below-grade root ball guying systems appropriate for the windy conditions found in Daly City. Above-ground cabling guying shall not be used in public spaces. Trees shall be pruned up to 6 feet to 8 feet clear off the ground or as required by ADA or City guidelines.

D.2.6 Individual developments within the Plan Area shall use trees that are provided in 15-gallon size or larger, with 24-inch box preferred.

D.2.7 Entries at the north and south shall have unique tree plantings.

D.2.8 Seasonal interest shall be created with deciduous trees providing spring flowers and fall color.

Project Tree List

D.2.9 The trees used throughout the Plan Area shall be carefully selected to work within the Urban Forest framework while allowing expression of individual character. The following list shall be used for specifying tree species on public streets and open spaces.

Table 5.1 - Recommended Tree Species for public streets and open spaces within the Precise Plan			
Forested Hillsides (Tree Succession Species)		**Streets & Parks**	
Aesculus californica	California Buckeye	*Acer buergeranum*	Trident Maple
Acer macrophyllum	Big Leaf Maple	*Acer x freemanii 'Autumn Blaze'*	Autumn Blaze Maple
Arbutus menziesii	Pacific Madrone	*Acer Macrophyllum*	Big Leaf Maple
Calocedrus decurrens	Incense Cedar	*Arbutus 'Marina'*	Strawberry Tree
Ceanothus 'Ray Hartman'	Wild Lilac	*Cercis 'Forest Pansy'*	Forest Pansy Rebud
Hesperocyparis macrocarpa	Monterey Cypress	*Cercis occidentalis*	Western Redbud
Fremontodendron californicum	Fremontia	*Ginkgo 'Princeton Sentry*	Maidenhair Tree
		Hesperocyparis macrocarpa	Monterey Cypress
		Hymenosporum flavum	Sweetshade
		Koelreuteria paniculata 'Fastigiata'	Goldenrain Tree
		Lagunaria pattersonii	Primrose Tree
		Lophostemon confertus	Brisbane Box
		Lyonothamnus floribundus	Catalina Ironwood
		Melaleuca quinquenervia	Cajeput Tree
		Olea europea 'Swan Hill'	Fruitless Olive
		Pistacia chinensis	Chinese Pistache
		Quercus agrifolia	Coast Live Oak
		Quercus suber	Cork Oak
		Sequoia sempervirens	Coast Redwood
		Tristaniopsis laurina 'Elegant'	Water Gum

Site Furnishings

D.3.1 Site Furnishings shall be comprised of materials designed to withstand outdoor conditions.

D.3.2 Short term bicycle parking shall be dispersed throughout the Plan Area, as required to meet project requirements, city standards, and bicycle parking standards. Bicycle racks shall be galvanized, vinyl covered, or stainless steel, and meet all City requirements. In ground- or surface-mounted attachment is acceptable.

D.3.3 Benches shall be made of metal and/or wood. Where wood is used, it should be thermally modified, or a suitable hardwood built to withstand weather and heavy public usage.

D.3.4 Public café tables with chairs should be movable and provided in a variety of sizes in and around gathering spaces and shall be constructed of materials suitable for outdoor public usage.

Bicycle parking area.

Circular bicycle rack.

An integrated group of furnishings including bicycle rack, tree fence, streetlight and bench.

Seating and landscape along sidewalk.

Movable outdoor seating provides flexibility.

D.3.5 Drinking fountains shall be provided at Overlook Park, Central Green, and the Recreation Trail. Dog bowl and water bottle filling attachments are recommended.

D.3.6 Within Overlook Park, Applicant shall provide play equipment for children ages two through twelve. All play areas will be designated for children between ages of two to five and for ages five to twelve years old. These structures should offer a variety of stand-alone features and a wide variety of varied physical activities for the children. The equipment should promote fitness, physical activity, and connection.

An attractive playground bordered by landscaping and trees.

Irrigation Systems

D.4.1 Site Irrigation systems shall comply with all local and state requirements, including the Model Water Efficient Landscape Ordinance (MWELO).

D.4.2 All irrigation equipment shall be controlled with weather-based controllers located in easily accessible, locked stainless steel pedestal boxes. The equipment should include flow sensors and automatic shut off valve capability with a wi-fi based alarm system to alert maintenance controller team(s).

D.4.3 Irrigation systems shall provide quick couplers or hose bibbs in lockable wall boxes in all common use areas.

Soil & Drainage

D.5.1 On-grade planting areas shall be comprised of amended topsoil import or amended native soil as required, based on a soil analysis report and soil laboratory recommendations. Excavation, clearing and grubbing, or soil preparation shall occur within established tree protection zones as per the advice of a landscape architect or arborist.

D.5.2 Planting areas shall by dressed with a 3-inch layer of mulch or as dictated by local or regional guidelines.

D.5.3 Cast iron or similar drain grates shall be used in turf and pedestrian circulation areas. Landscape planters shall be drained with cast iron, decorative metal, plastic or similar flat or atrium-style grates and factory-fabricated bodies.

6. Utilities

The Plan Area will have utility infrastructure to address stormwater collection, sanitary sewage collection and water supply and distribution. There will also be systems for power, natural gas and communications, which are called Dry Utilities. Utility infrastructure systems are described in the following sections.

A. STORMWATER

The following sections describe the existing and proposed stormwater flows for the 18.4-acre area impacted by the Precise Plan area.

Existing Conditions

The site is bound by Serramonte Boulevard to the north, Callan Boulevard to the east, Campus Drive to the south and residential buildings to the west. The current uses on the campus include a bus yard, district offices, churches, child day care facilities, a Comcast building, and the Workforce Housing project (currently under construction). The Workforce Housing project (including the apartment building, car barn, and surface parking lot located at the northern portion of the existing campus) and the Comcast building will remain operational throughout and after construction of the Precise Plan. The Workforce Housing project is under separate approval and storm water improvements for the building, surface parking lot and area immediately adjacent to the building are

to remain and are not modified as part of the plan area. The driveway just to the south of the Workforce Housing project will be replaced and is included in the plan area.

The existing ground coverage consists of approximately 108,830 sq. ft. impervious and 59,440 sq. ft. pervious (64.7% impervious). Site elevations vary from approximately elevation 495 feet to the west and 480 at the main parking lot near the entrance to the site. Stormwater onsite is collected in area drains or inlets and conveyed in below grade pipes to the storm drain outfall located in the existing parking lot near the main vehicular entrance at Serramonte Boulevard. The outfall discharges to an existing 24" storm drain main in Serramonte Boulevard that flows to the east.

Proposed System

The proposed changes in the plan area consist of open space, park areas, landscape areas, concrete paths, private roadways, asphalt drives, asphalt parking lots, and multi-story residential buildings. The project proposes to maintain the existing drainage patterns and replace the existing drainage system.

The proposed ground coverage consists of approximately 120,300 sq. ft. impervious and 47,970 sq. ft. pervious (71.5% impervious). The project will increase the amount of impervious surface from the existing condition and will require retention to control the peak flow and volume leaving the site. Overall, the proposed condition will increase the site's impervious footprint by approximately 11,470 sq. ft. and will therefore require stormwater retention. The project proposes to satisfy the retention requirement with a Master Plan approach that will allow one parcel to overcompensate and accrue credits that can be applied to other parcels that will have more difficulty meeting the requirement.

The proposed drainage system will consist of area drains, drop inlets, manholes, stormwater treatment areas with overflow structures, and below grade pipes. The drainage system will convey runoff to the existing outfall located near the main vehicular entrance.

Stormwater Requirements

The project shall not increase the flow or volume leaving the site for the design storm. If a project increases the imperviousness of the site stormwater retention will be required to retain the increased flow and volume.

B. SANITARY SEWER

Existing Condition

The existing City sewer system in the vicinity of the Plan Area consists of a 10-inch sewer main in Serramonte Boulevard, 8-inch and 10-inch sewer main that runs through the district's property, 8-inch sewer main in Campus Drive south of the school site, and a 6-inch sewer main in Callan Boulevard. A portion of the existing sewer system that runs through the District's property connects the 8-inch main in Campus Drive to the 10-inch main in Serramonte Boulevard. Sewer generated by the Workforce housing project (currently under construction) and the existing school site is discharged into the main that runs through the District's property, which ultimately connects to the 10-inch main in Serramonte Boulevard. Elevations and sizes of the existing system are from field and record data. Rim and Invert elevations are obtained from field data with elevations based on North American Vertical Datum (NAVD 88).

Proposed System

The project proposes to construct a public sewer system in the private streets (to be located in an easement) and an onsite sewer system to connect the buildings to the public sewer system. The proposed public sewer system will consist of manholes and pipes. The onsite sewer system consists of pipes, cleanouts, and manholes. The project will connect to the 10-inch sanitary sewer main in Entry Drive and the new sewer connection on Callan Drive.

Sewage Generation Calculations

The City of Daly City establishes sewage demand numbers for different types of building uses based on the demands provided in the City's 2009 Master Sewer Study. The proposed project will replace the existing buildings, including an existing school building and modular units. The sewage generation flows from the buildings to be removed will be applied as a credit to the project. This information will be used by the City to determine the impacts the proposed project will have on the City's sewer system and determine if the existing sewer system has sufficient capacity to serve the project. Despite the credit, the City is anticipated to experience an increase of sewer flows of 173,468 gpd. A detailed sewer study is included in the entitlement documents.

C. WATER SUPPLY

Existing Condition

The existing City water system in the vicinity of the project consists of a 6-inch AC water main in Serramonte Boulevard and a 10-inch water main in Entry Drive constructed with the previous project. The existing domestic water system for the school campus is fed by a 3-inch service near the main entrance off Serramonte Boulevard while the existing fire service for the site is served from an 8-inch line from Callan Boulevard. The existing Jefferson Union High School District Workforce Housing project is fed from the existing 10-inch main.

Proposed System

The proposed project will construct a new public water main within the new streets and provide new domestic water, fire water, and irrigation water services to the proposed buildings. All proposed services are anticipated to be fed from a portion of the existing 10-inch main constructed with the previous project and new 10-inch water mains constructed with the new private streets. The on-site domestic water system consists of service lines from the public main to each building.

Water Generation Calculations

The City establishes water demand numbers for different types of building uses. A summary of existing demands, proposed building type, area, and number of units, and area of irrigated landscape area is included in the entitlement documents. This information will be used by the City to determine the water demand for the proposed project. The flows generated by the proposed project and the reduction in flows from the existing building and landscaping being removed will be used in the City's model to determine if the City's water system has enough capacity to serve the project.

D. DRY UTILITIES

Dry utility infrastructure modifications and additions will be required and will be built out in phases to accommodate and support the development. Utility providers serving the Plan Area include PG&E, Comcast, and AT&T.

PG&E recently installed infrastructure to serve Parcel A and maintains service to the existing Comcast Building and School Building. Data/Telecom services were also extended to serve the development at Parcel A.

A joint trench will be provided in the Private Streets to extend the utility providers' infrastructure throughout the development to serve the Parcels. Dry utilities will be coordinated with the appropriate utility provider to establish new service routes to support the Plan Area.

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7. Implementation

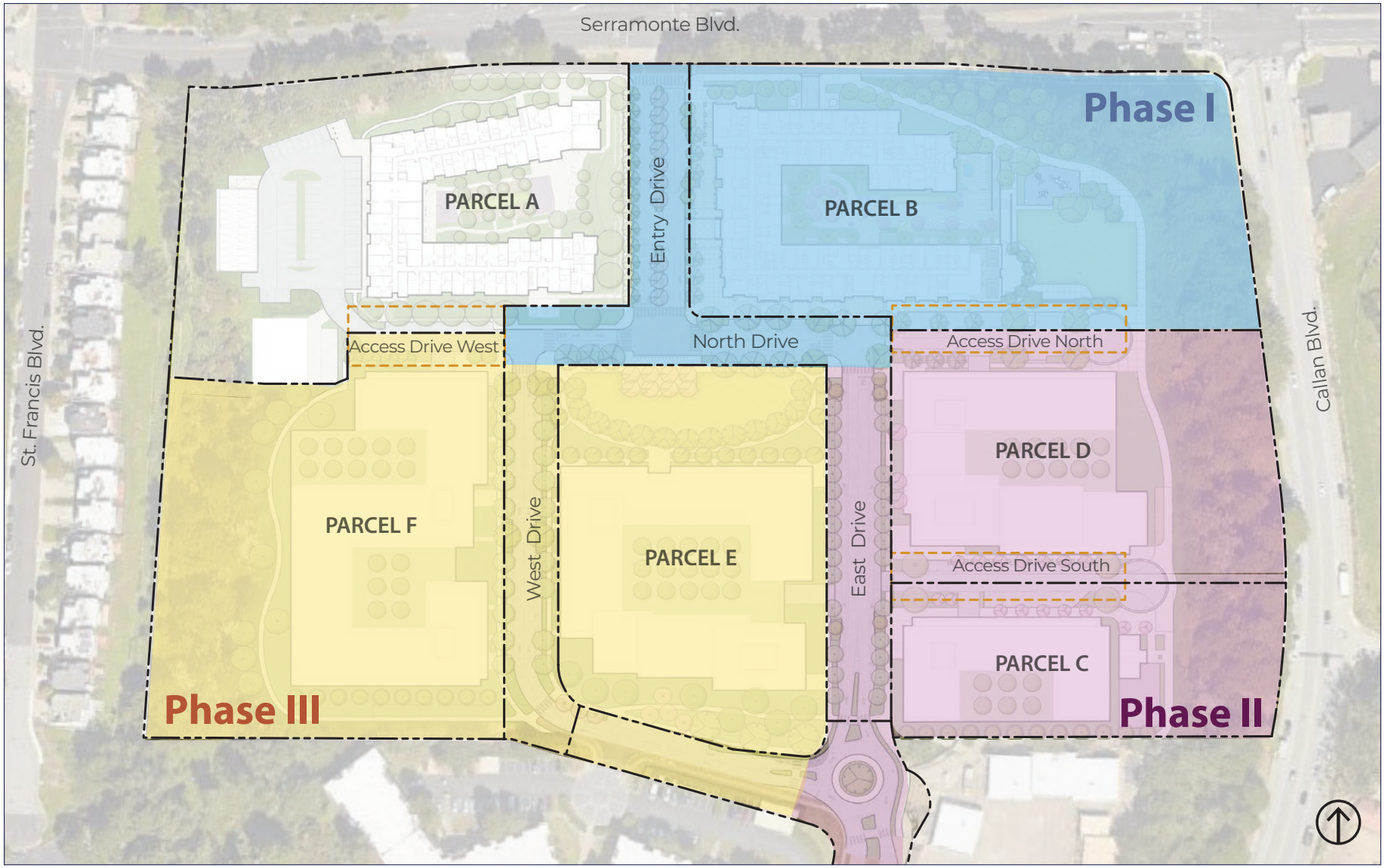
A. PHASING

The Plan Area is to be built-out in phases over a period anticipated to be eight to twelve years but may be up to 15 years. Each phase of development includes the infrastructure necessary to support development, open space and public improvements associated with specific parcels as follows and as shown in Figure 7.1:

- **Phase I** is the development of Parcel B housing, retail, Overlook Park, North Drive, north side of North Access Way and associated utility improvements.
- **Phase II** is the development of Parcel C affordable housing, Head Start, East Drive, south side of North Access Way, South Access Way and Parcel D housing, and associated utility improvements.
- **Phase III** is the development of Parcel E housing and Central Park together, Parcel F housing, West Drive, and associated utility improvements. Parcel E or Parcel F may develop independently and in any order.

The number of phases, number of units, and timeline for the project build-out will ultimately depend on market conditions. The rate of the buildout of housing will fluctuate with the regional economy, capital expectations and availability, costs for development and the conditions of the Daly City housing market.

Figure 7.1 Phasing



B. CONFORMANCE REVIEW

Planning and engineering review and approval of development applications shall be in accordance with the Daly City Municipal Code and the Precise Plan conformance review process as shown in Figure 7.2: Conformance Review and Approval Process.

Planning Review

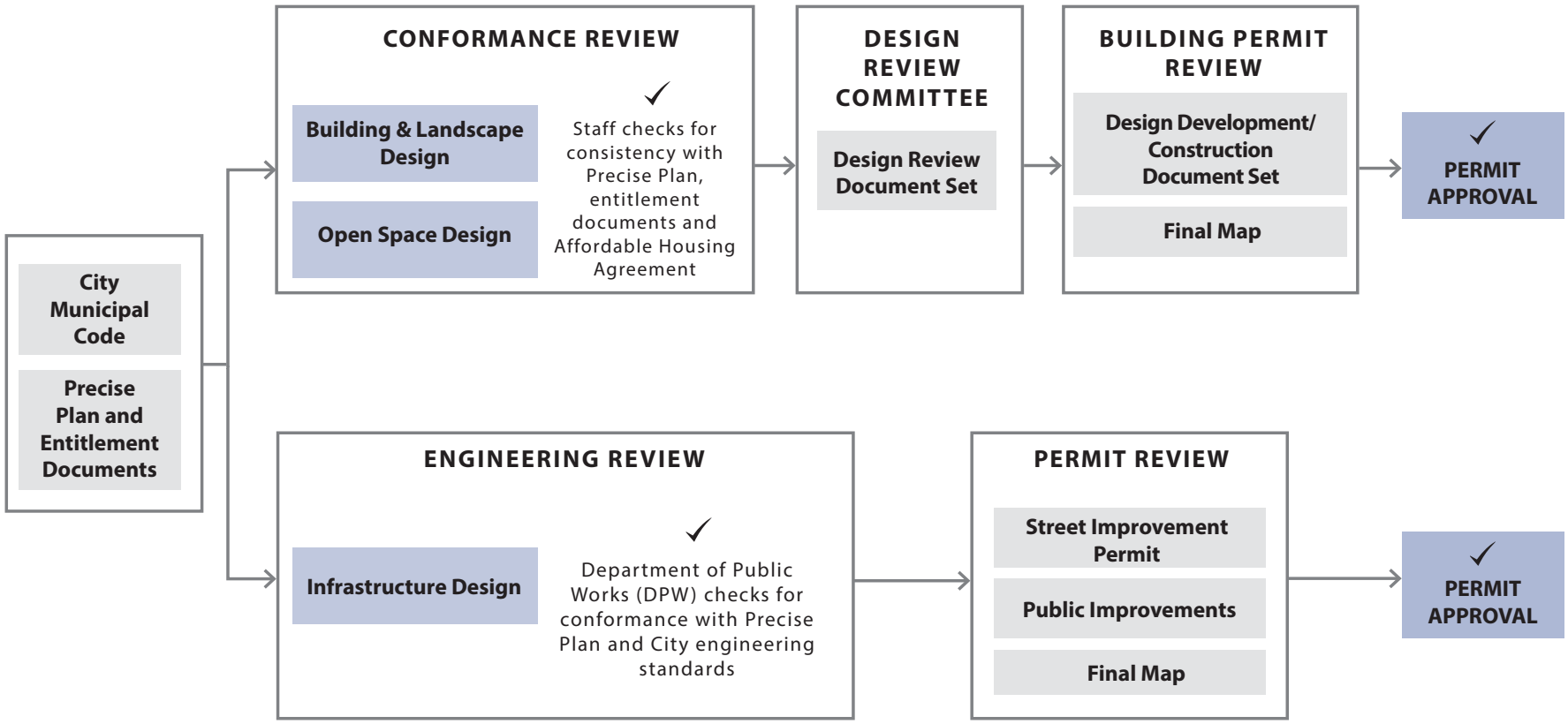
Development applications shall be submitted to the City for Design Review in accordance with Daly City Municipal Code. Planning staff shall review the application for consistency with the Precise Plan's goals, development standards and design guidelines and applicable entitlement documents. The Precise Plan is consistent with and implements the Daly City General Plan.

Land Uses in the Plan Area shall be permitted according to the general category of uses submitted with this Precise Plan. A use proposed which is not similar in character to an identified use by general category may be permitted upon securing a use permit. Changes that reflect minor differences between the Precise Plan and construction documents, including modifications in the location of off-street parking, changes in the phasing of development, the distribution of private open space, the design of private street systems, and building design, may be approved by the city planner, if in the opinion of the planner, the change is not substantial. The applicant shall provide a narrative describing the requested change, a rationale for why the change is needed and how the change achieves the design intent of the Precise Plan.

Engineering Review

The applicant shall apply for approval of final subdivision maps and improvement plans per the Precise Plan, City of Daly City's Municipal Code and City Engineering Division standards. The development application for a final subdivision map shall be consistent with the approved tentative map for horizontal infrastructure, including utilities, streets, roads, sidewalks, and other improvements, and shall be submitted at the same time as a development project submittal. Final subdivision maps and improvement plans may address all or a portion of the Plan Area per the general direction on phasing per Section A above.

Figure 7.2 Conformance Review and Approval Process



C. ENTITLEMENT DOCUMENTS

By Resolution No. [ ] the City Council approved text and map amendments to the General Plan to enable high density residential and mixed-use residential development. By Resolution No. [ ] the City Council approved the update to the Serramonte Del Rey Precise Plan, which modified land use designations and created a new street and open space network. The District and the City of Daly City entered into a Development Agreement to secure vested development rights and terms for an Affordable Housing Agreement. The City Council approved a Tentative Map indicating the subdivision of the District lands into parcels with infrastructure and open space improvements. The City of Daly City, as the lead agency under the California Environmental Quality Act (CEQA) prepared the project's Environmental Impact Report (EIR) to disclose to the City, general public and other agencies the environmental impacts of the project. By Resolution No. [ ] the City certified the EIR for the project, adopted findings, statement of overriding considerations [if needed] and a Mitigation Monitoring and Reporting Program (MMRP). The Precise Plan is consistent with and will implement the MMRP as approved by the City Council.

D. PROCESS FOR AMENDING THE PRECISE PLAN

An applicant can request an amendment to the Precise Plan as part of future development application. The applicant shall provide a narrative describing the requested change, a rationale for why the change is needed and how the change will achieve the design intent of the Precise Plan. Amending the Precise Plan shall follow the requirements of the City's Zoning ordinance as of the date of project approval.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT

All proposals for development shall be subject to the mitigation measures specified in the Environmental Impact Report (EIR) certified by the City Council as part of this Precise Plan. Subsequent environmental review of development of Phase I, Phase II, or future phases of development shall be reviewed for compliance with the EIR and MMRP prepared for this Precise Plan and the California Environmental Quality Act.

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Acknowledgements

Jefferson Union High School District

Board of Trustees

- Andrew Lie
- Carla Ng-Garrett
- Nick Ochipinti
- Kalimah Salahuddin
- Rosie Tejada

District Staff

- Toni Presta, Superintendent of Schools
- Tina Van Raaphorst, Associate Superintendent of Business Services
- April Hawkins, Director of Communications & Staff Housing
- Monica Casey, President American Federation of Teachers (AFT) Local 1481

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PLACEWORKS

ORANGE COUNTY • BAY AREA • SACRAMENTO • CENTRAL COAST • LOS ANGELES • INLAND EMPIRE • SAN DIEGO

ATTACHMENT C

DALY CITY INTER-OFFICE MEMORANDUM

JUHSD COUNCIL COMMITTEE
DATE: July 6, 2021

TO: JUHSD Council Committee
Juslyn Manalo, Mayor
Glenn Sylvester, Councilmember

FROM: Carmelisa Morales, Associate Planner

SUBJECT: General Plan Amendment GPA-04-21-014998
Planned Development PD-04-21-014997
Design Review DR-04-21-015000
Major Subdivision SUB-04-21-014999
699 Serramonte Boulevard – Serramonte Del Rey Campus Redevelopment

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BACKGROUND

The Serramonte Del Rey Precise Plan (PD-31) was approved for the Serramonte Del Rey Campus located at 699 Serramonte Boulevard in Daly City in 1985 and allowed up to 175 residential units and approximately 700,000 square feet (sq. ft.) of office space. An amendment to the Precise Plan (PD-31A) was approved in January 2020 for the northwest section of the site (Parcel A) to allow for the construction of a JUHSD faculty and staff housing project which is currently under construction.

The property currently consists of a main building occupied by JUHSD offices and non-profit organizations, temporary buildings, surface parking, and construction activity for JUHSD faculty and staff housing. There is also a school garden located in the southwest corner of the project site. This garden was started 20 years ago and used by JUHSD for adult education as a demonstration garden. Since the garden is used by JUHSD for educational purposes, members of the public must fill out volunteer and liability forms to use the garden.

PROJECT DESCRIPTION

Staff has received an application from Jefferson Union High School District (JUHSD) that proposes a new Precise Plan for the campus (see Attachment A – Draft Precise Plan). The proposed Precise Plan would allow for the redevelopment of the campus to include up to 1,235 units of affordable and market-rate rental housing, up to 14,000 sq. ft. of neighborhood-serving retail/commercial uses, and 1,400 sq. ft. allocated for a Head Start childcare facility. The existing garden would be removed, but JUHSD intends to install raised planter beds at their new adult education building located at 123 Edgemont Drive. The site would be divided into seven development parcels and additional street parcels with public access easements. Build-out of the site is anticipated to be over a ten-year period.

JUHSD is also seeking design review approval for the proposed development on Parcel B, which would include a six-story, 201-unit mixed-use building with approximately 345 parking spaces and approximately 8,000 sq. ft. of retail space, a park, play structure, and various amenities for residents (see Attachment B – Parcel B Project Plans). The building would have a maximum height of 74 feet to the top of the parapet (85 feet to the top of the elevator shaft).

The proposed project requires an amendment to the General Plan to change the designation to Commercial – Mixed Use (C-MU), a new Planned Development due to the significant changes proposed for the site, Design Review and a Major Subdivision. Design review approval for proposed Parcels C through F would occur as subsequent applications.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) is required for this project. David J. Powers & Associates (DJP&A) has been retained to prepare the EIR. The Notice of Preparation which provides interested parties with the opportunity to provide input regarding the scope and content of the environmental information to be addressed in the EIR was filed with the County and distributed to interested parties on May 6, 2021. Staff received several comments during the 30-day comment period which will be used to develop the scope of the EIR. Staff and DJP&A are currently working with JUHSD to prepare the project description of the EIR and obtain the required information and reports to prepare the EIR. Tribal cultural resources consultation has also started pursuant to the requirements of Senate Bill 18 and Assembly Bill 52.

PRELIMINARY PLAN AND PRECISE PLAN REVIEW

The Preliminary Plan for the proposed project will be scheduled for an upcoming Planning Commission meeting and City Council meeting. At this stage, the Planning Commission and City Council will review the proposed land use, circulation, and overall site design of the proposed project. The Planning Commission may recommend approval, conditional approval, or denial of the Preliminary Plan to the City Council. The Planning Commission's action will be forwarded to the City Council for approval, conditional approval, or denial.

The project will then move forward to the Precise Plan stage where the applicant will finalize their proposal and make any revisions necessary to address comments from the Planning Commission and City Council. The EIR will also be finalized and circulated pursuant to CEQA. The final steps of this stage will be a Planning Commission meeting and City Council meeting. The Planning Commission will make a recommendation on the project and the City Council will make the final determination of approval, conditional approval, or denial of the project.

DEVELOPMENT AGREEMENT

JUHSD also submitted proposed terms for a Development Agreement that will need to be further analyzed by staff and presented to the City Council for approval. The current proposal provides considerations for development phasing, parks and open space requirements, fees, off-site improvements, and most notably affordable housing.

STAFF RECOMMENDATION

Staff recommends that the JUHSD City Council Committee review the information and attachments presented and provide any preliminary comments or concerns.

Respectfully submitted,

Carmelisa Morales
Associate Planner

Attachments

Attachment A – Draft Precise Plan
Attachment B – Parcel B Project Plans

bae urban economics

Memorandum

To: Tina Van Raaphorst, Associate Superintendent
Jefferson Union High School District

From: David Shiver, Principal
Kathleen Diohep, Vice-President

Date: July 10, 2020

Re: Office Market Assessment and Fiscal Impact Review for Serramonte Del Rey Site, Daly City, California

Introduction and Purpose

BAE Urban Economics, Inc. ("BAE") has been engaged to prepare an analysis of the office market position for the 22-acre site owned by the Jefferson Union High School District ("JUHSD") and a review of the fiscal impact of residential development in Daly City, California. This site, a former high school, is a portion of a larger 50-acre site that was entitled for 500,000 to 700,000 square feet of office space plus residential in 1985 ("the Site").

BAE is an award-winning urban economics and public-benefit real estate and urban economics consultancy. Since 1986, BAE has completed more than 2,300 projects for clients that include public agencies, non-profit organizations, financial institutions, and private developers throughout the US. BAE has prepared hundreds of market studies, financial feasibility studies, and highest and best use analyses for a variety of commercial, residential, and institutional product types.

This analysis evaluates the site's potential to attract commercial office use. The analysis utilizes market-based location criteria for office development, set in the geographic and historic context of real estate development in Daly City, San Mateo County, and the San Francisco Bay Area over the past 35 years.

This analysis also presents the results of the fiscal impact analysis of three recently approved residential projects in Daly City to demonstrate the potential for residential development contemplated for the JUHSD site to generate positive fiscal benefits to the City.

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Key Findings – Market Viability of Office Use

Overview

Based upon a site inspection, neighborhood tour, careful review of market data and evaluation of historic and current office development trends, BAE finds that the JUHSD's Serramonte Del Rey site is not a competitive location to attract office development. **The site has no overall potential for office development whether that is Class A, back office, biotech and/or medical office use undertaken by either commercial developers or corporate end users.** This conclusion is based upon the site's characteristics as well as Daly City's relative position in the regional economy and San Mateo County office market. Office development has been a permitted use at the site since 1985, yet only one medical office building was built in the ensuing 35 years. If office demand and rents would support developing new buildings, it would have occurred during the multiple real estate market cycles that have occurred since 1985.

BAE based its analysis on real estate market data as of the end of 2019 and market research conducted during February and March of 2020. The economic impacts of the Covid-19 pandemic have been significant and abrupt with short-term reduction of office demand driven by shelter-in-place orders. The long-term impact of the pandemic on the regional office market demand is uncertain and will likely change the regional office market dynamics, both in terms of overall demand and space design, but likely not in a manner that would change the finding that the JUHSD site is not a viable office development location.

JUHSD Site Characteristics

BAE has identified key office location criteria that are used by commercial developers and end users to select sites for office development (see Figure 1, below). These criteria are based upon BAE's ongoing discussions with commercial developers active in the Peninsula Market and technology company real estate representatives, as well as upon BAE's recent experience with other commercial projects for public agencies and private parties on the Peninsula. BAE evaluated both the JUHSD site and other alternative locations in the market area against these criteria.

1. **Critical Mass.** At 22 acres, the site lacks the size to accommodate the scale of office development necessary to establish a new successful employment center with a distinct identity. An example of critical mass is South San Francisco's 500-acre lifescience district east of Highway 101. This city has continued to strengthen its role as a biotech cluster, adding 1.6 million square feet of new Class A office over the past ten years along with additional new development planned by Genentech, its anchor end user. Other large sites for new office development can be found in San Francisco

south of Mission Bay, Redwood City, the Peninsula/Highway 101 Corridor, and potentially elsewhere in Daly City.

Figure 1 Office Location Criteria

		JUHSD Site	Daly City BART Area	Redwood City	Peninsula/ 101 Corridor	San Francisco/ SOMA
1	Available Land for Project w/ Critical Mass?		Potential	✓	✓	✓
2	Walkable to BART/Caltrain Transit		✓	✓	✓	✓
3	Employment Center		✓	✓	✓	✓
4	101 Corridor			✓	✓	✓
5	Authenticity/ Placemaking		Potential	✓	✓	✓
6	Tech Company Appeal/ Cool Factor		Potential	✓	✓	✓
7	No Cap on Office Development	✓	✓		✓	
8	Rents Justify New Office Construction?		Potential	✓	✓	✓

Source: BAE, 2020.

2. **Walkable to BART/Caltrain.** Proximity to public transit, in particular BART and Caltrain, is highly desirable to office tenants. While the site is served by Samtrans bus service, it is over two miles from the Colma BART Station, well beyond the typical half-mile that otherwise, everything else being equal, would make the site attractive as a mixed-use, transit-oriented development that is preferred by office tenants. Reflecting market demand for office space near transit, Daly City's own Class A office inventory is adjacent or near the Daly City BART Station.

3. **Employment Center.** Office businesses like to be near other office businesses –this is an agglomeration effect that is seen throughout the Bay Area. The site is not located in a recognized employment center and it is located in a primarily residential neighborhood with multi-family residential developments defining the northern and southern gateways after exiting Highway 1 to reach Serramonte Boulevard. The site is set back approximately 400 feet south of Highway 1 and a half-mile from Interstate 280. An office project here cannot offer visibility and identity that is often desired by corporate end users and/or tenants.

4. **Highway 101/Caltrain Corridor.** Almost all existing, planned, and proposed Class A office space in the Northern San Mateo County market is located along the Highway 101 and Caltrain corridor. As of the end of 2019, seven million square feet of new office projects were under construction along this portion of the corridor along. An additional 30 million square feet are under construction, entitled, or proposed from Hunters Point and Candlestick Point in San Francisco though the corridor to Menlo Park at the southern end of San Mateo County, reflecting its strong gravitational market pull. The Serramonte Del Rey site is at a distinct disadvantage by not being located on this corridor.

5. **Authenticity/Placemaking.** Commercial office developers and end users increasingly seek locations that offer a sense of urban or small-town authenticity and a mix of uses including office with residential and retail goods and services. The City of Redwood City has successfully leveraged its historic downtown and Caltrain Station to accommodate significant new office (as well as residential) development. The City of San Mateo has successfully guided the redevelopment of the Bay Meadows racetrack as a new attractive location for technology offices, in walkable, transit-oriented locations with new housing. The JUHSD site does not offer the same opportunity for placemaking due to its location away from the BART, or Caltrain stations, or the City's Top of the Hill commercial district. Daly City itself has opportunities for mixed use office development at its BART Station and other high visibility sites.

6. **Tech Company Appeal/Cool Factor.** Developers are building office space to meet the changing office needs of employers. Technology and lifescience companies in the Bay Area fiercely compete for skilled labor and tend to cluster to make job changes less costly and disruptive to the employee. To be competitive and attract top talent, employers tend to select facilities that provide a 'cool factor,' e.g., unique setting, site design, architecture, and package of amenities that are attractive to the Millennial and Generation Z workforce. The JUHSD site is not well suited to be competitive due to its small size, relatively inferior location, and lack of visibility.

7. **No Cap on Office Development.** Cities such as San Francisco and Redwood City have adopted legislation that places a cap on office development that serves as a barrier to entry for new office development. The Serramonte Del Rey site has an advantage by its location in Daly City that has no overall city-wide cap of office space. There is no barrier to developing the office space that was entitled for the site in 1985.

8. **Rents Justify New Office Construction?** Financial feasibility is driven by the relationship between the rents a developer can charge and the cost to develop their office project. While office rents have been strong enough to justify new construction along the Highway 101/Caltrain corridor and, potentially at Daly City's BART Station, the

locational disadvantages of the Serramonte Del Rey site would likely result in a project not being able to achieve the rents necessary to support project development costs and provide a market rate of return to investors.

Daly City Office Market Trends

Located outside the Highway 101/Caltrain Corridor, the office sector in Daly City has failed to gain traction over the past few decades despite the presence of two BART stations and City efforts and investment to stimulate Class A office development during the longest economic expansion in U.S. history. This finding is based upon the following observations:

- Daly City has only two Class A office buildings that are located at the Daly City BART Station and together they comprise 438,000 square feet. The Redevelopment Agency project, Pacific Plaza development, is an example of modest success of attracting Class A office space after utilizing its redevelopment tools (including site assemblage and subsidies). However, a recent sale of the property in 2018 was for significantly less that its replacement cost which indicates continued weakness in the Class A sector despite adjacency to a BART station.

- Both Class A buildings changed ownership recently and have experienced increasing occupancy and rents as they benefited from their location in proximity to BART. However, Daly City recently marketed three sites near the Daly City BART station to the commercial developer community; the City has reported that these sites did not receive interest for office use.

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Key Findings - Fiscal Impact of Alternative Residential Use

Overview

BAE reviewed three FIAs for new residential development in Daly City and has made the following findings regarding the direct fiscal impacts:

- The three FIA analyses prepared recently for Daly City projects all indicate that residential development at the scale and density of in-fill development projects, such as what is being considered for the Serramonte Del Rey site, can yield net positive impacts.

- New residential development injects additional retail spending power into the city that can support its existing and expanded retail centers and corridors.

- Daly City has well-performing retail centers such as the Westgate Mall and Serramonte Plaza with a wide offering of retail stores that draw shoppers from both inside and outside the city. However, the City's retail sector faces continued pressure from e-commerce and the uncertain impacts of the current Covid-19 pandemic.

- Daly City can support the long-term sustainability of these centers by adding new residents. Each new resident, from which a higher percent of spending can be captured locally, netting more retail sales than under a situation faced by many other cities where new residents chose to go outside the city for a significant portion of their shopping.

Indirect Fiscal Benefit

There is as well an important indirect fiscal benefit associated with new residential development specifically at the Serramonte Del Rey site. JUHSD intends to ground lease the Site for development which will generate an ongoing stream of cash rental payments. This new source of revenue will enhance JUHSD's operating budget and thus improve the quality of education in Daly City.

Improved school quality has been documented to increase housing values in the community that the schools serve. This, in turn, will increase tax revenues for both JUHSD and Daly City, therefore stimulating a virtuous cycle that improves the quality of City services and school district operations.

Site Description and Location

Daly City Location

The Site is located within Daly City, the largest city in San Mateo County with a population of 109,122. The American Community Survey by the Census for 2018, identified 64,871 Daly City residents in the labor force. Of those, almost one third worked in Daly City. The City has a significant retail and commercial tax and employment base with two major shopping centers.

Site Location and Adjacent Uses

Within the Serramonte neighborhood of Daly City, the Site is situated in the northern portion of the Precise Plan area, bounded by Serramonte Boulevard, Callan Boulevard, Hickey Boulevard and St. Francis Boulevard. (See Figure 2 on next page). It has a sloped topography and existing groves of evergreen trees creating a buffer from the neighboring uses. To the east is the Chinese Cemetery, to the north medium density apartment complexes, and to the west, single-family homes. To the south are medium density apartments and medical office uses.

Generally framed by Interstate 280 and State Routes 35 and 1, the Serramonte neighborhood of Daly City was developed in the late 1960s and early 1970s as a residential neighborhood with commercial uses near Interstate 280. The Serramonte Plaza shopping center is a successful 1.1 million square foot regional shopping center, which expanded by 250,000 square feet in 2018 and is currently undergoing additional redevelopment. While the Site is within walking distance of the Serramonte Plaza and easily accessed from the neighboring highways, it is over 2 miles from a BART station.

1985 Precise Plan

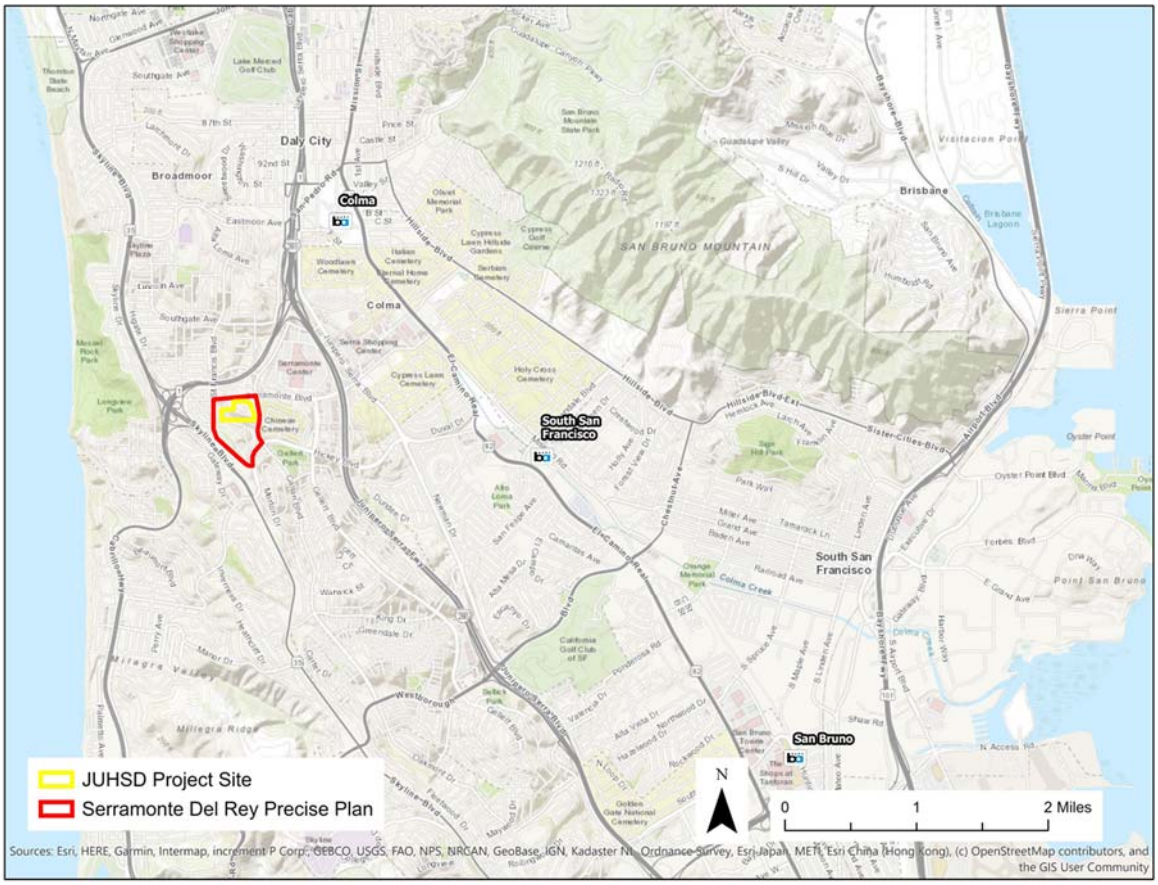
In 1985, Daly City adopted the Serramonte Del Rey Precise Plan ("Precise Plan") that delineated land uses for the 50-acre site owned by JUHSD and ground leased to a real estate developer, Southwest Diversified. The Precise Plan permitted a phased, mixed-use project on the 30 developable acres with between 200 to 575 housing units and between 740,000 and 1.2 million square feet of office space. Several parcels were designated to be either office or residential. Three to twelve story buildings are allowed in the Precise Plan. In January 2020, Daly City revised the Precise Plan to include the JUHSD faculty and staff housing project at the northwest corner of the Serramonte Del Rey site.

Development and Leasing History

The underlying concept when the Precise Plan was adopted in 1985 to create a first-class office park that could attract build-to-suit corporate tenants seeking office space at larger floor plates and lower prices than could be found in San Francisco. An apartment complex, Serramonte Ridge, was developed in 1987 on 9.6 acres and has 396 units in six three-story buildings. One office building of 76,000 square feet, 901 Campus Drive, was built in the Precise Plan area in 1990 on 2.77 acres and is leased for medical uses. The initial developer constructed the apartments and the 901 Campus Drive office building but did not exercise

their option to develop the second phase on the northern portion of the site. In the intervening decades, JUHSD closed the high school, moved in its district offices, and leased space to a mix of tenants.

Figure 2: Site Location, Daly City



More recently, 2.7 acres were leased to a charter high school that opened in 2019, on a site designated for office use. Under construction now are 122 units of housing for employees of JUHSD on 3.9 acres at the northwest corner of the plan area.

The analysis below addresses the remaining development capacity of the site identified for as much as 700,000 square feet of office.

Daly City Office Market

Overall Daly City Office Market

Daly City has an inventory of approximately 1.5 million square feet of office space in 81 office buildings, according to data obtained from the CoStar Group, a national real estate market data provider. The 16 buildings larger than 20,000 square feet. include 1.2 million square feet as shown in Table 1 below. Medical office buildings account for a significant amount of Daly City's office inventory, including those which are part of the Seton Hospital Campus and the Kaiser Medical Office building at 395 Hickey Blvd, built in 2002. The office building at the site, 901 Campus Drive, a three-story, 75,000 square foot Class B office building, was built in 1990. It is a medical office building anchored by the Palo Alto Medical Foundation and Campus Surgery Center. The building was 80 percent occupied as of the end of 2019. It sold in June 2018 for $30 million, or $395 per square foot, which is significantly less than the replacement cost (currently over $800 or more per square foot for Type I construction)

Table 1: Daly City Office Market Characteristics

	All Buildings				Buildings < 20,000 sq.ft.			
			Vacancy 3-4-2020				Vacancy 3-4-2020	
	Sq.ft.	#	*Sq.ft.*	%	*Sq.ft.*	#	*Sq.ft.*	%
General Office								
Class A	438,173	2	43,280	10%	438,173	2	43,280	10%
Class B	202,477	8	4,861	2%	181,121	5	4,861	3%
Class C	218,517	33	5,062	2%	40,910	2	-	0%
Subtotal	859,167	43	53,203	6%	660,204	9	48,141	7%
Medical Office								
Class B	398,494	7	28,487	7%	362,378	4	26,918	7%
Class C	228,116	11	-	0%	176,981	3	-	0%
Subtotal	626,610	18	28,487	5%	539,359	7	26,918	5%
Total	1,485,777	61	81,690	5%	1,199,563	16	75,059	6%

Source: CoStar, BAE 2020

Note that the 2100 Junipero Serra building, built in 2001, and the Kaiser facility built, in 2002, are the newest office buildings in Daly City. Although Daly City has relatively low office vacancy rates, no new office is proposed as the rents are not high enough to support new construction. Current proposed projects in Daly City only include very modest amounts of office space included in mixed-use projects. Appendix A provides a discussion of the opportunity sites in Daly City that could be developed for office uses.

Daly City Class A Office Market

There are two Class A office buildings in Daly City[1], both located on Junipero Serra near the Daly City BART Station. The following is a brief summary of these two properties.

2171 Junipero Serra Boulevard, a seven-story, 55,000 square foot building completed 1989 that is one half mile from the Daly City BART station and has visibility from Highway 280 as well as ocean views. It was the first high-rise built in Daly City and, in 1990, the City purchased a 51 percent share of the building to avoid default by the developers. The City held that ownership stake for over a decade. The building traded for $24 million in 2016, a value of $436 per square foot., significantly less than costs of new construction. In 2017, almost 13,000 square feet were vacant, a 23% vacancy rate. The new ownership upgraded the building and substantially increased occupancy. At the present, there are no suites advertised to lease and rental rates are not available.

2001 Junipero Serra Boulevard, a nine-story, 383,000 square foot building that was built in 2001 with direct access to the Daly City BART station. As of March 2020, this building is 91 percent occupied with 43,000 square feet. available for lease at an asking rate of $4.65 per square foot per month on a full-service basis. This building was part of a significant redevelopment project, Pacific Plaza, by the City of Daly City. Pacific Plaza included land acquisition and sale to a developer at a cost less than the City's cost for the land to create a first-class office building in Daly City.

Situated off Interstate 280 and adjacent to the Daly City BART Station, the building offers large floor plates, views, and 1,753 parking spaces. The multi-tenant building is anchored by the global headquarters of Genesys, a contact center technology provider (with jobs reported in the range of 250 to 499 in Daly City). Other tenants include Kome Japanese Seafood & Grill Buffet, Bank of America, Subway and Satellite Healthcare. This was developed as a mixed-use retail and office investment including a retail and multi-plex movie theater. This property sold in 2018 for $114.5 million, or $299 per square foot. a cost much less than replacement costs (currently over $800 per square foot for Type I construction) reflecting both the need to renovate and the separation of the retail and office projects. This sale also indicates how a Class A office property has struggled in one of the City's best locations near a BART Station, strongly suggesting that office at the Site would be extremely difficult to realize.

Other Development Trends in Daly City

Daly City is experiencing real estate development in sectors other than office. Retail center expansions and several new hotels have been approved in the last several years. Daly City has also seen a series of residential projects, many with over 300 units, under construction,

[1] CoStar shows the Serramonte Business Center, at 455 Hickey Boulevard as Class A. BAE's assessment is that this building is Class B due to the location and quality of improvements. The building was originally built in 1982 as a single user building for First Nationwide Bank data processing functions which relocated from Daly City in 1990.

including the JUHSD project adjacent to the Site and another 2,300 units approved by the City but not yet under construction. Serramonte Plaza received City approvals in 2018 to build 65,000 square feet of medical office buildings as part of master plan upgrade for the entire center. The owner has developed the first phase of its retail expansion and has second phase under development but has not yet moved forward with the office portions of the project. It should be noted that in today's market, many medical providers prefer locations in shopping centers since they offer access and visibility on high traffic arterials which would give the Serramonte Plaza a decided advantage over the JUHSD site for this use.

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National and Regional Office Trends

Office Trends in the 1980s

During the 1980s, the national trend was for new office development to locate in suburban office parks designed for ease of auto accessibility in contrast to the historic trend to concentrate office development in Central Business District. The preferred suburban location was close to residential neighborhoods with high-end executive housing and direct access to major freeways and highways. Buildings were primarily two to three stories and situated in the center of large surface parking fields. In the Bay Area, large suburban office parks were constructed in Marin County, South San Francisco, Brisbane, Walnut Creek, San Ramon, Pleasanton, Concord, Mountain View, Sunnyvale, Santa Clara, Redwood City, San Jose, and elsewhere along the Highway 101, Interstate 680, and Interstate 580 corridors.

Even at that time, not all suburban locations were suitable for office development. In an office market study prepared in 1991 for San Mateo County, the City of Daly City, and the San Mateo Transit District as part of the BART Colma Station Specific Plan (adopted in 1994), BAE found that demand for Class A office space in the vicinity of the Colma BART Station would be weak and that land designated for new Class A office space could be undeveloped between ten and twenty years given location factors and then-market conditions[2]. In fact, the SamTrans Park and Ride site at the Colma Station, entitled in 1993 for over 200,000 square feet of office, remains undeveloped in 2020 and is under consideration for residential uses.

San Francisco, which had previously been the locus of corporate offices, saw increasing rents and new restrictions on office development in the 1980s. Suburban office development followed the labor force as corporations moved out of San Francisco (e.g. Chevron to Bishop Ranch) and new tech companies created identity campuses (e.g. Autodesk in Marin, Sun Microsystems in Menlo Park) in suburban locations. Universities also were a driver of development, in particular Stanford Industrial park which is home to many technology companies.

At the time that the Serramonte Del Rey site was planned as an apartment and office campus, the developer was targeting similar office users to those drawn to the East Bay office parks, however there was no development interest beyond the first medical office building at the Serramonte Del Ray site and Phase II office development never materialized. The project site was not as competitive at attracting office uses as the substantially larger scale sites in the Eastbay with their more favorable development environments, including better weather and better freeway access to a large pool of white-collar and executive labor. During this same period, subsidies were required to develop and sustain the two Class A office projects located near the Daly City BART station in the 1980s.

[2] See County of San Mateo, City of Daly City, San Mateo County Transit District, *Office Market Feasibility Study: Colma BART Station Specific Plan/EIR*, prepared by BAE Urban Economics, October 1991.

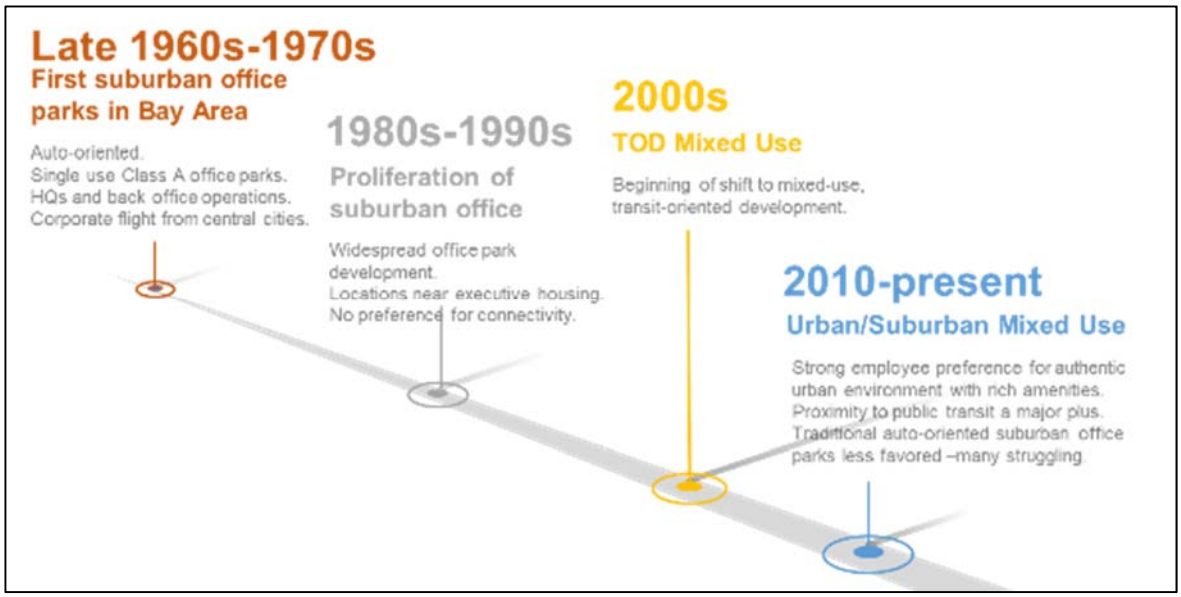
Current Office Market Trends

Since the 1980s and 1990s, the national office market has undergone a remarkable transformation that has resulted in many suburban office parks struggling to retain tenants and maintain rents commensurate with Class A properties. Driving these changes to the office sector was a shift in corporate location preferences, employee lifestyle preferences, and workspace design. Office workers increasingly demonstrate a preference for workplace locations that offer proximity to public transportation, bicycle and pedestrian access, attractive retail and service offerings, and entertainment options. In response to this shift in preferences among workers, companies are seeking office locations that offer urban-style amenities rather than traditional, auto-oriented suburban office parks that offer fewer transit options and urban lifestyle amenities.

Bay Area Reflects National Office Trends

These trends can be observed in the Bay Area, especially where San Francisco and San Jose have seen intensification of office development in the last decade. Between those two regional centers, new office development is clustering along the Highway 101 and Caltrain corridors from San Francisco's Mission Bay district to downtown San Jose. The Highway 101 corridor and parallel Caltrain line together have a strong gravitational pull for technology, finance, and life-science businesses. New office deliveries and office properties with the highest rents are typically located in this corridor. Many Peninsula cities have downtown Caltrain stops, have retained their authentic town character and offer retail and service amenities in a walkable setting.

Figure 3 San Francisco Bay Area Office Development Trends



Source: BAE, 2020.

San Francisco Peninsula/San Mateo County Class A Office Trends

Genentech's choice of South San Francisco in the 1970s spurred the development of one of the largest office/R&D markets outside of the region's core cities of San Francisco, San Jose, and Oakland. Business location decisions throughout the two most recent economic expansions have transformed the Highway 101 Corridor in San Mateo County with major employment centers emerging with clusters of Class A office and life-science development, in Brisbane, Burlingame, Foster City, San Bruno, San Mateo, and Redwood City. Connecting the San Francisco and San Jose economies, Caltrain stations have emerged as attractive locations for new Class A office and life-science development. Peninsula cities are building up, near transit stations, creating density of jobs and housing opportunities.

The power and pull of this corridor can be seen by looking at existing inventory, recently completed construction, projects currently under construction, and what is now on the drawing boards (e.g., planned and proposed projects):

- **Existing Office/R&D Inventory.** There currently a base of nearly 24 million square feet of office/R&D space in San Mateo County with 7.2 million square feet of this inventory in North San Mateo County, as shown in Table 2 and Figure 4. Just about 80 percent of North County's inventory is in South San Francisco.

- **Recently Constructed Office/R&D.** Over the past nine years, approximately 1.6 million square feet of office/R&D has been constructed in Northern San Mateo County and this figure will rise by another 4.0 million square feet when projects currently under construction are completed, as seen in Table 2 and Figures 4 and 5.

- **Planned and Proposed Office/R&D.** Over 12 million square feet of new Class A office/R&D is planned or proposed in North County, accounting for over half of all planned and proposed projects in San Mateo County (23.2 million square feet).

Looking forward, Hunters Point, Candlestick Park, Brisbane, South San Francisco, and San Carlos each have significant unbuilt, entitled properties for additional office and life-science uses in large scale office park settings that will continue to out-complete locations within Daly City. In total, these sites include 30 million square feet either under construction as of the end of 2019 or in the development pipeline, shown in Figure 6.

Table 2 San Francisco Peninsula/San Mateo County Office Market

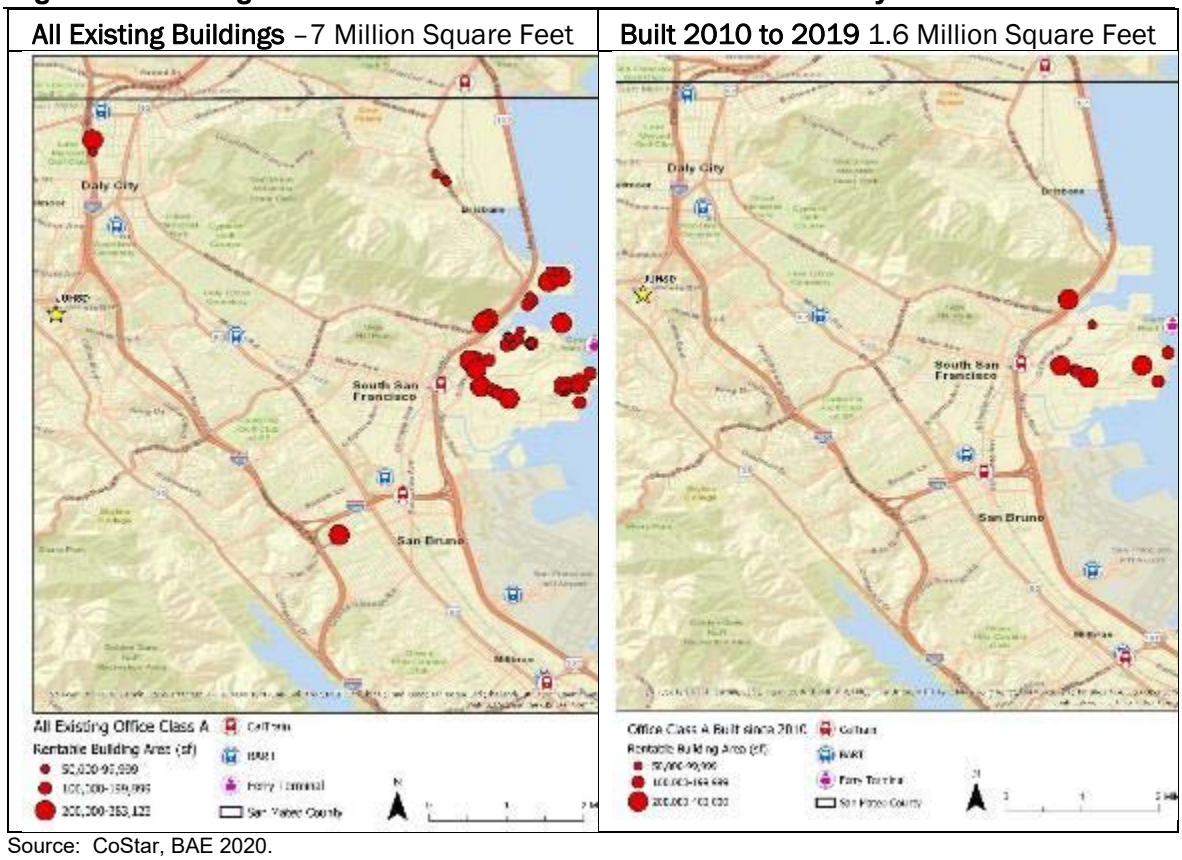
Millions of Building Square Feet

	Existing 12/2019	Under Construction	Planned/ Proposed	
Daly City	0.4	-	-	
Milbrae	-	0.2	0.2	
San Bruno	0.3	-	2.4	
South San Francisco	5.7	3.3	3.0	(a)
Brisbane	0.8	0.6	6.5	
North San Mateo County	7.2	4.0	12.2	
Central San Mateo County (b)	10.6	1.4	0.6	
South San Mateo County (c)	6.1	1.6	11.0	
	13.3	5.7	23.2	
Southern San Francisco (d)			2.8	
Total	23.9	7.1	26.6	

(a) Genetech's proposed master plan change to allow 4 million additional square feet is not included.
(b) includes City of Burlingame, City of San Mateo, and the Foster City/Redwood City Shores submarket.
(c) Includes City of Menlo Park, City of Redwood City, and the Belmont/San Carlos submarket.
(d) San Francisco has approved projects at Candlestick and Hunters Point that allow office and R&D product.

Source: CoStar, local planning departments, BAE 2020.

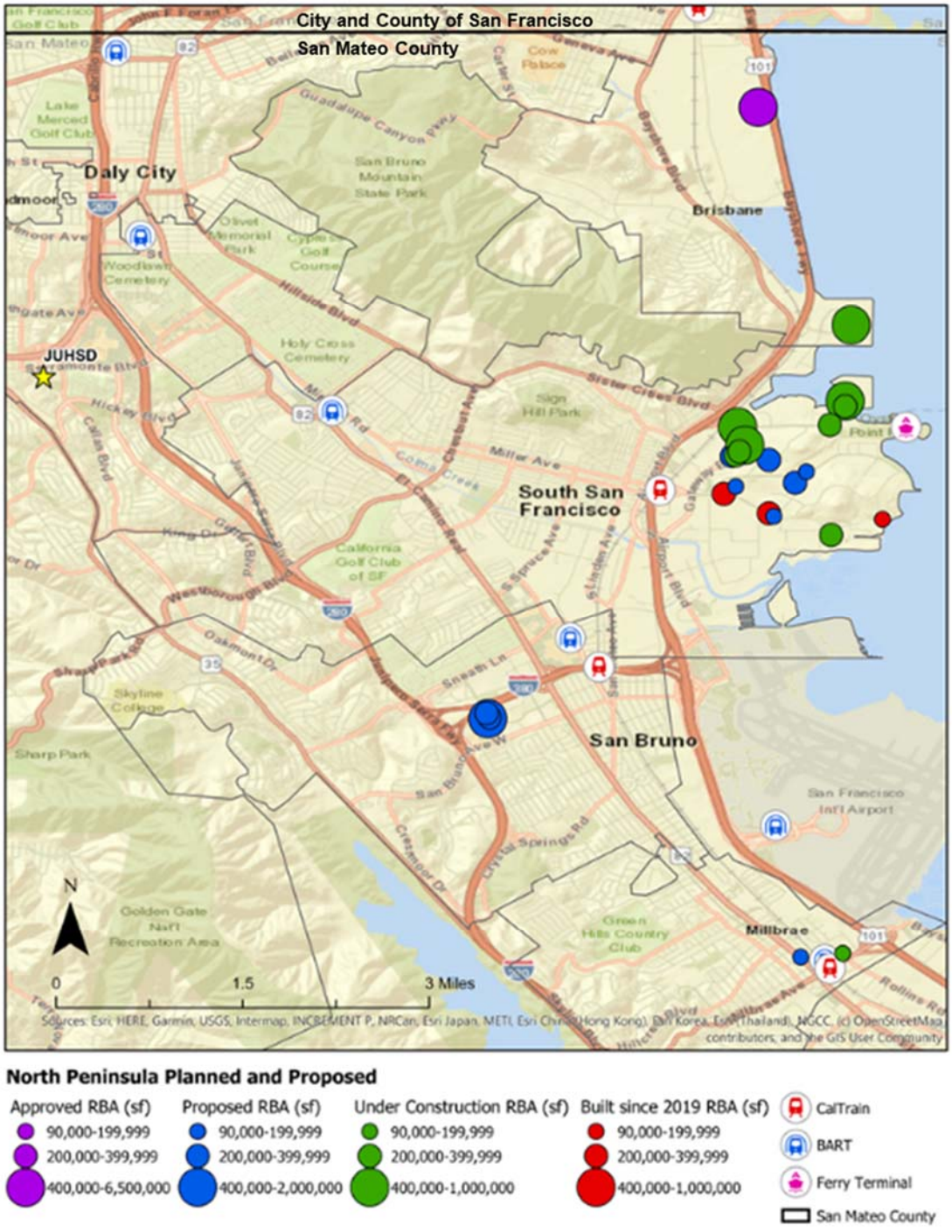
Figure 4: Existing Class A Office in Northern San Mateo County



Source: CoStar, BAE 2020.

Figure 5: Class A Office Projects Under Construction, Approved and Proposed

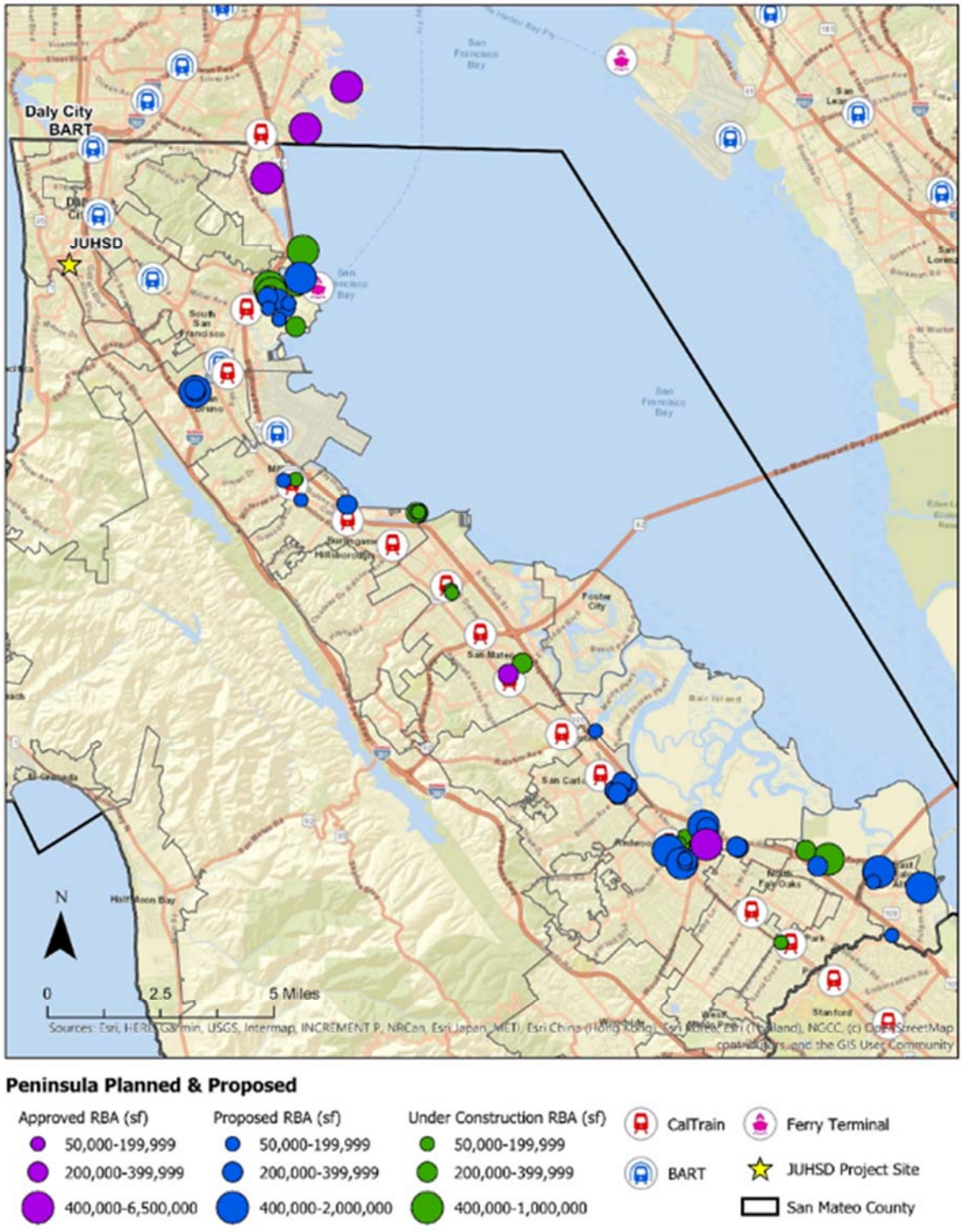
Northern San Mateo County, 16 Million square feet



Source: CoStar, BAE 2020

Figure 6: Class A Office Projects Under Construction, Approved and Proposed

San Mateo County, Candlestick, and Hunter's Point, 30 Million square feet



Source: CoStar, BAE 2020

Case Studies – Traditional Suburban vs Suburban TOD and Urban Environments

To better understand why the Serramonte Del Rey site has failed to realize the 1985 plan of corporate office campus, BAE reviewed six office development case studies. Three are suburban, single-use office parks built when the 1985 Precise Plan was conceived. In contrast, BAE reviewed three San Mateo County environments that are currently attracting new office development and rapidly urbanizing around transit. Appendix B presents discussion of all six markets and this review substantiates BAE's assessment that office development is not supported at the Site.

Suburban Environments

The suburban, single use office parks reviewed were Shadelands in Walnut Creek, Marina Village in Alameda, and the Northgate district in San Rafael. Figure 7 summarizes the case studies.

Figure 7 Summary of Traditional Suburban Office Park Case Studies

Many Office Parks built in the 1970s and 1980s have been struggling	
Shadelands, Walnut Creek	240 acres with 1.3 million sq. ft. on Ygnacio Valley Road. Over two miles from Pleasant Hill and Walnut Creek BART stations. Originally considered Class A space but inventory is now dated and considered Class B and Class C space.
	No new office development since 2001.
Northgate District, San Rafael	Approximately 731,000 sq. ft. on 80 acres near Mall at Northgate. One Class A property with the remainder Class B and C. SMART train station within 05. mile but pedestrian access poor. Tenants prefer downtown San Rafael to south.
	No new office development since 2004.
Marina Village Office Park, Alameda	1.1million sq. ft. over 200 acres; developed in 1980s and 1990s. Ferry terminal with service to San Francisco and Jack London Sq. 1.5 miles to west. No pedestrian access to Caltrain or BART stations on Oakland side of estuary. Originally Class A space but now all properties considered Class B and C. Office users view lack of transit options as negative.
	No new office development since 2001.

Source: BAE, 2020.

Several key observations can be made from the suburban office park case studies:

- All three suburban office parks had significantly more site acreage than the JUHSD Site, which supported an initial critical mass of office space when developed.

- Developers in all three parks developed Class A office space. The market now classifies all but two of the office properties as Class B or Class C, indicating that either the design and functionality of the buildings fell out of favor with tenants or that

property owners did not find it financially feasible to reinvest in their properties to maintain a Class A product.

- Office development was automobile centric with surface parking lots located around office buildings. All three have inferior access to public transportation and office employees generally have to drive to patronize retail and services in the area, which is counter to the current national trend of locating new office in urban, transit-oriented locations.

- Rent growth over the past five years has been less than ten percent across the three office parks, a rate of growth that significantly lower than rental increases for properties in stronger markets such as the downtowns of Walnut Creek, Oakland, and San Rafael and the Highway 101 corridor on the Peninsula in San Mateo County.

- The three case study office parks did not experience any new office development over close to two business cycles, including the recent 10-year recovery from the Great Recession, reflecting a shift in preference by office tenants to other locations with more amenities and access to public transit and where prevailing rents support new construction which provides highly functional Class A product.

- Overall, the 1985 Precise Plan for the Site was formulated to permit an office park with the same locational profile as these traditional suburban office parks that are currently struggling in the market.

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San Mateo County Suburban TOD and Urban Office Development

Three San Mateo County transit-oriented locations were considered as a contrast to the office envisioned with the Serramonte del Rey Precise Plan. These three locations are downtown Redwood City, San Mateo near the Hillsdale and Hayward Park Caltrain Stations, and South San Francisco's biotech/technology campuses. The success of these markets is summarized in Figure 8.

Figure 8: Summary of Suburban TOD and Urban Office Development

Suburban TOD and Urban Class A Office is strongly performing	
Downtown Redwood City	Guided by a downtown plan adopted in 2011 and the strong regional economy, Redwood City has more than tripled the Class A space in its downtown and attracted technology companies. New housing, retail, and improved public spaces has created a vibrant employment center within walking distance of the Caltrain station. At the end of 2019, there was no Class A vacancy.
	740,000 square feet in place, 178,000 under construction and 1.8 million in review.
Bay Meadows and El Camino &92 San Mateo	Bay Meadows conversion of 180+acres of the former racetrack occurred in two phases and has created a mixed-use district walking distance to the Hillsdale Caltrain Station. In 2001, Franklin Templeton built at 568,000 square foot headquarters and until 2015 was the only office use. Phase 2 included 3 completed buildings with 572,000 square feet and additional building under construction Office parks near Hayward Park Station have seen new investment in part following the addition of TOD housing, new office buildings, and upgrades to 1980s buildings to add amenities.
	2.6 million square feet in place, 200,000 under construction and 214,000 planned.
South San Francisco, Biotech Cluster	Over 500 acres are developed as 15 campus for lifescience/biotech companies. Major projects underway by REITs to meet growing demand either as built to suit or pre-leased before construction completion. New projects demolishing older low-rise projects with projects as tall as 10 stories. While mostly not TOD, there is expanding transit access with improved Caltrain Station, Ferry Terminal and extensive employee shuttle systems. Genentech has proposed almost doubling its campus from 4.9 to 9 million square feet, growth not yet in the proposed projects shown earlier in this memo.
	5.7 million square feet in place, 3.0 million under construction and 3.0 million planned

Source: BAE, 2020.

BAE's overall findings related to the review of Suburban TOD and urban office developments in San Mateo County are:

- Competition for workers drives companies to prioritize locating Class A office in urban, transit-oriented locations. Millennial and Generation Z workers do not typically want to drive and prefer public transit or other alternative forms of mobility (walking, biking, and ridesharing).

- A significant concentration of office space and business activity is needed in one location to create agglomeration economics needed to create an industrial cluster such as bio-tech, which requires much larger land area than the 22 acres available at the JUSHD site.

- New development is occurring at densities significantly above the classic one-to-three story suburban office. Buildings built between 2015 and 2019 have ranged from four to ten stories in height and the proposed projects continue, and in some cases accelerate, the trend to mid-rise buildings. Bay Meadows in San Mateo has termed itself "mid-urban," a position between central business district urban and a traditional suburban campus.

- Increasing highway congestion has made transit access and neighboring housing a significant priority for businesses.

- Redwood City and the San Mateo locations include significant place-making with significant housing and retail creating a 24-7 destination.

Conclusion Market Feasibility of Class A Office at the Site

After review of the overall office development trends, Daly City office building performance, and the recent and planned office development in sites competitive with JUHSD's Serramonte Del Rey site, BAE concludes that it is not suitable for office development. Since 1985, developers have chosen to invest in other locations including cases where significant entitlement process were required.

Today, office market users seek the following location attributes:

- Walkable to high-performing transit including BART and Caltrain.
- Accessible to highways and offering visible locations for branding.
- Authentic locations with retail, restaurants, and entertainment fostering an urbane experience.
- Technology and biotech companies tend to cluster together. It takes significant place making, such as the Bay Meadows experience to create a new location.
- Locational factors are critical to attracting talent so that companies are willing to pay premium rents for locations that meet their workforce priorities.

As the costs of development are similar across San Francisco Peninsula locations, developers will build where they anticipate the highest rents and the least risk to lease up a project. Developers, seeking to meet the end user requirements, also seek out either sites that are big enough to create a vibrant mixed-use environment or infill sites situated within an already active business district. As Redwood City's downtown plan and the Bay Meadows plan

demonstrate, cities can create entitlement frameworks to foster office development, yet the underlying economic growth and user location preferences drive the timing. The Serramonte Del Rey Precise Plan experience shows that entitling office uses is not sufficient to draw development if the site does not meet current user requirements.

Across the greater market, there are substantial development opportunities that will continue to out compete the JUHSD site, including Daly City sites near or adjacent to the Daly City BART Station, including sites near BART in Daly City.

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Fiscal Analysis of Alternative Residential Uses

An alternative use for the Site is residential and this section of the report addresses the fiscal impact of residential uses in a setting such as Daly City.

New residential development has traditionally been viewed by many local land use decision-makers as a fiscal negative (e.g., not generating sufficient new general fund tax revenue to cover incremental costs). However, a growing body of fiscal impact analyses ("FIAs") for projects in the Bay Area demonstrate that new residential development can have a significant net positive fiscal impact.

Daly City has recently analyzed three office projects for their impact on local tax revenues and service requirements. BAE reviewed these three studies and adjusted to remove any tax revenues from proposed retail to identify the portion of the fiscal impact due to the housing use.

Westlake Shopping Center – 179 Units Rental Housing
The center owner, Kimco Realty Corporation, received entitlements in 2017 to redevelop a portion of the Westlake Shopping Center to mixed use with 35,458 square feet of replacement retail and 179 units of rental apartments. With a 1.95-acre site, this is a density of 92 units per acre. The FIA was prepared by the developer at the request of the City and the FIA indicates a positive fiscal impact to the general fund, totaling approximately $163,900 annually in 2017 dollars from the residential portions of the project, $916 per unit per year.

City Ventures, Serra Station – 75 Townhomes
The second project is a proposed townhome and retail development with a 35,000 square foot retail program at 3301 Junipero Serra Boulevard being undertaken by City Ventures and approved in late 2019. The project, on 3.92 acres, results in a density of 19 units per acre. The FIA was prepared by Economic Planning Systems, Inc. in 2017 and indicates a positive fiscal impact to the general fund of approximately $164,700 annually from the residential components of the project, $2,196 per unit per year.

Equity Residential, 6401 Mission – 170 units of Rental Housing
The City is currently finalizing a project with Equity Residential to build apartments on a 0.36-acre site, at a density of 472 units per acre in a ten-story[3]. A fiscal study prepared by ALH Urban Economics found a fiscal benefit of the project of $183,400 in 2019 dollars, $1,079 per unit per year.

[3] The calculation of density does not include the land area for a garage constructed in an earlier phase that the proposed project will connect to.

FIA Implications for New Residential Projects in Daly City

- The three FIA analyses prepared recently for Daly City projects all indicate that residential development at the scale and density of in-fill development projects, such as what is being considered for the JUHSD site, can yield net positive impacts.

- New residential development injects additional retail spending power into the city that can support its existing and expanded retail centers and corridors.

- Daly City has well-performing retail centers such as the Westgate Mall and Serramonte Plaza with a wide offering of retail stores that draw shoppers from both inside and outside the city. However, the City's retail sector faces continued pressure from e-commerce and the uncertain impacts of the current Covid-19 pandemic.

- Daly City can support the long-term sustainability of these centers by adding new residents. Each new resident, from which a higher percent of spending can be captured locally, netting more retail sales than under a situation faced by many other cities where new residents chose to go outside the city for a significant portion of their shopping.

APPENDICES

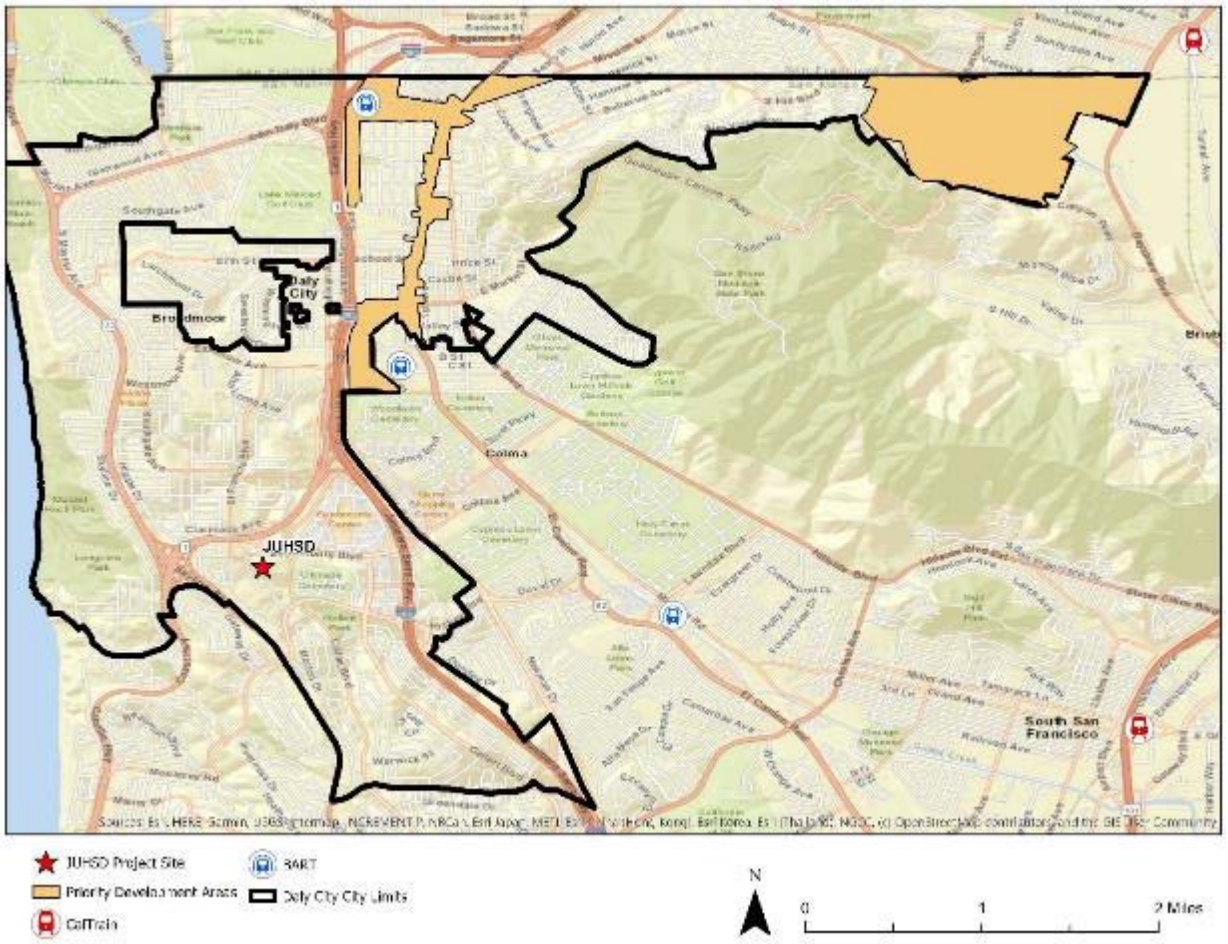
Appendix A: Daly City Office Opportunity Sites
Appendix B: Office Development Case Studies

APPENDIX A – DALY CITY OFFICE DEVELOPMENT OPPORTUNITY SITES

As has been the case for many years, the incorporated area within the Daly City limits is almost completely built out. According to a vacant land analysis in the City's Housing Element, as few as 25 acres of privately-owned vacant or underutilized land remain in the City, with most of those being most appropriate for housing uses. BAE sought to identify the potential sites for office development in Daly City likely to be successful in attracting developer interest.

All cities in the San Francisco Bay Area were asked to designate Priority Development Areas (PDAs). These PDAs are transit-oriented, infill development opportunity areas within existing communities that are expected to host the majority of future development. Daly City has two such areas, Bayshore Neighborhood and the Mission BART Corridor, as shown below. Note that the Serramonte Del Rey site is not in a PDA due to its locational attributes.

Figure 9 Daly City Priority Development areas



Several sites were transferred to the City from its former redevelopment agency that could offer opportunities for office development that are much closer to BART and better meet the requirements of office users. These include:

Pacific Plaza Phase II and III The Pacific Plaza project is adjacent to Daly City BART. This site is 2.36 acres adjacent to the 2001 Junipero Serra Building. Plans are approved for 270,000 square feet of additional office space and a 200+ room full-service hotel. The City is currently negotiating with developers for these sites for a hotel, an expansion of Duggan Mortuary, and a automobile dealership.

Cow Palace and neighboring sites The City's General Plan traffic modeling analyzed combining the approximately 70-acre site with 12 acres of adjacent City owned land and 11 acres privately owned property. The City has assumed the ultimate buildout of the three aforementioned properties to include 1,700 new dwelling units in a higher density format and 300,000 square feet of retail/office commercial in a multi-story) format.

SamTrans Park and Ride Lot (3451 Junipero Serra Boulevard). This approximately 12.8-acre site was analyzed as 215,000 square feet of office in the General Plan traffic analysis. However, it is also under discussion for a residential transit-oriented development, high density project. This property is owned by the San Mateo County Transit District and consists of an existing parking lot that provides daily paid parking for use by patrons to the Colma BART Station.

Daly City BART Station Delong Street Parking Lot (500 John Daly Boulevard). This property is owned by the San Francisco Bay Area Rapid Transit District (BART) and consists of a functioning 263-space parking lot on an 8-acre site just east of the Daly City BART Station. The Daly City BART station area plan envisions residential as the TOD project for this site.

APPENDIX B – OFFICE DEVELOPMENT CASE STUDIES

To assess the Serramonte Del Ray site in the regional context, BAE reviewed the office markets in six other suburban locations to garner insights from both older, traditional suburban office parks and from newer suburban TOD and urban office environments. Three San Francisco Peninsula office markets, competitive with Daly City that have been strongly performing are discussed below. Three San Francisco Bay area suburban office parks, similar to the initial vision of Serramonte Del Rey, that have not been successful are also reviewed. These cases studies provide perspective to the office development prospects for the subject site potential for a 20+ acre office campus.

Suburban TOD and Urban San Mateo County Class A Office Submarkets

Downtown Redwood City

In 2011, Redwood City adopted the Downtown Precise Plan creating development parameters for 500,000 square feet of new office and 2,500 housing units as well as hotel and retail development. That plan, and the strong economy, has spurred significant office development as shown below. The City first invested in civic improvements to create a new public space, Courtyard Square, and to entitle the plan that allowed for development to proceed. Prior to the implementation of this plan, the last office building built in downtown Redwood City was in 2001. Downtown Redwood City includes historic office and commercial buildings, a theater, and retail offering a walkable, urban experience for downtown office workers.

In 2015, Kilroy Development completed Crossing 900, a two building, 347,000 square foot project on an almost 3-acre site acquired from the City. Box, Inc., a technology company leased the complex. Three additional buildings were completed in 2018, totaling 189,000 square feet and are fully leased. The City is considering recently submitted plans to redevelop Redwood City's Sequoia Station, that include one 17-story office building, three 10-story buildings, two 8-story buildings, and one 7-story building totaling 1,635,000 square feet. If the requisite General Plan and height limit increases are approved, the 17-story building would be the tallest building within Redwood City and the project would more than double the Class A office inventory.

Over the last five years, rents for Class A office space in downtown Redwood City have increased by 42 percent, from $6 monthly per square foot to $8.66. Redwood City now has office rents that can rival Menlo Park as the highest in the County. To note, about 1½ miles from downtown Redwood City, Stanford University has developed the first phase of its 35 acre, Redwood City Campus with four office buildings totaling 570,000 square feet, a 1,057-space parking structure and has plans to grow that facility to 1.5 million square feet and 2,700 employees.

Figure 10: Class A Office Redwood City

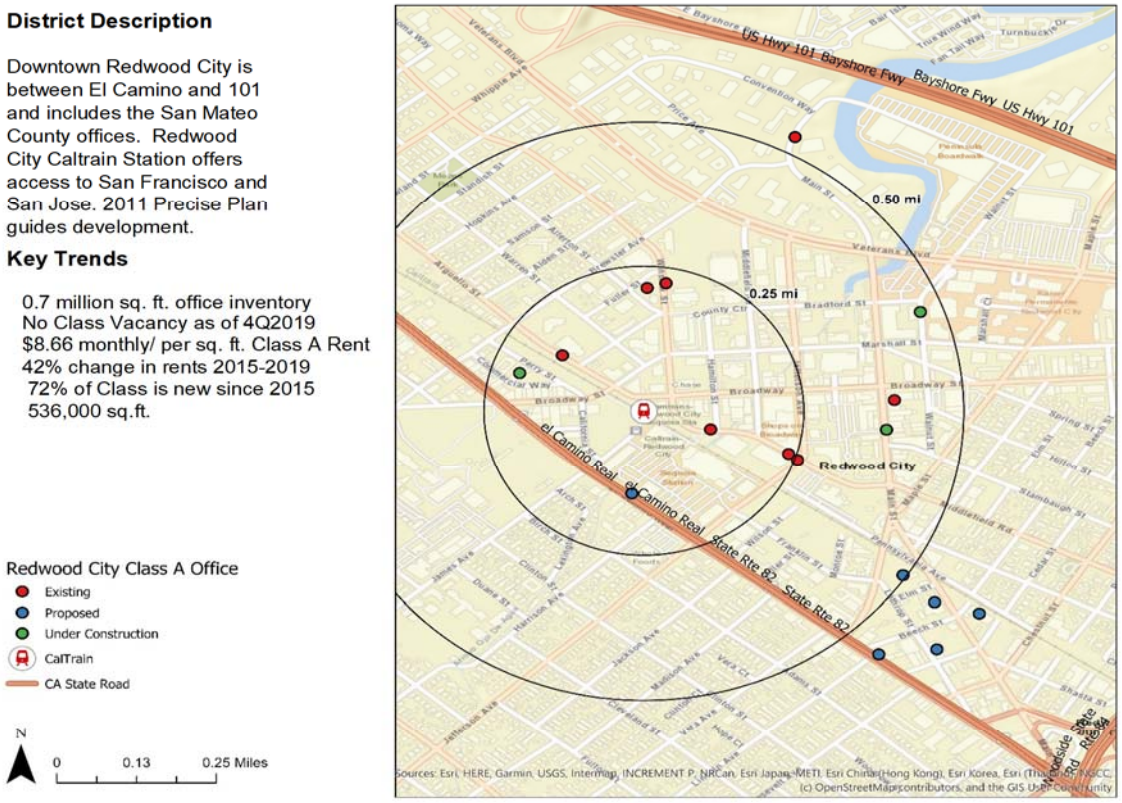
Redwood City, CA

District Description

Downtown Redwood City is between El Camino and 101 and includes the San Mateo County offices. Redwood City Caltrain Station offers access to San Francisco and San Jose. 2011 Precise Plan guides development.

Key Trends

0.7 million sq. ft. office inventory
No Class Vacancy as of 4Q2019
$8.66 monthly/ per sq. ft. Class A Rent
42% change in rents 2015-2019
72% of Class is new since 2015
536,000 sq.ft.



Office Market Performance Metrics

Office Class A Summary, Q4 2019	Redwood City Downtown
Number of Buildings	8
Inventory (sf)	744,361
Vacant (sf)	0
Vacancy Rate	0.0%
Avg Gross Asking Rent (psf) (a)	$8.66
Under Construction, Q4 2019	
Buildings Under Construction	3
Under Construction Inventory (sf)	178,268
New Deliveries (sf), Q1 2015 - Q4 2019	536,485

Average Office Class A Rents (PSF), 2015 - 2019	
Year	Redwood City Downtown
2015 (Q4) (a)	$6.09
2016 (Q4)	$7.12
2017 (Q4)	$7.68
2018 (Q4)	$8.49
2019 (Q4)	$8.66
% Change 2015-2019	42.2%

Sources: CoStar, 2020; BAE, 2020.

Note:
(a) Asking rents reflect direct gross leases. 4Q2015 rent is a sublease rent, as there were not direct leases, that quarter
Sources: CoStar, 2020; BAE, 2020.

Bay Meadows and Highway 92 & El Camino This case study focuses on in two areas of San Mateo adjacent to the Hayward Park and Hillsdale Train stations: Bay Meadows and the office parks neighboring the junction of Highway 101 and 92 and El Camino Real. These two neighboring areas represent an interesting comparison. Bay Meadows has been the creation of a new mixed-use district while the area's older, suburban parks, have transitioned to be more transit and technology tenant focused. The City adopted the San Mateo Rail Corridor Transit Oriented Development Plan in 2005 to guide development in the area and to allow for increased density in a largely built out city. In total, this area now has 2.7 million square feet

of Class A office, an increase of 1.1 million square feet since 2015 with an additional 210,000 square feet under construction and 367,000 square feet planned. At the end of 2019, 3.3 percent of the Class A space was vacant.

Bay Meadows - 160+ Acres. The project has been built in phases, with the first phase completed in 2003. The project consists of 82 acres on the former practice track including: an 83,000 square foot neighborhood shopping center anchored by Whole Foods and Crunch fitness, 250,000 square feet of office, 575 apartments, and Franklin Templeton Investments headquarters campus, with 570,000 square feet built by 2003. In 2019, two additional buildings totaling 245,000 square feet completed the build out. When developed in 2001, the Franklin Templeton campus was isolated from other development, as a drive-to, suburban office park.
The second phase of Bay Meadows on 83 acres includes: 1,145 residential units mostly at townhome density, 767,000 square feet of office space, and 93,000 square feet of retail and restaurant space. The project includes a private high school that opened in 2014 as one of the first buildings as well as three public parks. The project includes five office buildings, designed for technology companies as single user buildings. Survey Monkey took the first building in 2015. The strong market response to the first buildings at Bay meadows lead the developer to increase the size of the two commercial buildings from 92,000 to 184,000 for Station 1 and 98,000 to 183,000 for Station 5. CoStar reports a monthly asking rent of $6.95 per square foot for the yet to be built Station 5 at Bay Meadows, again reflecting the strong market.

Highway 92 and El Camino. Roughly one million square feet of Class A office was in place in 2003 in the general area near the Hayward Park Caltrain station and the junction of Highway 92 and 101 as well as along El Camino Real. Since 2015, 300,000 square feet have been added and another 400,000 significantly upgraded, resulting in a desirable office location with rents doubling in the last decade. In 2017, Beacon Capital Partners acquired 1825, 1855 and 1875 Grant, mid-rise office buildings built in the mid-1980s and renovated to meet current tenant requirements including adding amenities. While having the visible, auto-oriented location at 101 and 92 and suburban parking area, the property was marketed based on its access to Caltrain. This project, “The Crossroads,” traded in early 2019 for $662 per square foot.

In 2017, Hines completed two new Class A buildings at 400 and 450 Concar totaling 305,000 square feet adding to the existing 200,000 square feet of office in the center. Centrally located near the intersection of U.S. Hwy. 101 and Interstate 92, the highly visible property is directly adjacent to the Hayward Park Caltrain station. In early 2019, 400/450 Concar sold for $1,050 per square foot. Transitioning old commercial centers to apartments has enhanced the creation of a pedestrian scale neighborhood. In 2017, Station Park Green, a TOD project with 35,000 square feet of new retail and 599 rental housing units to the corner of Concar & Delaware replaced former Kmart on the 12-acre site supporting the overall transformation of

this area. The City is considering a second 700+ unit residential project on a 14-acre shopping center in this area.

Figure 11: Class A Office San Mateo – Bay Meadows and El Camino & 92 Area

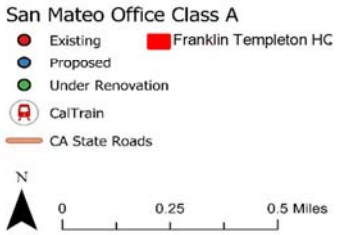
San Mateo, CA -- Bay Meadows and El Camino & 92

Market Description

Proximity to the Hayward Park and Hillsdale Caltrain stations has fostered office development. Bay Meadows project has created new office complex with significant amenties and access to Caltrain as well as housing and retail. Office parks along 92 have seen renovation and new buildings with the addition of TOD housing.

Key Trends

2.7 million sq. ft. office inventory
3.3% Class A Vacancy as of 4Q2019
$8.66 monthly/ per sq. ft. Class A Rent
5.9% change in rents 2015-2019
40% of Class A is new since 2015
1.1 million sq.ft. built since 2015



Office Market Performance Metrics

Office Class A Summary, Q4 2019	Bay Meadows/ El Caminio & 92
Number of Buildings	21
Inventory (sf)	2,667,704
Vacant (sf)	88,121
Vacancy Rate	3.3%
Avg Gross Asking Rent (psf) (a)	$5.37
Under Construction, Q4 2019	
Buildings Under Construction	4
Under Construction Inventory (sf)	209,860
New Deliveries (sf), Q1 2015 - Q4 2019	1,122,745

Average Office Class A Rents (PSF), 2015 - 2019	
Year	Bay Meadows/ El Caminio & 92
2015 (Q4)	$5.07
2016 (Q4)	$4.62
2017 (Q4)	$5.21
2018 (Q4)	$5.18
2019 (Q4)	$5.37
% Change 2015-2019	5.9%

Sources: CoStar, 2020; BAE, 2020.

Note:
(a) Asking rents reflect direct gross leases. CoStar data is not complete on rents for the newly constructed buildings.
(b) CoStar data increased to include the full Franklin Templeton office campus of over 750,000 sq. ft.
Sources: CoStar, 2020; BAE, 2020.

South San Francisco, Biotech Cluster. South San Francisco's transformation to an employment center started earlier than Redwood City or San Mateo. Genetech in 1977 leased former heavy industrial space in South San Francisco and began the process of creating a new industry. The location was near research universities, medical centers, and SFO airport but separate from the residential neighborhoods to allay any concerns about this new industry. Genetech's building use is roughly equal parts office space, lab space and manufacturing. With a series of Master Plans, the City has developed land use controls to foster the growth of Genetech. Genetech has a campus of 4.9 million square feet on over 200 acres and 10,000 employees. Genetech is working with South San Francisco to increase development allowed in their campus to nine million square feet to accommodate an additional 12,000 employees.

Including Genetech, South San Francisco has over 200 biotech companies and over 11.5 million square feet of laboratory, office and manufacturing space already in operation in an area of over 500 acres, as reported by the City. South San Francisco has approved additional three million square feet of lifescience related development that will be built in the next ten years. Recent trends include demolishing older low-rise buildings to build new mid-rise buildings. While not classically transit oriented, this area has ferry access to the East Bay and access to Caltrain and BART. Employers use shuttle buses to access transit and provide commute buses for employees.

REITs are creating new campuses in South San Francisco, investing in the entitlement, infrastructure and beginning construction prior to identifying a tenant. Frequently buildings are leased during construction creating a market dynamic of substantial additions to inventory without increasing vacancy. Additionally, technology companies beyond biotech are choosing South San Francisco, some relocating from San Francisco for lower tax rates and rental rates. Campuses include amenities to create an attractive work environment and foster social connections.

Key projects include:

- BioMed Realty Trust's 1.25 million square feet Pacific Gateway campus,
- HCP Investment's 884,000 square feet Britannia Cove campus, under construction
- Alexandria's 291,000 square feet of office/R&D campuses.
- Kilroy is constructing 2.5 million square feet of office and open space adjacent to Oyster Point.

South San Francisco differs from Redwood City and San Mateo as it has not included residential uses in the core office parks as the biotech industry preferred separation from residential uses. Instead, South San Francisco has fostered additional housing in its downtown and areas neighboring the Caltrain station, with almost 700 units permitted between 2015 and 2019 and an additional 3,000 housing units in the development pipeline.

Figure 12: Class A Office/Lifescience South San Francisco

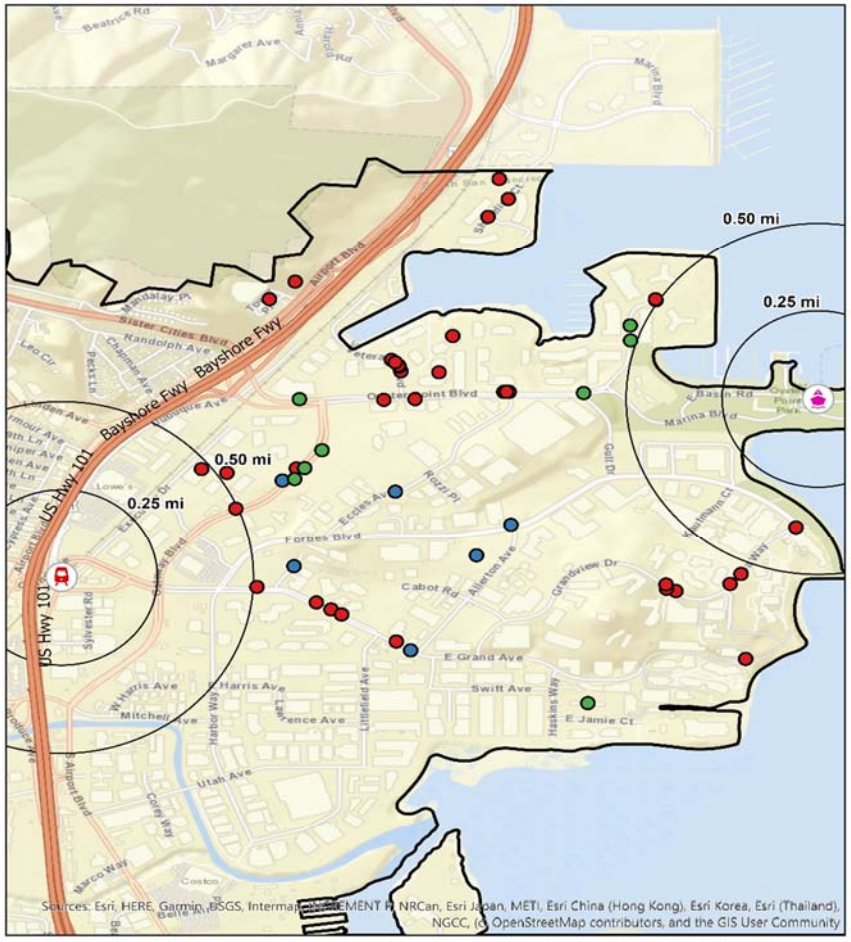
South San Francisco, CA

Market Description

Over 500 acres with 15 campus for biotech/life science and technology companies. Newer developments are mid-rise construction included two building on the west side of 101. 3 million square feet is under construction and another 3 million is proposed.

Key Trends

5.8 million sq. ft. office inventory
4.9% Vacancy as of 4Q2019
26% increase in office rents
42% change in R&D rents
51% of Class is new since 2015



South San Francisco Office Class A
Rentable Building Area >50,000 sq. ft.

- Existing
- Proposed
- Under Construction
- CalTrain
- Ferry Terminal
- CA State Roads
- South San Francisco City Limits

N

0 0.5 1 Mile

Office Class A Summary, Q4 2019 (a)	South San Francisco
Number of Buildings	33
Inventory (sf)	5,688,694
Vacant (sf)	271,162
Vacancy Rate	4.8%
Under Construction, Q4 2019	
Buildings Under Construction	7
Under Construction Inventory (sf)	2,977,728
New Deliveries (sf), Q1 2015 - Q4 2019	1,611,768

Average Office Class A Rents (PSF), 2015 - 2019 (b)		
	Class A	
Year	Office -- FS	R&D -- NNN
2015 (Q4)	$3.56	$3.50
2016 (Q4)	$4.32	$2.75
2017 (Q4)	$5.35	$4.59
2018 (Q4)	$5.07	$5.34
2019 (Q4)	$4.50	$4.99
% Change 2015-2019	26.4%	42.6%

(a) Includes Class A office buildings larger than 50,000 square feet. Biotech business are also in Class B and C buildings and R&D/industrial space; thus other metrics of the overall size of the biotech sector are larger for South San Francisco.
(b) Rents are as reported by Colliers as the CoStar database did not include sufficient information.
Sources: CoStar, 2020; BAE, 2020.

Traditional Suburban Office Parks

At the regional level, tenant preferences for proximity to transit has resulted in many traditional suburban office parks built in the 1970s, 1980s, and 1990s (without amenities and a variety of mobility options) now experiencing weak leasing and rents. BAE identified three office parks in the Bay Area that were considered Class A development when constructed and initially leased but now face challenges as less favored business locations: Shadelands Office Park in Walnut Creek, Northgate District in San Rafael, and Marina Village Office Park in Alameda.

Shadelands Office Park, Walnut Creek. This 240-acre office park with approximately 1.3 million square feet is located off of Ygnacio Valley Road. It is approximately 2.4 miles from the Pleasant Hill/Contra Costa Center BART Station and 3.0 miles from the Walnut Creek BART station. Shadelands Office Park was one of the first Class A suburban office parks developed in the Bay Area with most of its construction occurring in the 1970s and 1980s. Originally, this office park attracted a wide range of businesses and nonprofits: from sole proprietors and small businesses in professional services to large anchor corporations, such as Del Monte Foods whose headquarters is still located in Shadelands.

Over time, the office inventory in this park has become dated and is now largely considered Class B and Class C space. Only one building, 2700 Ygnacio Valley Boulevard, offering 107,146 square feet is identified as Class A and it reports a high vacancy at the end of the fourth quarter 2019 (63.4 percent). One major Shadeland's tenant, the University of California-managed U.S. Department of Energy's Joint Genome Institute, left its long-time Shadelands facility at the end of 2019 to move to the Berkeley campus to be near its faculty, scientists, and amenities. The district's tenant base is largely comprised of firms providing medical services. Overall, the district's vacancy rate is 12.1 percent which is somewhat higher than the seven to ten percent vacancy rate that typically indicates a balanced relationship of supply and demand. Tenants are attracted to the district for its low rents but rents are not high enough to justify new construction. No new office construction has occurred since 2001.

Over the past five years office rents across all three classes in Shadelands have risen by approximately 6.8 percent between the end of the fourth quarter 2015 and the end of the fourth quarter 2019, compared to an overall rise of 35.9 percent for office in the Downtown Walnut Creek generally[4]. The last reported rate for the Class A office property at 2700 Ygnacio Valley Boulevard is $2.20 monthly per square foot on a full-service basis. This is in contrast to the reported Class A rental rate of $4.27 monthly per square foot for office in downtown Walnut Creek that has a BART station and retail and service amenities.

[4] Note that a meaningful change for Class A office cannot be estimated since there is only one building in the Shadelands inventory.

Figure 13: Shadelands Office Park, Walnut Creek

Shadelands Business Park, Walnut Creek

BART
CA State Road

N
0 0.5 1 Miles

District Description

Shadelands Business Park is located in the northwestern part of Walnut Creek. It is approximately 2.4 miles from the Pleasant Hill/Contra Costa Center BART and approximately 3 miles from the Walnut Creek BART.

Key Trends

1.3 million sq. ft. office inventory
12.1% vacancy rate
$2.03 monthly/ per sq. ft. asking rent - All classes
6.8% change in rents 2015-2019
No new construction since 2001

Shadelands Business Park, Walnut Creek

	Office Building Class	
Summary, Q4 2019	**Class A**	**Classes A, B, C**
Number of Buildings	1	45
Inventory (sf)	107,146	1,322,739
Vacant (sf)	67,940	159,797
Vacancy Rate	63.4%	12.1%
Avg Gross Asking Rent (psf) (a)	-	$2.03

Note:
(a) Asking rents reflect direct gross leases.
Sources: CoStar, 2020; BAE, 2020.

Average Office Rents (PSF), 2015 - 2019

	Shadelands Business Park	
Year	**Class A**	**Classes A, B, C**
2015 (Q4)	$1.85	$1.90
2016 (Q4)	$2.25	$2.01
2017 (Q4)	$2.25	$2.10
2018 (Q4)	$2.20	$2.07
2019 (Q4)	-	$2.03
% Change 2015-19	NA	6.8%

Sources: CoStar, 2020; BAE, 2020.

Northgate/Civic Center District, San Rafael. This district is north of downtown San Rafael along Highway 101 in central Marin County between the Mall at Northgate/Manual T. Freitas Parkway to the south and Lucas Valley Road to the north. This district is comprised of approximately 731,600 square feet office space on over 80 acres (excluding the Mall at Northgate and other retail properties). Access to this district is primarily by automobile although it served by Marin Transit bus service. There is a newly opened SMART commuter train station 0.4 miles to the south of the Mall at Northgate, but to access that station is poor: one must walk along Merrydale Road around the Mt. Olivet Cemetery and a public storage facility to reach it. The district's retail is primarily located within the Mall at Northgate but this center is a traditional mall with surrounding parking fields hampering pedestrian access.

The district was built out primarily in the 1960s and 1970s with additional modest construction in the 1980s. Only one new office complex was built in the 1990s and the three-building Vineyard Business Center on Redwood Highway was developed in 2004. CoStar reports only one Class A office property, the 130,000 square foot Regency Center at 100 Smith Ranch Road. Overall the district's vacancy rate is 6.2 percent which is somewhat lower than the seven to ten percent vacancy rate that typically indicates a balanced relationship of supply and demand. In contrast, Class A buildings in Downtown San Rafael had less than a 3 percent vacancy rate at the end of the fourth quarter of 2019. Tenants are attracted to the Northgate district for its low rents but rents are not high enough to justify new construction. No new office has occurred since 2004.

Over the past five years office rents across all three classes in the Northgate District have risen by approximately 9.4 percent between the end of the fourth quarter 2015 and the end of the fourth quarter 2019, compared to an overall rise of 17.1 percent for Downtown San Rafael office generally[5]. The last reported rate for the Class A office property at 100 Smith Ranch Road is $3.25 monthly per square foot on a full-service basis. This is in contrast to the reported Class A rental rate of $4.00 monthly per square foot for offices at the Rafael Town Center in downtown San Rafael that has a highly accessible SMART station and downtown retail and service amenities. Bio-Marin, one of Marin County's largest private employers, has recently received entitlements to expand its office and labs in downtown with a new 207,000 square foot development. A knowledgeable office property owner contacted by BAE confirmed that tenant prospects prefer a downtown San Rafael location.

[5] Again, similar to the Shadelands case study, a meaningful change for Class A office cannot be estimated since there is only one building in this district's Class A inventory.

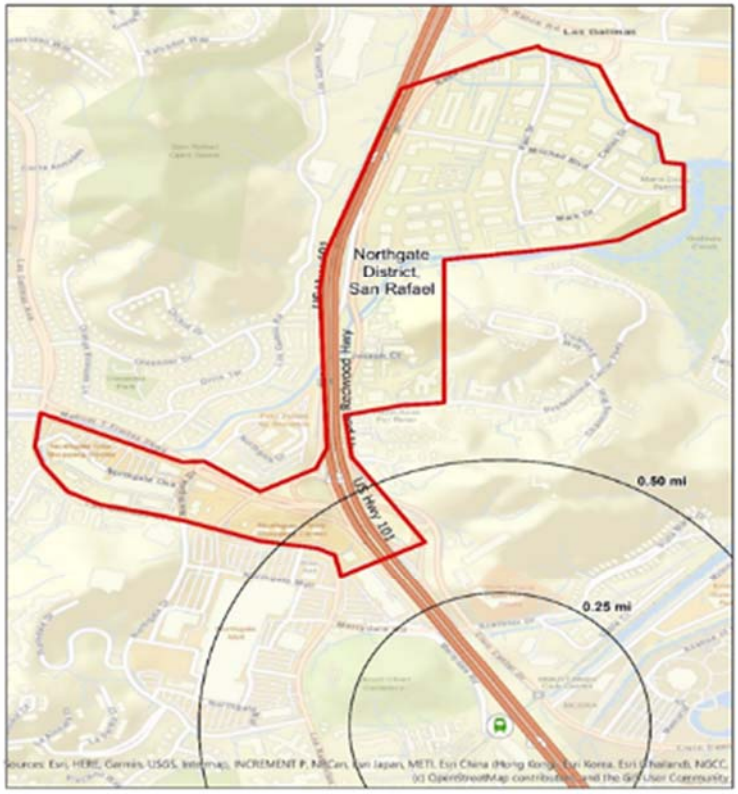
Figure 14: Northgate District, San Rafael

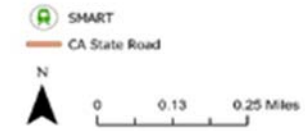
District Description

Northgate District is located 3 miles north of Downtown San Rafael along Highway 101. A small portion is approximately 0.4 miles away from the Marin Civic Center SMART station.

Key Trends

Approximately 732,000 sq. ft. office inventory
6% vacancy rate
$2.45 monthly/ per sq. ft. asking rent - All classes
$3.25 monthly/ per sq. ft. asking rent - Class A
6.8% change in rents 2015-2019 - All Classes
14.0% change in rents 2015-2019 - Class A
No new construction since 2004





Northgate District, San Rafael

Summary, Q4 2019	Office Building Class: Class A	Office Building Class: Classes A, B, C
Number of Buildings	1	46
Inventory (sf)	130,000	731,579
Vacant (sf)	7,412	45,409
Vacancy Rate	5.7%	6.2%
Avg Gross Asking Rent (psf) (a)	$3.25	$2.45

Note:
(a) Asking rents reflect direct gross leases.

Sources: CoStar, 2020; BAE, 2020.

Average Office Rents (PSF), 2015 - 2019

Year	Northgate District: Class A	Northgate District: Classes A, B, C
2015 (Q4)	$2.85	$2.24
2016 (Q4)	$2.85	$2.35
2017 (Q4)	$2.94	$2.55
2018 (Q4)	$3.00	$2.51
2019 (Q4)	$3.25	$2.45
% Change 2015-19	14.0%	9.4%

Sources: CoStar, 2020; BAE, 2020.

Marina Village Office Park, Alameda. The Marina Village Office Park is located in the City of Alameda across the Oakland estuary from Jack London Square and downtown Oakland. It is situated off of Webster Street at the southern end of the Webster and Posey Tubes that connect Alameda to downtown Oakland. The office park is approximately 1.5 miles east of the Alameda Ferry Terminal that links Alameda and downtown Oakland to San Francisco. While this office park is within a half mile the Capitol Corridor Oakland Station and another ferry terminal at Jack London Square, there is no pedestrian or bike access; bus access takes approximately a half hour compared to eight minutes auto.

Marina Village consists of approximately 1.1 million square feet of office and research space that stands on over 200 acres and includes 32 buildings. This office park was developed starting in 1979 and continuing through the 1990s, with the bulk of space constructed during the 1980s. CoStar does not show any of the office properties as Class A office; all are either Class B or C properties. The overall vacancy rate for the district is 18.1 percent as of the end of the fourth quarter 2019, which is significantly higher than the seven to ten percent vacancy rate that typically indicates a balanced relationship of supply and demand. Tenants are attracted to the district for its low rents and the office park is home to many technology companies that have sought less expensive locations as office rents have risen sharply in San Francisco and Oakland. With an average reported rent at $2.82 monthly per square foot at the end of the fourth quarter 2019, rents are not high enough to justify new construction. No new office has occurred since 2001.

Over the past five years office rents across all three classes in the Marina Village have risen by approximately 7.6 percent between the end of the fourth quarter 2015 and the end of the fourth quarter 2019, compared to an overall rise of 71 percent for all classes of office in downtown Oakland.

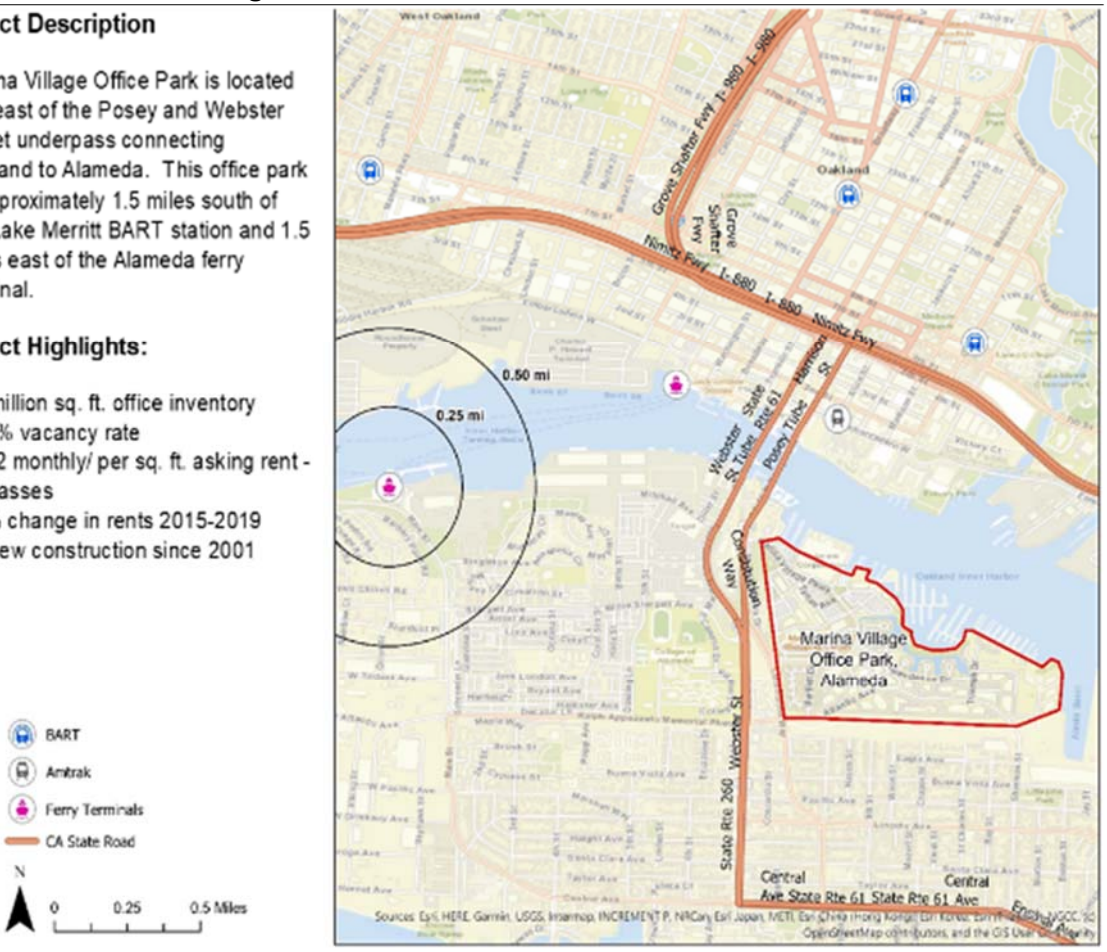
Figure 15: Marina Village Office Park, Alameda

District Description

Marina Village Office Park is located just east of the Posey and Webster Street underpass connecting Oakland to Alameda. This office park is approximately 1.5 miles south of the Lake Merritt BART station and 1.5 miles east of the Alameda ferry terminal.

District Highlights:

1.2 million sq. ft. office inventory
18.1% vacancy rate
$2.82 monthly/ per sq. ft. asking rent - All classes
7.6% change in rents 2015-2019
No new construction since 2001



Marina Village Office Park, Alameda

Summary, Q4 2019	Office Building Class: Class A	Office Building Class: Classes A, B, C
Number of Buildings	-	35
Inventory (sf)	-	1,179,616
Vacant (sf)	0	213,259
Vacancy Rate	NA	18.1%
Avg Gross Asking Rent (psf) (a)	-	$2.82

Note:
(a) Asking rents reflect direct gross leases.

Sources: CoStar, 2020; BAE, 2020.

Average Office Rents (PSF), 2015 - 2019

Year	Marina Village Business Park: Class A	Marina Village Business Park: Classes A, B, C
2015 (Q4)	-	$2.62
2016 (Q4)	-	$2.85
2017 (Q4)	-	$2.30
2018 (Q4)	-	$3.23
2019 (Q4)	-	$2.82
% Change 2015-19	NA	7.6%

Sources: CoStar, 2020; BAE, 2020.

ATTACHMENT E

bae urban economics

Fiscal Impact Analysis and Market Study for the Serramonte Del Rey Precise Plan Area

Prepared for Jefferson Union High School District and Brookwood Advisors

April 16, 2021

April 16, 2021

Ms. Tina Van Raaphorst
Associate Superindendent
Jefferson Union High School District

Mr. Chris White
Vice President and Development Manager
Brookwood Advisors

Dear Ms. Van Raaphorst and Mr. White:

BAE Urban Economics, Inc. ("BAE") is pleased to submit this fiscal impact analysis and market study for the proposed Serramonte Del Rey Project in Daly City. We look forward to any comments that the City of Daly City might have and after their receipt we can issue a final report.

Sincerely,

David Shiver
Principal

Stephanie Hagar, MCP
Associate Principal

Chelsea Guerrero, MCP
Senior Associate

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EXECUTIVE SUMMARY

The Jefferson Union High School District ("JUHSD") and Brookwood Advisors engaged BAE to prepare both a fiscal analysis of the JUHSD's proposed Del Rey Precise Plan at 699 Serramonte Boulevard in the City of Daly City, California ("Project") and a market study that evaluated the level of market support for office/R&D use which is large component of the current permitted use of a 22-acre site that the JUHSD seeks to change to residential use.

The Project would include construction of up to 1,113 residential units (beyond the 122 units currently under construction) and up to 14,000 square feet of community-serving commercial retail space, with a current assumption being 8,000 square feet of retail in the Project. This report first presents the fiscal impact analysis ("FIA") and the FIA is followed by the market analysis.

FIA Findings

Selected FIA findings are summarized in the following table. In addition to the base scenario, the FIA also evaluates an alternate program that would rely on bond financing as a funding mechanism, which JUHSD is considering for Parcel B. The physical development program would be consistent between both scenarios, with the difference being that the base case program includes 990 market-rate units and 123 affordable units, while the alternate program includes 780 market-rate units and 123 affordable units along with an additional 210 moderate income units on Parcel B.

As shown below, the FIA estimates that both program scenarios would have a positive net fiscal impact on the City of Daly City's annual General Fund operating budget. The base case program would result in a net positive fiscal impact of nearly $1.3 million per year once the project achieves stabilized occupancy. This net impact is equal to approximately 1.4 percent of the City's total 2019/20 Fiscal Year Adopted General Fund budget. The alternate program would result in a net positive annual fiscal impact of approximately $822,200, which equates to approximately 0.9 percent of the 2019/20 Fiscal Year Adopted General Fund operating budget.

Currently, the site generates approximately $365,300 ad valorem property tax revenue towards the General Fund with no prospective additional development viable under the site's existing permitted uses. [1]

[1] See the Market Study section of this report for an analysis of the market support for the existing permitted office use.

Selected Net Fiscal Impact Findings for the Project at Buildout

All figures in 2021 dollars

ANNUAL GENERAL FUND IMPACTS	Base Case Program	Alternate Program
New Revenues	$2,814,031	$2,338,179
New Expenditures	($1,515,933)	($1,515,933)
Net Fiscal Impact	**$1,298,098**	**$822,246**

See report for explanation of Project, methodology, and limiting conditions.

Source: BAE, 2021.

Market Study Findings

Based upon a site inspection, neighborhood tour, careful review of market data and evaluation of historic and current office development trends, BAE finds that the JUHSD's Serramonte Del Rey site is not a competitive location to attract office development. **The site has no overall potential for office development whether that is Class A, back office, biotech and/or medical office use undertaken by either commercial developers or corporate end users.** This conclusion is based upon the site's characteristics as well as Daly City's relative position in the regional economy and San Mateo County office market. Office development has been a permitted use at the site since 1985, yet only one medical office building was built in the ensuing 35 years. If office demand and rents would support developing new buildings, it would have occurred during the multiple real estate market cycles that have occurred since 1985.

BAE based its analysis on real estate market data as of the end of 2019 and market research conducted during February and March of 2020. The economic impacts of the Covid-19 pandemic have been significant and abrupt with short-term reduction of office demand driven by shelter-in-place orders. The long-term impact of the pandemic on the regional office market demand is uncertain and will likely change the regional office market dynamics, both in terms of overall demand and space design, but likely not in a manner that would change the finding that the JUHSD site is not a viable office development location.

JUHSD Site Characteristics

BAE has identified key office location criteria that are used by commercial developers and end users to select sites for office development (see Figure 1, below). These criteria are based upon BAE's ongoing discussions with commercial developers active in the Peninsula Market and technology company real estate representatives, as well as upon BAE's recent experience with other commercial projects for public agencies and private parties on the Peninsula. BAE evaluated both the JUHSD site and other alternative locations in the market area against these criteria.

- **Critical Mass.** At 22 acres, the site lacks the size to accommodate the scale of office development necessary to establish a new successful employment center with a distinct identity. An example of critical mass is South San Francisco's 500-acre life science district east of Highway 101. This city has continued to strengthen its role as a biotech cluster, adding 1.6 million square feet of new Class A office over the past ten years along with additional new development planned by Genentech, its anchor end user. Other large sites for new office development can be found in San Francisco south of Mission Bay, Redwood City, the Peninsula/Highway 101 Corridor, and potentially elsewhere in Daly City.

Figure 1: Office Location Criteria

		JUHSD Site	Daly City BART Area	Redwood City	Peninsula/ 101 Corridor	San Francisco/ SOMA
1	Available Land for Project w/ Critical Mass?		Potential	✓	✓	✓
2	Walkable to BART/Caltrain Transit		✓	✓	✓	✓
3	Employment Center		✓	✓	✓	✓
4	101 Corridor			✓	✓	✓
5	Authenticity/ Placemaking		Potential	✓	✓	✓
6	Tech Company Appeal/ Cool Factor		Potential	✓	✓	✓
7	No Cap on Office Development	✓	✓		✓	
8	Rents Justify New Office Construction?		Potential	✓	✓	✓

Source: BAE, 2020.

- **Walkable to BART/Caltrain.** Proximity to public transit, in particular BART and Caltrain, is highly desirable to office tenants. While the site is served by Samtrans bus service, it is over two miles from the Colma BART Station, well beyond the typical half-mile that otherwise, everything else being equal, would make the site attractive as a mixed-use, transit-oriented development that is preferred by office tenants. Reflecting market demand for office space near transit, Daly City's own Class A office inventory is adjacent or near the Daly City BART Station.

- **Employment Center.** Office businesses like to be near other office businesses –this is an agglomeration effect that is seen throughout the Bay Area. The site is not located in a recognized employment center and it is located in a primarily residential neighborhood with multi-family residential developments defining the northern and southern gateways after exiting Highway 1 to reach Serramonte Boulevard. The site is set back approximately 400 feet south of Highway 1 and a half-mile from Interstate 280. An office project here cannot offer visibility and identity that is often desired by corporate end users and/or tenants.

- **Highway 101/Caltrain Corridor.** Almost all existing, planned, and proposed Class A office space in the Northern San Mateo County market is located along the Highway 101 and Caltrain corridor. As of the end of 2019, seven million square feet of new office projects were under construction along this portion of the corridor along. An additional 30 million square feet are under construction, entitled, or proposed from Hunters Point and Candlestick Point in San Francisco though the corridor to Menlo Park at the southern end of San Mateo County, reflecting its strong gravitational market pull. The Serramonte Del Rey site is at a distinct disadvantage by not being located on this corridor.

- **Authenticity/Placemaking.** Commercial office developers and end users increasingly seek locations that offer a sense of urban or small-town authenticity and a mix of uses including office with residential and retail goods and services. The City of Redwood City has successfully leveraged its historic downtown and Caltrain Station to accommodate significant new office (as well as residential) development. The City of San Mateo has successfully guided the redevelopment of the Bay Meadows racetrack as a new attractive location for technology offices, in walkable, transit-oriented locations with new housing. The JUHSD site does not offer the same opportunity for placemaking due to its location away from the BART, or Caltrain stations, or the City's Top of the Hill commercial district. Daly City itself has opportunities for mixed use office development at its BART Station and other high visibility sites.

- **Tech Company Appeal/Cool Factor.** Developers are building office space to meet the changing office needs of employers. Technology and life science companies in the Bay Area fiercely compete for skilled labor and tend to cluster to make job changes less costly and disruptive to the employee. To be competitive and attract top talent, employers tend to select facilities that provide a 'cool factor,' e.g., unique setting, site design, architecture, and package of amenities that are attractive to the Millennial and Generation Z workforce. The JUHSD site is not well suited to be competitive due to its small size, relatively inferior location, and lack of visibility.

- **No Cap on Office Development.** Cities such as San Francisco and Redwood City have adopted legislation that places a cap on office development that serves as a barrier to

entry for new office development. The Serramonte Del Rey site has an advantage by its location in Daly City that has no overall city-wide cap of office space. There is no barrier to developing the office space that was entitled for the site in 1985.

- **Rents Justify New Office Construction?** Financial feasibility is driven by the relationship between the rents a developer can charge and the cost to develop their office project. While office rents have been strong enough to justify new construction along the Highway 101/Caltrain corridor and, potentially at Daly City's BART Station, the locational disadvantages of the Serramonte Del Rey site would likely result in a project not being able to achieve the rents necessary to support project development costs and provide a market rate of return to investors.

Daly City Office Market Trends

Located outside the Highway 101/Caltrain Corridor, the office sector in Daly City has failed to gain traction over the past few decades despite the presence of two BART stations and City efforts and investment to stimulate Class A office development during the longest economic expansion in U.S. history. This finding is based upon the following observations:

- Daly City has only two Class A office buildings that are located at the Daly City BART Station and together they comprise 438,000 square feet. The Redevelopment Agency project, Pacific Plaza development, is an example of modest success of attracting Class A office space after utilizing its redevelopment tools (including site assemblage and subsidies). However, a recent sale of the property in 2018 was for significantly less that its replacement cost which indicates continued weakness in the Class A sector despite adjacency to a BART station.

- Both Class A buildings changed ownership recently and have experienced increasing occupancy and rents as they benefited from their location in proximity to BART. However, Daly City recently marketed three sites near the Daly City BART station to the commercial developer community; the City has reported that these sites did not receive interest for office use.

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FISCAL IMPACT ANALYSIS

This section of the report presents the FIA for the Project.

Purpose and Background

The Project site is a portion of a larger 50-acre site that was entitled for 500,000 to 700,000 square feet of office space and residential uses in 1985. The project would include the redevelopment of a portion of the larger 50-acre site into multifamily residential and ancillary retail uses with a mix of market rate and affordable housing.

Like most new development, the proposed project is expected to increase demands on local government services and infrastructure and generate new revenues for local government through additional taxes and fees. This FIA provides an analysis of the effects that the proposed project will have on the City of Daly City's revenues and municipal service costs in order to estimate the net fiscal impact that the proposed project would have on the City's General Fund. Except as otherwise noted in the text, the annual ongoing fiscal impact of the Project is described in constant 2021 dollars, based on the future point in time when the Project would be fully built out and would have achieved stabilized operations.

Project Development Program

The Project analyzed in this FIA would include construction of 1,113 residential units and 8,000 square feet of community-serving commercial retail space. The Project site currently contains 140,000 square feet of existing office, religious, and educational uses. The existing buildings would be demolished as part of the Project.

Table 1 on the next page summarizes the existing uses on the site and the development program for the proposed Project at full buildout. This analysis evaluates the potential fiscal impacts of two alternative development program scenarios. The total amount of development is the same in each scenario with the differences driven by the affordability mix of the residential units. As shown below, the base case program would consist of 123 affordable units and 990 market rate units. The alternate program would provide an additional 210 moderate income units, resulting in a total of 333 affordable units and 780 market rate units at full buildout.

Table 1 also includes assumptions about the anticipated resident population, employment, and service population associated with the Project. Accepted practice in fiscal impact analysis is to define a City's service population as all residents plus one third of the workers who work within the City. Calculating service population in this way reflects the fact that employees, who generally spend less time in the community than residents, tend to generate a smaller share of

demand for services. As shown, the proposed project is anticipated to accommodate 2,752 new residents and 27 employees at full buildout, or a net increase of 2,705 service population members after accounting for the estimated existing employment on the site (167 employees).

Table 1: Development Program at Buildout

	Base Case Program	Alternate Program
Residential Units		
Affordable Units	**123**	**333**
Studio	0	17
1-Bedroom	55	155
2-Bedroom	62	135
3-Bedroom	6	26
Market Rate Units	**990**	**780**
Studio	81	64
1-Bedroom	471	371
2-Bedroom	343	270
3-Bedroom	95	75
Total New Residential Units	**1,113**	**1,113**
Commercial Square Feet		
New Retail Square Feet	8,000	8,000
Existing Office Square Feet	(140,000)	(140,000)
Net Change in Commercial Square Feet	**(132,000)**	**(132,000)**
Service Population		
New Residents (a)	2,752	2,752
New Employees (b)	27	27
New Service Population (c)	**2,761**	**2,761**
Existing Employees (Estimate)	(167)	(167)
Existing Service Population (Estimate) (c)	**(56)**	**(56)**
Net Change in Service Population (c)	**2,705**	**2,705**

Notes:
(a) Resident population estimate is based on the average number of residents per unit by unit type:

Studio:	1	resident per unit
1-Bedroom:	2	residents per unit
2-Bedroom:	3	residents per unit
3-Bedroom	4	residents per unit

(b) Employee estimate is based on average employment density:
300 square feet per employee
(c) Service population equals the resident population plus a portion of the employee population to reflect the reduced service demand from commercial uses. To estimate service population, each employee is multiplied by: 1/3
Sources: Brookwood Advisors; BAE, 2021.

General Fund Fiscal Impacts

This section of the FIA summarizes the projected ongoing annual fiscal impacts from the proposed Project. The analysis is focused on Daly City's General Fund, as this represents the portion of the City's budget that finances key public services. To pay for these services, the City's General Fund is dependent on discretionary revenue sources such as property taxes, sales taxes, transient occupancy taxes, and various local fees and taxes. The following sections detail the scope of the analysis and the underlying methodologies and assumptions used to estimate fiscal impacts from the Project.

Fiscal Impact Analysis Methodology

This FIA uses a variety of methods to estimate the projected change in City revenues and service costs that would be associated with the Project. The cost of providing municipal services is often based on the number of persons served, as are some sources of municipal revenues. In general, as the "service population" increases, there is a need to hire additional public safety and other government employees, as well as a need to increase spending on equipment and supply budgets. Some municipal revenues, such as franchise fees and fines, also generally increase as the service population increases. The analysis therefore relies in large part on an average cost and average revenue approach, based on the City's current costs and revenues per member of the current service population. This approach is based on the key assumption that future development will generate costs and revenues at the same average rate as the existing service population.

As shown in Table 2, the Daly City's current daytime population consists of 109,142 residents and 22,350 employees, resulting in a service population of 116,592 (100 percent of residents plus one-third of workers). The fiscal impact analysis uses this service population figure to derive current expenditures and revenues per service population member.

Table 2: Current Daly City Service Population, 2020

Daly City	2020
Residents (a)	109,142
Employment (b)	22,350
Service Population (c)	**116,592**

Notes:
(a) Estimate per CA Dept. of Finance, 2020.
(b) Estimate per Esri.
(c) Service population equals the resident population plus a portion of the employment population to reflect reduced demand from commercial uses. To estimate service population, each employee is multiplied by:
1/3
Sources: California Dept. of Finance; Esri; BAE, 2021.

While an average revenue approach is appropriate for some revenue sources, the fiscal analysis presented in this report bases projected revenues from most major sources of revenue on statutory requirements and other factors governing each source of revenue. The projections for property tax, property tax in-lieu of vehicle license fees, and sales tax revenue are based on the specific attributes of the proposed project and factors used to allocate revenues from these sources to the City of Daly City. Additional methodological details and assumptions are provided in the discussions of individual cost and revenue projections below.

All cost and revenue projections are expressed in constant 2021 dollars at a future point in time when the Project would be fully built out.

Projected Annual Revenue Impacts

The following subsections provide an overview of the major City General Fund revenue sources that would be impacted by the Project and the estimated revenue that the proposed project would generate from each source. This section also details the assumptions and methodology used to estimate the revenue impacts associated with the Project.

Property Taxes/Possessory Interest Taxes. The property taxes that accrue to a City are a function of the assessed value of real property and the City's share of the property tax collected for each parcel. Property in California is subject to a base 1.0 percent property tax rate, which is shared among local jurisdictions including the County, City, and special districts. The State requires that a portion of property tax revenues also be allocated to countywide Education Revenue Augmentation Funds ("ERAF") to offset state expenditures on local public schools. In addition to the base 1.0 percent tax rate, additional taxes and special assessments apply to most properties to pay for local voter-approved debt or other special purposes. These additional taxes and charges vary by location and are restricted for specific uses. This analysis evaluates impacts to the City's General Fund operating budget, which receives a share of the base 1.0 percent property tax but does not receive revenue from additional taxes and special assessments.

Table 3 shows the current taxable assessed value of the Project site net of existing property tax exemptions for the nonprofit owner-occupant and the nonprofit tenants on site. The Project site is owned by the JUHSD, which is exempt from property tax. Many of the existing tenants on the site are nonprofit and governmental entities that also qualify for a property tax exemption, and therefore the space that these tenants occupy does not generate any property tax revenue. However, a small number of tenants on the site are not exempt from property tax liability. For these entities, the County Assessor charges possessory interest tax based on the value of each entity's interest in the site and the property tax that would typically apply to this value. As shown, the current net taxable assessed value of the Project site totaled $2.0 million as of the 2020-2021 tax year.

Table 3: Current (2020) Assessed Value of Project Site

	Assessed Value, 2020				Taxable
Parcel Number	**Improvements**	**Land**	**Total Value**	**Exemptions**	**Net Value**
091-211-230	$0	$1,285,000	$1,285,000	$0	**$1,285,000**
Unsecured Bill Number					
2020-003502	$197,000	$184,152	$381,152	$0	**$381,152**
2020-004768	$40,000	$40,000	$80,000	$0	**$80,000**
2020-010959	$8,000	$8,000	$16,000	$0	**$16,000**
2020-010960	$123,500	$123,500	$247,000	$0	**$247,000**
2020-007186	$9,000	$9,000	$18,000	$18,000	**$0**
2020-014485	$29,000	$29,000	$58,000	$58,000	**$0**
2020-005766	$15,000	$15,000	$30,000	$30,000	**$0**
2020-004442	$52,000	$52,000	$104,000	$104,000	**$0**
2020-005261	$7,500	$7,500	$15,000	$15,000	**$0**
2020-000934	$12,000	$12,000	$24,000	$24,000	**$0**
2020-002971	$159,500	$159,500	$319,000	$319,000	**$0**
Total Net Taxable Value (2020)					**$2,009,152**

Note: Excludes assessments for personal property & fixtures
Sources: San Mateo County Treasurer-Tax Collector; BAE, 2021.

The JUHSD plans to retain ownership of the Project site and to pursue development of the proposed Project under long-term ground leases. While JUHSD will continue to receive a property tax exemption for the site, any non-exempt uses on the site, including market-rate residential units, will be responsible for paying possessory interest tax in place of a property tax payment. The annual possessory interest tax revenue that would accrue to the City of Daly City will depend on the value of each non-exempt entity's interest in the site and the property tax split that typically applies to the Project site.

The San Mateo County Assessor determines the value of a possessory interest using three different metrics: (i) the construction cost approach; (ii) the comparables approach; and (iii) the income approach. The construction cost approach values the possessory interest of new improvements based on the construction cost for new development on a site and adds an estimated land value based on comparable land sales to get to a total value for the site. The comparables approach values the possessory interest based on recent sales of similar developments. The income approach values the possessory interest based on the capitalized value of the income that the property generates. The County Assessor could use a combination of these three metrics to determine the value of the possessory interest for the project site. In some cases, the Assessor applies a discount to the value of the possessory interest of property subject to a ground lease because the land and improvements revert back to the property owner at the end of the ground lease. However, the Assessor would likely not apply a reversion in the case of the proposed Project because the site would be offered under a long-term ground lease.

Like privately-owned property, possessory interests in California are subject to a 1.0 percent base tax rate on the assessed value, which is shared among various local jurisdictions and special districts. The specific distribution of the base 1.0 percent base tax depends on the tax rate area (TRA) where the property is located. To estimate future property tax revenues resulting from the Project, this analysis estimates the new assessed value that the County assessor would assign to the property and then applies the applicable tax rate.

BAE used rent estimates provided by the applicant and standard development assumptions to estimate the market value of the market rate residential and commercial components of the Project at full buildout and stabilization, based on a capitalized value approach. This analysis assumes that the affordable residential component of the Project would be exempt from possessory interest tax due to the property tax exemption for affordable housing. The estimated valuation is presented in 2021 dollars and is based on the projected net operating income for each use type, using market rental rates provided by the applicant and standard assumptions regarding occupancy, operating expenses, and cap rates. Based on the assumptions shown in Table 4, the estimated assessed market value is approximately $747.7 million for the base case program and approximately $590.1 million for the alternate program. Based on the City's share of property tax revenues (18 percent) from the project site, the net change in assessed value at buildout and stabilization after accounting for the existing site net taxable value would result in a net increase of approximately $1.4 million in annual possessory interest tax revenue to the City's General Fund under the base case program. The alternate program would result in a net increase of approximately $1.1 million at buildout and stabilization. The alternate program would generate less possessory interest tax than the base program because the alternate program has a larger share of affordable units, and thus a larger share of units that are exempt from possessory interest tax.

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Table 4: Projected Change in Annual Property Tax Revenue at Buildout and Stabilization

	Base Case Program	Alternate Program
Projected New Assessed Value (a)	$747,689,432	$590,055,916
Less: Existing Assessed Value	($2,009,152)	($2,009,152)
Net Change in Assessed Value	**$745,680,280**	**$588,046,764**
1% Property Tax Base	$7,456,803	$5,880,468
Net Change in City Property Tax Revenue	**$1,355,883**	**$1,069,255**
Assumptions		
Daly City Share of 1% Property Tax in TRA 05-036		18%
Assessed Value Assumptions	**Base Case**	**Alternate**
Market-Rate Residential		
Number of Units	990	780
Average Monthly Rent (b)	$4,268	$4,268
Vacancy Rate	5%	5%
Average Annual Expense per Unit	$13,000	$13,000
NOI (per unit)	$35,655	$35,655
Commercial		
NNN Rent (per sq. ft. per year)	$36.00	$36.00
Vacancy Rate	5%	5%
NOI (per sq. ft.)	$34.20	$34.20
Residential NOI	$35,298,648	$27,811,056
Residential Capitalization Rate	4.75%	4.75%
Commercial NOI	$273,600	$273,600
Commercial Capitalization Rate	6.00%	6.00%
Estimated Market Value	**$747,689,432**	**$590,055,916**

Notes:
(a) The estimated market value of the Project is based on the projected net operating income for each use type, using current market rents and standard assumptions regarding occupancy, operating expenses, and cap rates.
(b) Average market-rate rent based on an assumed rent equal to $5 per square foot per month, based on information provided by the project applicant.
Sources: San Mateo County Treasurer-Tax Collector; Brookwood Group; BAE, 2021.

Property Tax In-Lieu of Vehicle License Fee Revenues. Beginning in FY 2005-2006, the State ceased to provide "backfill" funds to counties and cities in the form of Motor Vehicle In-Lieu Fees (VLF) as it had through FY 2004-2005. As a result of the financial restructuring enacted as part of the State's budget balancing process, counties and cities now receive revenues from the State in the form of what is known as property tax in-lieu of vehicle license fees, or ILVLF. This State-funded revenue source is tied to a city's total assessed valuation. In FY 2005-2006, former VLF revenues were swapped for ILVLF revenues, which set the local jurisdiction's ILVLF "base." The base increases each year thereafter in proportion to the increase in total assessed valuation within the jurisdiction. For example, if total assessed valuation increases by five percent from one year to the next, the ILVLF base and resulting revenues would increase by five percent.

As shown in Table 5, in fiscal year 2015-16 the City received approximately $8.6 million in property tax ILVLF revenue. This amounts to approximately $0.84 per $1,000 in assessed value. Given the projected net change in taxable assessed value associated with each scenario shown below, annual General Fund ILVLF revenues would increase by approximately $629,300 under the base case program and approximately $496,300 under the alternate program.

Table 5: Projected Change in Annual Property Tax In-Lieu of Vehicle License Fee Revenue at Buildout and Stabilization

	Base Case Program	Alternate Program
Projected Net Change in Assessed Value	$745,680,280	$588,046,764
Net Change in ILVLF Revenue	**$629,281**	**$496,254**
Assumptions		
In-Lieu of Vehicle License Fee (ILVLF) Revenue, FY 2015-16		$8,624,640
Total Citywide Assessed Value, FY 2015-16		$10,219,953,118
ILVLF Revenue per $1,000 in Assessed Value		$0.84

Sources: San Mateo County Assessor; BAE, 2021.

Sales Taxes. The Project would generate sales tax revenue for the City of Daly City as new residents and workers make taxable purchases in Daly City. In addition, the new commercial space that is included in the proposed Project would generate City sales tax revenue to the extent that new and existing workers, residents, and other individuals make taxable purchases at businesses that occupy these spaces. Taxable sales in these new commercial spaces would be supported at least in part by spending among the new residents and workers that are associated with the Project, and therefore this analysis does not include an estimate of sales tax revenue from the new commercial space. In other words, the FIA calculates sales tax revenue from new resident and employee spending and does not separately calculate revenues from new commercial space to avoid double counting these revenues. In addition to avoiding double-counting, this approach is more reasonable than estimating taxable sales from new commercial space because the mix of tenants in future commercial spaces is currently unknown and could include a high share of tenants that generate little or no taxable sales.

Taxable transactions that take place in the City of Daly City are subject to a 9.25-percent sales tax. This total includes the statutory 1.0-percent Bradley-Burns sales tax, of which 95 percent (i.e., 0.95 percent of the sale price) accrues to the City of Daly City while the remaining five percent (i.e., 0.05 percent of the sale price) accrues to San Mateo County. Apart from the City's share of the Bradley-Burns sales tax, all other sales tax revenues from taxable transactions that take place in Daly City accrue to other governmental agencies, including the State of California.

Taxable Sales from Resident Spending. According to data from the California Department of Tax and Fee Administration shown in Table 6, annual taxable retail sales averaged $10,193 per person in Daly City and $15,812 per person in San Mateo County in 2019. Consistent with this data, the analysis assumes that San Mateo County residents, including residents of Daly City, average approximately $15,812 per person in annual taxable purchases. An evaluation of sales leakage by category suggests that Daly City residents generally leave the City to make at least some purchases in most retail categories, likely due to the limited availability of goods in the City in these categories. Consistent with the City's capture rates, the analysis assumes that Daly will capture little spending in these high leakage categories. To be conservative, the analysis assumes a maximum capture rate of 85 percent of sales in all categories, with a lower capture rate for those categories with an estimated current capture rate under 85 percent. This results in an estimate that new residents will spend approximately $9,637 per person in taxable expenditures in Daly City each year (see Table 6). This amount provides an estimate of annual average taxable expenditures by Daly City residents at outlets located in Daly City, and is lower than the total taxable sales per capita in Daly City because the total City taxable sales figure includes purchases by people who do not live in Daly City.

Table 6: Estimated Annual Taxable Expenditures per Resident

	Taxable Sales Per Capita		Sales	Estimated	Estimated
Business Category	**Daly City**	**San Mateo County**	**Leakage** (b)	**% of Sales in City** (c)	**New Sales in Daly City** (d)
Retail and Food Services					
Motor Vehicle and Parts Dealers	$1,769	$2,581	-31%	69%	$1,769
Home Furnishings and Appliance Stores	$328	$1,202	-73%	27%	$328
Bldg. Matrl. and Garden Equip. & Supplies	$597	$1,389	-57%	43%	$597
Food and Beverage Stores	$721	$941	-23%	77%	$721
Gasoline Stations	$1,299	$1,525	-15%	85%	$1,299
Clothing and Clothing Accessories Stores	$1,542	$1,160	33%	85%	$986
General Merchandise Stores	$938	$1,706	-45%	55%	$938
Food Services and Drinking Places	$2,339	$3,167	-26%	74%	$2,339
Other Retail (e)	$661	$2,140	-69%	31%	$661
Total	**$10,193**	**$15,812**			**$9,637**

Notes:

(a) 2019 data inflated to 2020 dollars. Population estimates from the CA Department of Finance were used to calculate 2019 per capita sales:

Daly City: 109,710

San Mateo County: 774,231

(b) Retail spending by Daly City residents is assumed to be equal to per capita spending paterns in San Mateo Co. If fewer dollars per capita are spent in Daly City than in San Mateo County, the analysis assumes the difference leaks out to other retailers in the County. A zero percent leakage indicates that Daly City residents can get all their shopping needs met in the City. Negative figures indicate Daly City receives a net injection, i.e. more sales than are likely attributable to just City residents.

(c) Based on data in column (b); estimates the percentage of resident spending within a category that will occur in Daly City. While zero percent leakage indicates residents could meet their shopping needs within the City, shoppers are still likely to seek goods and services outside of Daly City. To be conservative, the maximum capture has been estimated at 85 percent of taxable sales per resident.

(d) Equals (Taxable Sales per Capita in San Mateo County) x (Estimated % of Residents' Sales in City). Estimates assume the City will capture most or all of new residents' retail spending in categories with low/no leakage and little spending in high leakage categories.

Sources: CA State Dept. of Finance; CA Dept. of Tax and Fee Administration; U.S. Bureau of Labor Statistics; BAE, 2021.

Taxable Sales from Worker Spending. To estimate taxable expenditures made by workers, this analysis uses data from the International Council of Shopping Centers (ICSC) survey of office worker spending. The ICSC survey provides estimates of worker spending near work by store category, including both taxable and non-taxable purchases. The taxable expenditure estimate used in this analysis reflects adjustments to the ICSC survey findings to remove a portion of spending at drug and grocery stores, most of which is typically not subject to sales tax under California State law, as well as all spending on services and entertainment, which is generally not taxable. The analysis makes a conservative assumption that Daly City will capture one-half of the estimated total annual worker spending on taxable purchases. This results in an estimate that workers in Daly City spend an average of approximately $3,074 per year on taxable purchases within Daly City.

Net Change in General Fund Sales Tax Revenue from Resident and Worker Spending. Table 7 shows the estimated net change in total taxable sales from resident and worker spending in Daly City that would be attributable to the proposed Project. As shown, new residents in the Project would spend an estimated $26.5 million per year on taxable purchases in Daly City under both program scenarios. Annual taxable expenditures among workers would decrease by approximately $431,400 due to the net loss in on-site employment following demolition of the existing buildings on-site. Based on the resulting net change in annual taxable sales in Daly City (approximately $26.1 million) and the City's share of sales tax revenue, annual General Fund sales tax revenue would increase by approximately $247,800 at stabilization.

Table 7: Projected Net Change in Annual General Fund Sales Tax Revenue from Resident and Worker Spending at Buildout and Stabilization

	Base Case Program	Alternate Program
Resident Spending		
Net Change in Residents	2,752	2,752
Per Capita Taxable Sales in Daly City (a)	$9,637	$9,637
Net Change in Annual Taxable Resident Spending	**$26,519,719**	**$26,519,719**
Worker Spending		
Net Change in Workers	(140)	(140)
Taxable Sales in Daly City per Worker (b)	$3,074	$3,074
Net Change in Annual Taxable Worker Spending	**($431,433)**	**($431,433)**
Annual Sales Tax Revenue		
Net Change in Annual Citywide Taxable Sales	**$26,088,287**	**$26,088,287**
Daly City Share of Sales Tax Receipts	0.95%	0.95%
Net Change in General Fund Sales Tax Revenue	**$247,839**	**$247,839**

Notes:
(a) See Table 6.
(b) Based on data from International Council of Shopping Centers (ICSC), Office-Worker Retail Spending in a Digital Age, 2012. Spending estimates were adjusted to 2020 dollars and adjusted to remove non-taxable spending on services and entertainment as well as a portion of spending at drug and grocery stores. Figures assume that retail establishments in Daly City capture 50 percent of total employee spending.
Sources: ICSC, 2012; CA Department of Finance; CA Department of Tax and Fee Administration; BAE, 2021.

Business License Fees. Business license fees are charged to businesses operating in the City at varying rates based on the type of business. Most businesses, including retail outlets and commercial/office rental properties, are charged at a rate of $1.10 per every $1,000 in annual gross receipts. Residential rental properties pay fees equal to $5.50 per every $1,000 in annual gross receipts. Qualifying non-profits are exempt from paying business license taxes.

BAE relied on rental rate data provided by the applicant to estimate the total annual gross receipts from the market-rate rental apartments and commercial property included in the Project. An average sales per square foot assumption was used to estimate the annual gross receipts tax that would be paid by the new retail tenants occupying the new commercial space. The analysis assumes that existing uses on the project site generate little or no business license tax revenue because the site is owned by a nonprofit entity and most tenants are nonprofit entities. Based on these assumptions shown in Table 8, the base case program is projected to result a net increase of approximately $268,700 in annual business license tax revenue at stabilization. Although the alternate program is expected to generate less business license tax revenue due to the fewer number of market-rate rental units, the projected net change in annual business license tax revenue is still significant, exceeding $212,500 annually at stabilization.

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Table 8: Projected Change in Annual Business License Tax Revenue at Buildout and Stabilization

	Base Case Program	Alternate Program
New Business License Tax Revenue	**$268,749**	**$212,552**
Market-Rate Apartments	$264,928	$208,731
Commercial Leases	$301	$301
New Retail Establishments	$3,520	$3,520
Existing Business License Tax Revenue	**N/A** (a)	**N/A** (a)
Net Change in Business License Tax Revenue	**$268,749**	**$212,552**
Assumptions		
Business License Tax Schedule (tax per $1,000 in total gross receipts)		
General Businesses		$1.10
Residential Rental Property		$5.50
Commercial/Office Leases		$1.10
	Base Case	**Alternate**
Est. Total Annual Gross Receipts - Rental Apartments		
Number of New Market-Rate Rental Units	990	780
Weighted Average Monthly Rent per Unit (b)	$4,268	$4,268
Vacancy Adjustment	5%	5%
Est. Total Annual Gross Receipts from Rental Apartments	$48,168,648	$37,951,056
Est. Total Annual Gross Receipts - Commercial Leases		
New Commercial Square Feet	8,000	8,000
NNN Rent (per sq. ft. per year) (b)	$36.00	$36.00
Vacancy Adjustment	5%	5%
Est. Total Annual Gross Receipts from Commercial Leases	$273,600	$273,600
Est. Total Annual Gross Receipts - New Retail Establishments		
New Commercial Square Feet	8,000	8,000
Annual Sales per Square Feet	$400	$400
Est. Total Annual Gross Receipts from New Retail Establishments	$3,200,000	$3,200,000

Notes:
(a) This analysis assumes that the project site currently generates little or no business license tax revenue because the site is owned by a nonprofit entity and most tenants are nonprofit entities.
(b) Commercial and market-rate apartment rents are based on information provided by the project applicant. Apartment rents assume an average rent equal to $5 per square foot per month.
Sources: City of Daly City; Brookwood Advisors; BAE, 2021.

Other Revenues. According to the FY 2019-20 Adopted Budget, the City generates approximately six percent of General Fund revenues from Utility User Tax ("UUT"), five percent of General Fund revenues from franchise fees, and four percent of General Fund revenues from fines and forfeitures. All of these revenue sources tend to increase as the City's service population grows. UUT revenues are generated from the usage of gas, electricity, telephone and cable television services and are primarily dependent on service population. Franchise fees are generally set as a percentage of gross receipts and increase as expenditures on utilities, such as gas and electricity, increase. Fine revenues are primarily collected by the Police Department from parking and traffic citations and would be expected to increase as the residential base of the City grows. As shown in Table 9, General Fund revenues from these three sources combined totaled approximately $13.5 million in FY 2019-20, or $115.44 per member of the service population. Assuming a commensurate increase in the amount of

revenue collected each year, the Project would generate additional revenues of approximately $312,300 per year at buildout and stabilization under both scenarios.

Table 9: Projected Change in Annual UUT, Franchise Fee, and Fines Revenues at Buildout and Stabilization

	Base Case Program	Alternate Program
Net Change in Service Population from Project (a)	2,705	2,705
Annual Revenue per Service Population	$115.44	$115.44
Net Change in UUT, Franchise Fee, and Fines Revenue	**$312,280**	**$312,280**

Assumptions	**FY 2019-20**
Annual UUT Revenue	$5,753,754
Annual Franchise Fee Revenue	$4,236,246
Annual Fines and Forfeitures Revenue	$3,468,904
Total Annual Revenue	**$13,458,904**
Citywide Service Population (a)	116,592
Annual Revenue per Service Population	**$115.44**

Note:
(a) Service population equals the resident population plus one-third of the employee population.
Sources: City of Daly City; BAE, 2021.

Summary of Annually Recurring General Fund Revenues

As shown in Table 10, the base case program would result in a net increase of approximately $2.8 million in annual General Fund revenues to the City of Daly City at buildout and stabilization. The total annual General Fund revenue attributable to the alternate program is estimated to total $2.3 million. Most of these revenues would be from property tax and property tax in lieu of vehicle license fees. Revenues from sales tax, franchise fees, and fines would make up approximately 29 percent of the total under the base case program and approximately 33 percent of the total under the alternate program.

Table 10: Summary of Net Change in Annual General Fund Revenues at Buildout and Stabilization

	Base Case Program	Alternate Program
Property Tax	$1,355,883	$1,069,255
ILVLF	$629,281	$496,254
Sales Tax	$247,839	$247,839
Business License	$268,749	$212,552
UUT, Franchise Fees, and Fines	$312,280	$312,280
Total General Fund Revenue	**$2,814,031**	**$2,338,179**

Source: BAE, 2021.

Projected Annual Service Cost Impacts

As the City's service population increases, the City typically needs to increase General Fund expenditures in order to maintain existing levels of service, with some exceptions for General Fund expenditures that tend to be relatively fixed and do not need to increase to respond to changes in the service population. To estimate the costs that would likely increase as the service population increases, BAE analyzed the City's budgeted General Fund expenditures from the 2019/2020 Fiscal Year adopted budget. Adjustments were made to deduct the portion of costs that would not be expected to be impacted by the proposed Project. The analysis also accounts for the charges for service and other department revenues that offset variable costs in each department. Table 11 shows the resulting estimated variable costs, net of these adjustments and offsetting revenues. As shown, the City's net variable costs currently total an estimated $560.37 annually per member of the service population. This means that the City would need to add $560.37 to its annual budget for each new member of the service population (i.e., $560.37 per resident and $186.79 per worker) to maintain current levels of service.

Table 11: Daly City General Fund Operating Expenditures, FY 2019-20 Budget

General Fund	FY 2019-20 General Fund Expenditures	Less: Offsetting Revenue (a)	Net Gen. Fund Expenditures	% Variable Due to Growth (b)	Net Variable General Fund Expend. (c)	General Fund Expenditures per Service Population (d)
General Government						
City Council	$263,230	$0	$263,230	10%	$26,323	$0.23
City Clerk	$542,879	($120,025)	$422,854	10%	$42,285	$0.36
City Attorney	$1,115,955	$0	$1,115,955	10%	$111,596	$0.96
City Manager	$1,881,254	($164,607)	$1,716,647	10%	$171,665	$1.47
City Treasurer	$48,585	$0	$48,585	10%	$4,859	$0.04
Econ. & Community Dev.	$4,110,198	($3,635,564)	$474,634	10%	$47,463	$0.41
Finance & Admin Svcs	$2,605,581	($17,600)	$2,587,981	10%	$258,798	$2.22
Fire	$21,214,159	($1,537,497)	$19,676,662	95%	$18,692,829	$160.33
Human Resources	$1,127,030	$0	$1,127,030	10%	$112,703	$0.97
Library & Recreation	$10,673,211	($1,680,279)	$8,992,932	90%	$8,093,639	$69.42
Police	$36,873,842	($554,681)	$36,319,161	95%	$34,503,203	$295.93
Public Works	$4,137,945	($724,356)	$3,413,589	80%	$2,730,871	$23.42
Non-Departmental	$5,699,001	($311,553)	$5,387,448	10%	$538,745	$4.62
Total Expenditures	**$90,292,870**	**($8,746,162)**	**$81,546,708**		**$65,334,978**	**$560.37**

Notes:
(a) Some expenditures are directly recovered through charges for services, license fees, and permit fees.
(b) Assumes that a percentage of costs will not be impacted by growth; variable costs are assumed to increase as the service population increases.
(c) Expenditures less departmental revenue less fixed costs.
(d) Service population equals the resident population plus one-third of the employee population.
2020 Citywide service population: 116,592
Sources: Daly City FY 2019-20 Operating Budget; BAE, 2021.

Table 12 applies the current net variable costs per member of the service population to the service population associated with the Project to estimate the General Fund expenditure impacts associated with the Project. The projected expenditures account for increases in ongoing operating costs (e.g., salaries), but do not account for any one-time capital

improvements that would be necessary to serve the Project. As shown, the base program and alternate program would both increase the City's total annual General Fund expenditures by approximately $1.5 million, which equates to approximately 1.7 percent of the total FY 2019-20 Adopted Budget General Fund operating budget. Police Department expenses account for roughly one-half of the total net increase in expenditures associated with the Project. Fire department expenditures account for approximately 29 percent of the total new costs.[2]

Table 12: City of Daly City General Fund Expenditure Impacts from the Project

General Fund	General Fund Expenditures per Service Population (a)	Base Case Program Total (b)	Base Case Program % of Total	Alternate Program Total (b)	Alternate Program % of Total
General Government					
City Council	$0.23	$611	0.0%	$611	0.0%
City Clerk	$0.36	$981	0.1%	$981	0.1%
City Attorney	$0.96	$2,589	0.2%	$2,589	0.2%
City Manager	$1.47	$3,983	0.3%	$3,983	0.3%
City Treasurer	$0.04	$113	0.0%	$113	0.0%
Economic & Community Dev	$0.41	$1,101	0.1%	$1,101	0.1%
Finance & Admin Services	$2.22	$6,005	0.4%	$6,005	0.4%
Fire	$160.33	$433,720	28.6%	$433,720	28.6%
Human Resources	$0.97	$2,615	0.2%	$2,615	0.2%
Library & Recreation	$69.42	$187,792	12.4%	$187,792	12.4%
Police	$295.93	$800,559	52.8%	$800,559	52.8%
Public Works	$23.42	$63,363	4.2%	$63,363	4.2%
Non-Departmental	$4.62	$12,500	0.8%	$12,500	0.8%
Total Expenditures	**$560.37**	**$1,515,933**	**100%**	**$1,515,933**	**100%**

Notes:
(a) See Table 11.
(b) Equal to net General Fund operating expenditures per service population multiplied by the net new service population associated with the proposed Project.
Sources: Daly City FY 2019-20 Operating Budget; BAE, 2021.

Summary of Net Fiscal Impact to the City of Daly City General Fund

Table 13 summarizes the annual recurring net General Fund fiscal impact of the Project at full build out and stabilized occupancy in 2021 dollars. As shown, both programs would generate a positive net fiscal impact at buildout and stabilization. The base case program would increase the City's annual General Fund revenues by approximately $2.8 million and increase the City's annual General Fund expenditures by approximately $1.5 million, resulting in a net positive fiscal impact of almost $1.3 million per year once the project achieves stabilized occupancy. This net impact is equal to approximately 1.4 percent of the City's total 2019/20 Fiscal Year Adopted General Fund budget. The alternate program would result in a net positive annual fiscal impact of approximately $822,000, which equates to approximately 0.9 percent of the 2019/20 Fiscal Year Adopted General Fund operating budget. The alternate program

[2] The following page discusses impacts to the North County Fire Authority in more detail.

has a lower net positive fiscal impact only because it provides a larger number of affordable units, which results in a larger share of the units being eligible for a property tax exemption and a business license tax exemption.

Table 13: Annual Net Fiscal Impact to the City of Daly City General Fund

	Base Case Program	Alternate Program
Total General Fund Revenue	**$2,814,031**	**$2,338,179**
Property Tax	$1,355,883	$1,069,255
ILVLF	$629,281	$496,254
Sales Tax	$247,839	$247,839
Business License	$268,749	$212,552
UUT, Franchise Fees, and Fines	$312,280	$312,280
Total General Fund Expenditures	**($1,515,933)**	**($1,515,933)**
General Government	($8,277)	($8,277)
Economic & Community Dev.	($1,101)	($1,101)
Finance & Admin Services	($6,005)	($6,005)
Fire	($433,720)	($433,720)
Human Resources	($2,615)	($2,615)
Library & Recreation	($187,792)	($187,792)
Police	($800,559)	($800,559)
Public Works	($63,363)	($63,363)
Non-Departmental	($12,500)	($12,500)
Net Fiscal Impact	**$1,298,098**	**$822,246**

Source: BAE, 2021.

North County Fire Authority Fiscal Impacts

The North County Fire Authority is a Joint Powers Authority that was established in 2003 to provide joint management, administration, and training for the fire department personnel in the cities of Brisbane, Daly City, and Pacifica. The Authority was established to provide more efficient and cost-effective fire services to member cities and better utilize available resources. The range and levels of services provided by the Authority are determined at the local level by each individual member agency. Each City is responsible for providing the financial and other resources needed to provide fire services within its own jurisdiction. Currently there are five fire stations located in the City of Daly City. The project site is located within Station 94's primary response area. Although the Project is anticipated to increase the demand for fire services in Daly City, the overall fiscal impact to the Authority from the Project would be neutral because the City of Daly City would be responsible for covering any additional costs needed to maintain levels of service. Therefore, the additional cost for fire services due to the Project would be borne by the City, rather than the Fire Authority. As shown in Table 12 of this report, the City's costs to provide fire services to the Project would total an estimated $435,000 per year, which would be paid to the Fire Authority to offset the additional cost for fire services attributable to the Project.

MARKET STUDY

The proposed Project would change the existing permitted office use to a higher number of permitted residential units with limited retail commercial use. This section of the report presents an evaluation of the level of market support for the existing permitted office use since it represents a significant use under the site's existing entitlements.

Site Description and Location

Daly City Location

The Site is located within Daly City, the largest city in San Mateo County with a population of 109,122. The American Community Survey by the Census for 2018, identified 64,871 Daly City residents in the labor force. Of those, almost one third worked in Daly City. The City has a significant retail and commercial tax and employment base with two major shopping centers.

Site Location and Adjacent Uses

Within the Serramonte neighborhood of Daly City, the Site is situated in the northern portion of the Precise Plan area, bounded by Serramonte Boulevard, Callan Boulevard, Hickey Boulevard and St. Francis Boulevard. (See Figure 2 on next page). It has a sloped topography and existing groves of evergreen trees creating a buffer from the neighboring uses. To the east is the Chinese Cemetery, to the north medium density apartment complexes, and to the west, single-family homes. To the south are medium density apartments and medical office uses.

Generally framed by Interstate 280 and State Routes 35 and 1, the Serramonte neighborhood of Daly City was developed in the late 1960s and early 1970s as a residential neighborhood with commercial uses near Interstate 280. The Serramonte Plaza shopping center is a successful 1.1 million square foot regional shopping center, which expanded by 250,000 square feet in 2018 and is currently undergoing additional redevelopment. While the Site is within walking distance of the Serramonte Plaza and easily accessed from the neighboring highways, it is over 2 miles from a BART station.

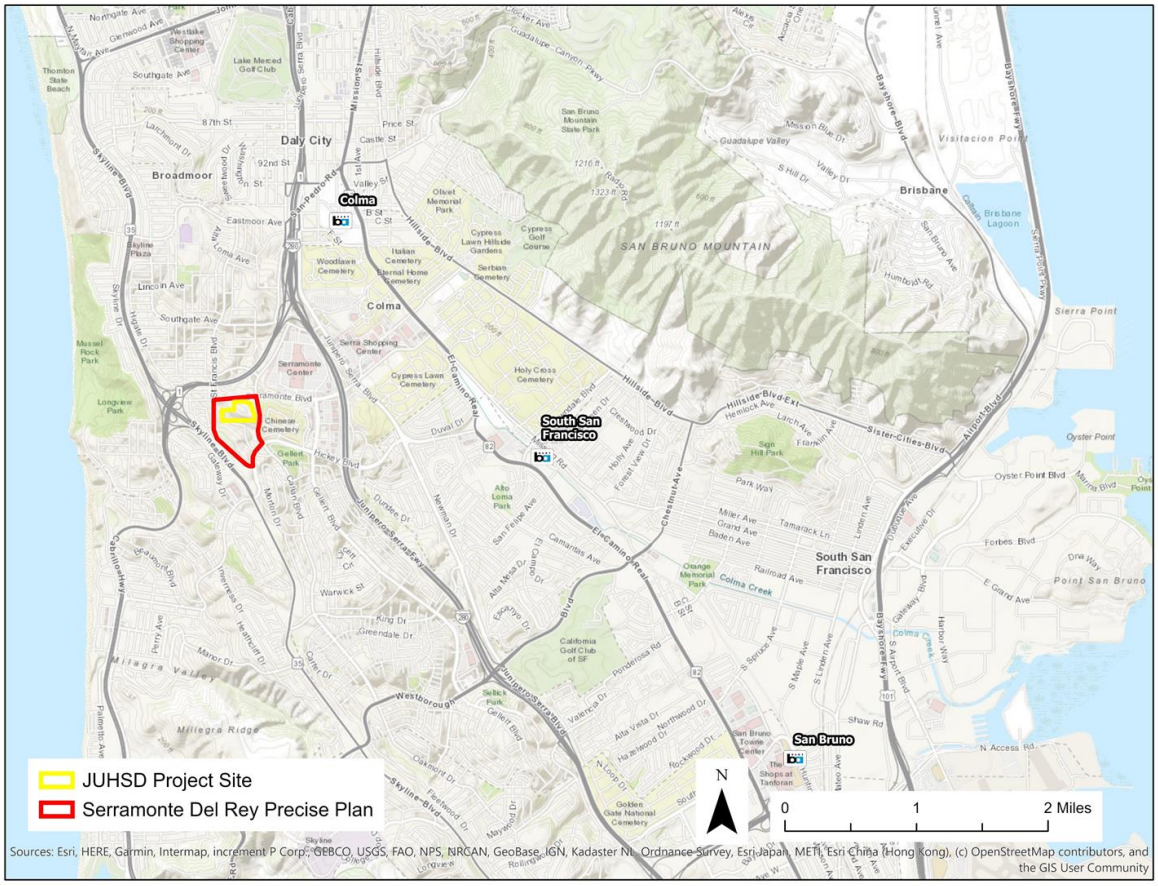
1985 Precise Plan

In 1985, Daly City adopted the Serramonte Del Rey Precise Plan ("Precise Plan") that delineated land uses for the 50-acre site owned by JUHSD and ground leased to a real estate developer, Southwest Diversified. The Precise Plan permitted a phased, mixed-use project on the 30 developable acres with between 200 to 575 housing units and between 740,000 and 1.2 million square feet of office space. Several parcels were designated to be either office or residential. Three to twelve story buildings are allowed in the Precise Plan. In January 2020, Daly City revised the Precise Plan to include the JUHSD faculty and staff housing project at the northwest corner of the Serramonte Del Rey site.

Development and Leasing History

The underlying concept when the Precise Plan was adopted in 1985 to create a first-class office park that could attract build-to-suit corporate tenants seeking office space at larger floor plates and lower prices than could be found in San Francisco. An apartment complex, Serramonte Ridge, was developed in 1987 on 9.6 acres and has 396 units in six three-story buildings. One office building of 76,000 square feet, 901 Campus Drive, was built in the Precise Plan area in 1990 on 2.77 acres and is leased for medical uses. The initial developer constructed the apartments and the 901 Campus Drive office building but did not exercise their option to develop the second phase on the northern portion of the site. In the intervening decades, JUHSD closed the high school, moved in its district offices, and leased space to a mix of tenants.

Figure 2: Site Location, Daly City



More recently, 2.7 acres were leased to a charter high school that opened in 2019, on a site designated for office use. Under construction now are 122 units of housing for employees of JUHSD on 3.9 acres at the northwest corner of the plan area.

The analysis below addresses the remaining development capacity of the site identified for as much as 700,000 square feet of office.

Daly City Office Market

Overall Daly City Office Market

Daly City has an inventory of approximately 1.5 million square feet of office space in 81 office buildings, according to data obtained from the CoStar Group, a national real estate market data provider. The 16 buildings larger than 20,000 square feet. include 1.2 million square feet as shown in Table 14 below. Medical office buildings account for a significant amount of Daly City's office inventory, including those which are part of the Seton Hospital Campus and the Kaiser Medical Office building at 395 Hickey Blvd, built in 2002. The office building at the site, 901 Campus Drive, a three-story, 75,000 square foot Class B office building, was built in 1990. It is a medical office building anchored by the Palo Alto Medical Foundation and Campus Surgery Center. The building was 80 percent occupied as of the end of 2019. It sold in June 2018 for $30 million, or $395 per square foot, which is significantly less than the replacement cost (currently over $800 or more per square foot for Type I construction)

Table 14: Daly City Office Market Characteristics

	All Buildings				Buildings < 20,000 sq.ft.			
			Vacancy 3-4-2020				Vacancy 3-4-2020	
	Sq.ft.	#	*Sq.ft.*	%	*Sq.ft.*	#	*Sq.ft.*	%
General Office								
Class A	438,173	2	43,280	10%	438,173	2	43,280	10%
Class B	202,477	8	4,861	2%	181,121	5	4,861	3%
Class C	218,517	33	5,062	2%	40,910	2	-	0%
Subtotal	859,167	43	53,203	6%	660,204	9	48,141	7%
Medical Office								
Class B	398,494	7	28,487	7%	362,378	4	26,918	7%
Class C	228,116	11	-	0%	176,981	3	-	0%
Subtotal	626,610	18	28,487	5%	539,359	7	26,918	5%
Total	1,485,777	61	81,690	5%	1,199,563	16	75,059	6%

Source: CoStar, BAE 2020

Note that the 2100 Junipero Serra building, built in 2001, and the Kaiser facility built, in 2002, are the newest office buildings in Daly City. Although Daly City has relatively low office vacancy rates, no new office is proposed as the rents are not high enough to support new construction. Current proposed projects in Daly City only include very modest amounts of office space included in mixed-use projects. Appendix A provides a discussion of the opportunity sites in Daly City that could be developed for office uses.

Daly City Class A Office Market

There are two Class A office buildings in Daly City[3], both located on Junipero Serra near the Daly City BART Station. The following is a brief summary of these two properties.

2171 Junipero Serra Boulevard, a seven-story, 55,000 square foot building completed 1989 that is one half mile from the Daly City BART station and has visibility from Highway 280 as well as ocean views. It was the first high-rise built in Daly City and, in 1990, the City purchased a 51 percent share of the building to avoid default by the developers. The City held that ownership stake for over a decade. The building traded for $24 million in 2016, a value of $436 per square foot., significantly less than costs of new construction. In 2017, almost 13,000 square feet were vacant, a 23% vacancy rate. The new ownership upgraded the building and substantially increased occupancy. At the present, there are no suites advertised to lease and rental rates are not available.

2001 Junipero Serra Boulevard, a nine-story, 383,000 square foot building that was built in 2001 with direct access to the Daly City BART station. As of March 2020, this building is 91 percent occupied with 43,000 square feet. available for lease at an asking rate of $4.65 per square foot per month on a full-service basis. This building was part of a significant redevelopment project, Pacific Plaza, by the City of Daly City. Pacific Plaza included land acquisition and sale to a developer at a cost less than the City's cost for the land to create a first-class office building in Daly City.

Situated off Interstate 280 and adjacent to the Daly City BART Station, the building offers large floor plates, views, and 1,753 parking spaces. The multi-tenant building is anchored by the global headquarters of Genesys, a contact center technology provider (with jobs reported in the range of 250 to 499 in Daly City). Other tenants include Kome Japanese Seafood & Grill Buffet, Bank of America, Subway and Satellite Healthcare. This was developed as a mixed-use retail and office investment including a retail and multi-plex movie theater. This property sold in 2018 for $114.5 million, or $299 per square foot. a cost much less than replacement costs (currently over $800 per square foot for Type I construction) reflecting both the need to renovate and the separation of the retail and office projects. This sale also indicates how a Class A office property has struggled in one of the City's best locations near a BART Station, strongly suggesting that office at the Site would be extremely difficult to realize.

Other Development Trends in Daly City

Daly City is experiencing real estate development in sectors other than office. Retail center expansions and several new hotels have been approved in the last several years. Daly City

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[3] CoStar shows the Serramonte Business Center, at 455 Hickey Boulevard as Class A. BAE's assessment is that this building is Class B due to the location and quality of improvements. The building was originally built in 1982 as a single user building for First Nationwide Bank data processing functions which relocated from Daly City in 1990.

has also seen a series of residential projects, many with over 300 units, under construction, including the JUHSD project adjacent to the Site and another 2,300 units approved by the City but not yet under construction. Serramonte Plaza received City approvals in 2018 to build 65,000 square feet of medical office buildings as part of master plan upgrade for the entire center. The owner has developed the first phase of its retail expansion and has second phase under development but has not yet moved forward with the office portions of the project. It should be noted that in today's market, many medical providers prefer locations in shopping centers since they offer access and visibility on high traffic arterials which would give the Serramonte Plaza a decided advantage over the JUHSD site for this use.

National and Regional Office Trends

Office Trends in the 1980s

During the 1980s, the national trend was for new office development to locate in suburban office parks designed for ease of auto accessibility in contrast to the historic trend to concentrate office development in Central Business District. The preferred suburban location was close to residential neighborhoods with high-end executive housing and direct access to major freeways and highways. Buildings were primarily two to three stories and situated in the center of large surface parking fields. In the Bay Area, large suburban office parks were constructed in Marin County, South San Francisco, Brisbane, Walnut Creek, San Ramon, Pleasanton, Concord, Mountain View, Sunnyvale, Santa Clara, Redwood City, San Jose, and elsewhere along the Highway 101, Interstate 680, and Interstate 580 corridors.

Even at that time, not all suburban locations were suitable for office development. In an office market study prepared in 1991 for San Mateo County, the City of Daly City, and the San Mateo Transit District as part of the BART Colma Station Specific Plan (adopted in 1994), BAE found that demand for Class A office space in the vicinity of the Colma BART Station would be weak and that land designated for new Class A office space could be undeveloped between ten and twenty years given location factors and then-market conditions[4]. In fact, the SamTrans Park and Ride site at the Colma Station, entitled in 1993 for over 200,000 square feet of office, remains undeveloped in 2020 and is under consideration for residential uses.

San Francisco, which had previously been the locus of corporate offices, saw increasing rents and new restrictions on office development in the 1980s. Suburban office development followed the labor force as corporations moved out of San Francisco (e.g. Chevron to Bishop Ranch) and new tech companies created identity campuses (e.g. Autodesk in Marin, Sun Microsystems in Menlo Park) in suburban locations. Universities also were a driver of

[4] See County of San Mateo, City of Daly City, San Mateo County Transit District, *Office Market Feasibility Study: Colma BART Station Specific Plan/EIR*, prepared by BAE Urban Economics, October 1991.

development, in particular Stanford Industrial park which is home to many technology companies.

At the time that the Serramonte Del Rey site was planned as an apartment and office campus, the developer was targeting similar office users to those drawn to the East Bay office parks, however there was no development interest beyond the first medical office building at the Serramonte Del Ray site and Phase II office development never materialized. The project site was not as competitive at attracting office uses as the substantially larger scale sites in the Eastbay with their more favorable development environments, including better weather and better freeway access to a large pool of white-collar and executive labor. During this same period, subsidies were required to develop and sustain the two Class A office projects located near the Daly City BART station in the 1980s.

Current Office Market Trends

Since the 1980s and 1990s, the national office market has undergone a remarkable transformation that has resulted in many suburban office parks struggling to retain tenants and maintain rents commensurate with Class A properties. Driving these changes to the office sector was a shift in corporate location preferences, employee lifestyle preferences, and workspace design. Office workers increasingly demonstrate a preference for workplace locations that offer proximity to public transportation, bicycle and pedestrian access, attractive retail and service offerings, and entertainment options. In response to this shift in preferences among workers, companies are seeking office locations that offer urban-style amenities rather than traditional, auto-oriented suburban office parks that offer fewer transit options and urban lifestyle amenities.

Bay Area Reflects National Office Trends

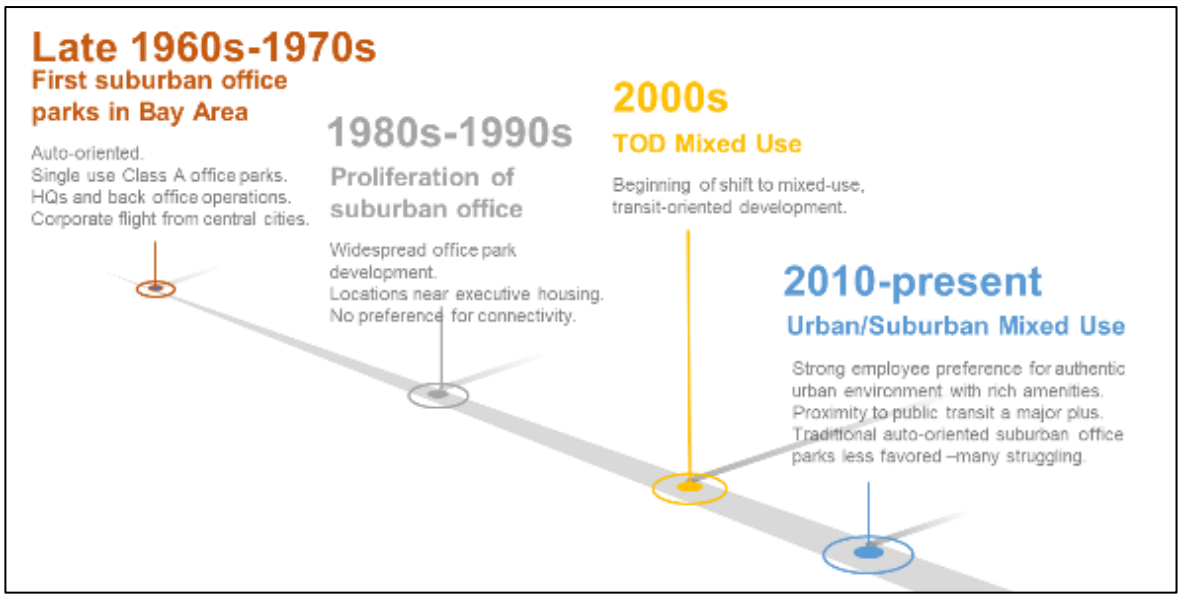
These trends can be observed in the Bay Area, especially where San Francisco and San Jose have seen intensification of office development in the last decade. Between those two regional centers, new office development is clustering along the Highway 101 and Caltrain corridors from San Francisco's Mission Bay district to downtown San Jose. The Highway 101 corridor and parallel Caltrain line together have a strong gravitational pull for technology, finance, and life-science businesses. New office deliveries and office properties with the highest rents are typically located in this corridor. Many Peninsula cities have downtown Caltrain stops, have retained their authentic town character and offer retail and service amenities in a walkable setting.

San Francisco Peninsula/San Mateo County Class A Office Trends

Genentech's choice of South San Francisco in the 1970s spurred the development of one of the largest office/R&D markets outside of the region's core cities of San Francisco, San Jose, and Oakland. Business location decisions throughout the recent economic expansion have transformed the Highway 101 corridor in San Mateo County with major employment centers

emerging with clusters of Class A office and life-science development, in Brisbane, Burlingame, Foster City, San Bruno, San Mateo, and Redwood City.

Figure 3 San Francisco Bay Area Office Development Trends



Source: BAE, 2020.

Table 2, on the next page, summarizes the Class A office market in San Mateo County and the southern portions of San Francisco. Figure 4 shows the seven million square feet of Class A space existing in Northern San Mateo County. The strength of South San Francisco's growth is shown in the fact that in the past ten years, all of new Class A office and life-science space constructed in Northern San Mateo County has been in South San Francisco. Figure 5 shows the 16 million of additional projects are under construction, entitled and proposed along the Highway 101 corridor in Northern San Mateo county.

Connecting the San Francisco and San Jose economies, Caltrain stations have emerged as attractive locations for new Class A office and life-science development. Peninsula cities are building up, near transit stations, creating density of jobs and housing opportunities. Looking forward, Hunters Point, Candlestick Park, Brisbane, South San Francisco, and San Carlos each have significant unbuilt, entitled properties for additional office and life-science uses in large scale office park settings that will continue to out-complete locations within Daly City. In total, these sites include 30 million square feet either under construction as of the end of 2019 or in the development pipeline, shown in Figure 6.

Table 15 San Francisco Peninsula/San Mateo County Office Market

Millions of Building Square Feet

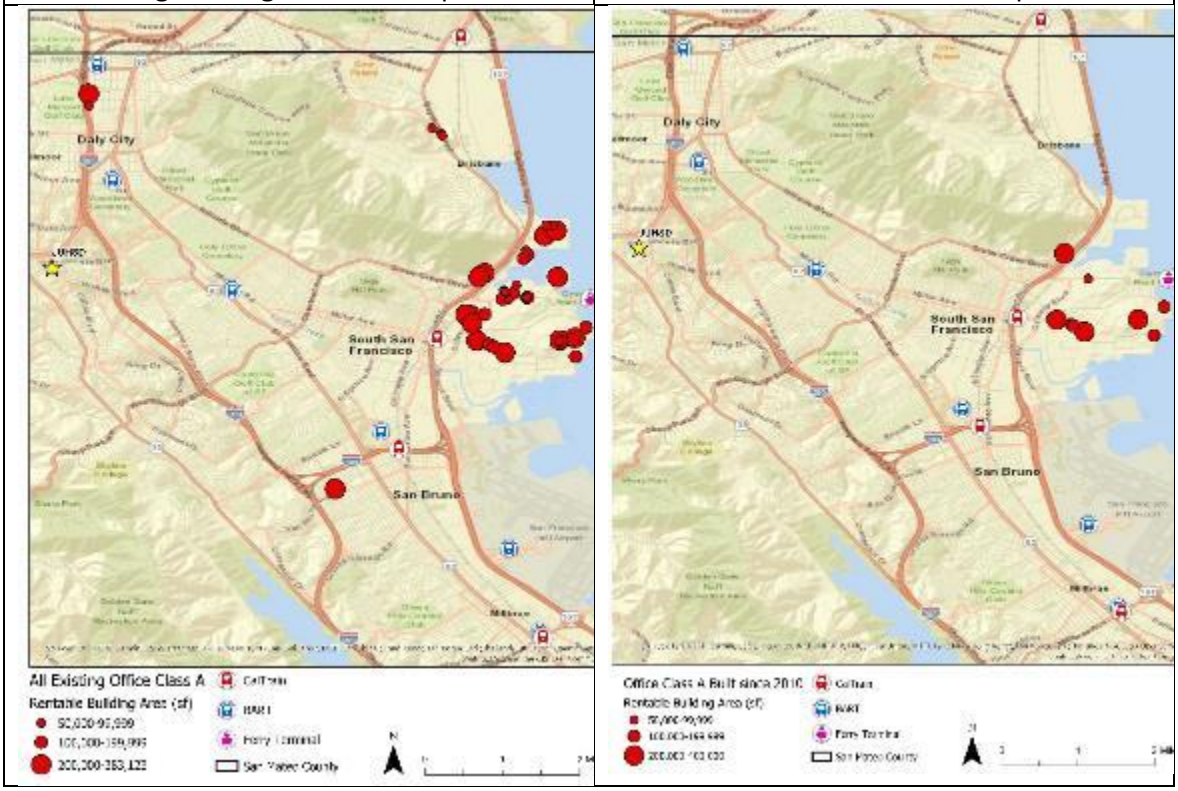
	Existing 12/2019	Under Construction	Planned/ Proposed	
Daly City	0.4	-	-	
Milbrae	-	0.2	0.2	
San Bruno	0.3	-	2.4	
South San Francisco	5.7	3.3	3.0	(a)
Brisbane	0.8	0.6	6.5	
North San Mateo County	7.2	4.0	12.2	
Central San Mateo County (b)	10.6	1.4	0.6	
South San Mateo County (c)	6.1	1.6	11.0	
	13.3	5.7	23.2	
Southern San Francisco (d)			2.8	
Total	23.9	7.1	26.6	

(a) Genetech's proposed master plan change to allow 4 million additional square feet is not included.
(b) includes City of Burlingame, City of San Mateo, and the Foster City/Redwood City Shores submarket.
(c) Includes City of Menlo Park, City of Redwood City, and the Belmont/San Carlos submarket.
(d) San Francisco has approved projects at Candlestick and Hunters Point that allow office and R&D product.

Source: CoStar, local planning departments, BAE 2020.

Figure 4: Existing Class A Office in Northern San Mateo County

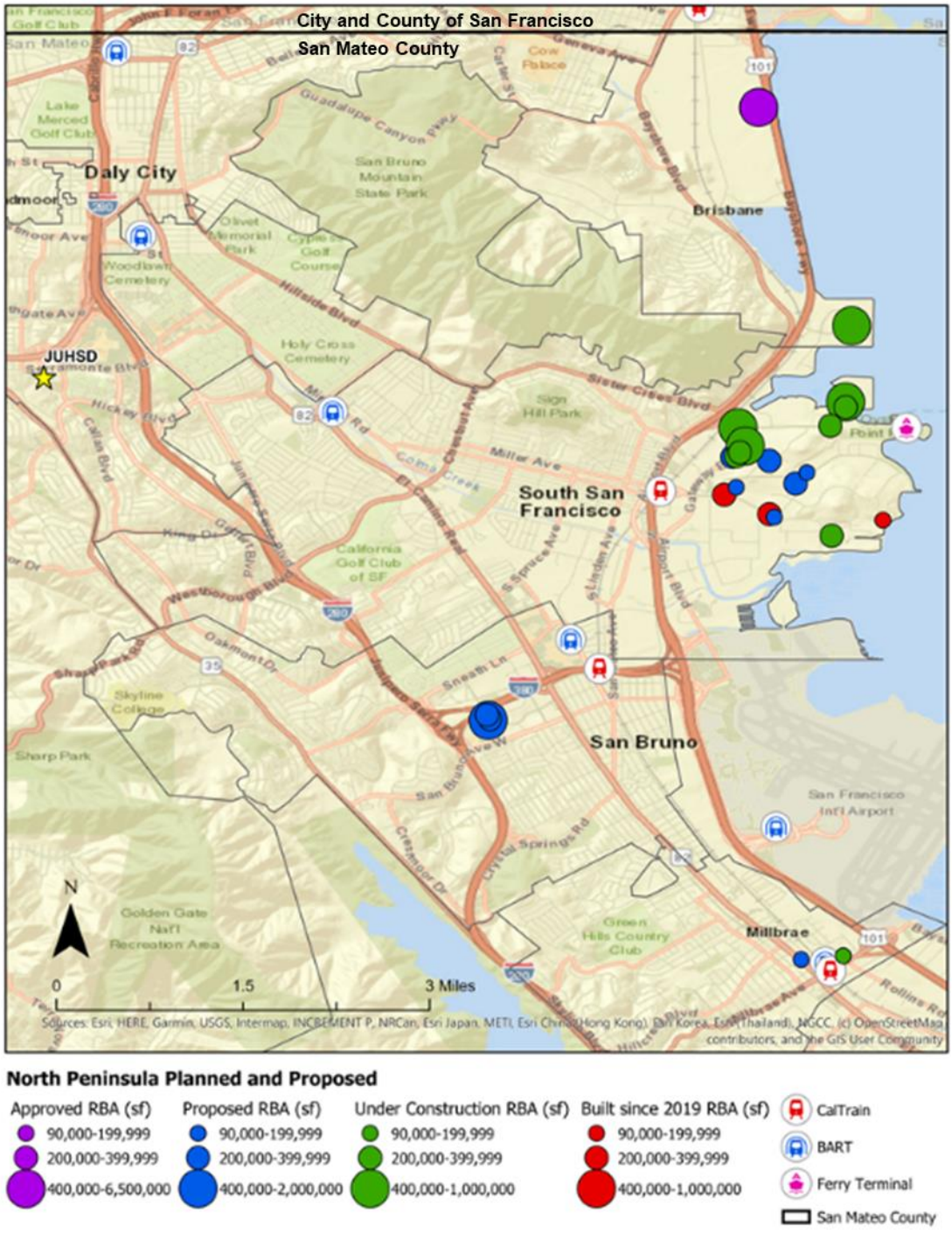
All Existing Buildings –7 Million Square Feet | **Built 2010 to 2019** 1.6 Million Square Feet



Source: CoStar, BAE 2020.

Figure 5: Class A Office Projects Under Construction, Approved and Proposed

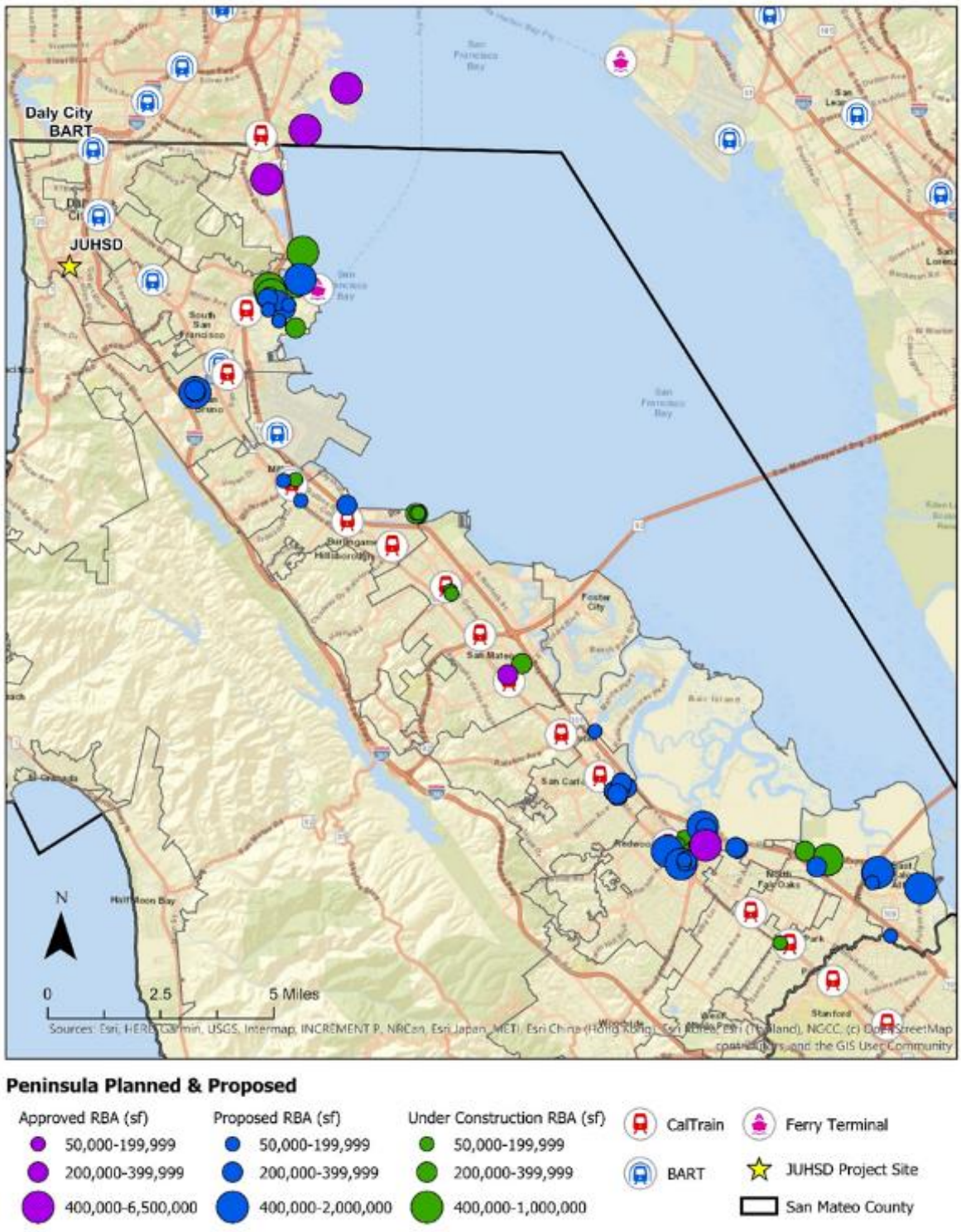
Northern San Mateo County, 16 Million square feet



Source: CoStar, BAE 2020

Figure 6: Class A Office Projects Under Construction, Approved and Proposed

San Mateo County, Candlestick, and Hunter's Point, 30 Million square feet



Source: CoStar, BAE 2020

Case Studies – Traditional Suburban vs Suburban TOD and Urban Environments

To better understand why the Serramonte Del Rey site has failed to realize the 1985 plan of corporate office campus, BAE reviewed six office development case studies. Three are suburban, single-use office parks built when the 1985 Precise Plan was conceived. In contrast, BAE reviewed three San Mateo County environments that are currently attracting new office development and rapidly urbanizing around transit. Appendix B presents discussion of all six markets and this review substantiates BAE's assessment that office development is not supported at the Site.

Suburban Environments

The suburban, single use office parks reviewed were Shadelands in Walnut Creek, Marina Village in Alameda, and the Northgate district in San Rafael. Figure 7 summarizes the case studies.

Figure 7: Summary of Traditional Suburban Office Park Case Studies

Many Office Parks built in the 1970s and 1980s have been struggling	
Shadelands, Walnut Creek	240 acres with 1.3 million sq. ft. on Ygnacio Valley Road. Over two miles from Pleasant Hill and Walnut Creek BART stations. Originally considered Class A space but inventory is now dated and considered Class B and Class C space.
	No new office development since 2001.
Northgate District, San Rafael	Approximately 731,000 sq. ft. on 80 acres near Mall at Northgate. One Class A property with the remainder Class B and C. SMART train station within 05. mile but pedestrian access poor. Tenants prefer downtown San Rafael to south.
	No new office development since 2004.
Marina Village Office Park, Alameda	1.1million sq. ft. over 200 acres; developed in 1980s and 1990s. Ferry terminal with service to San Francisco and Jack London Sq. 1.5 miles to west. No pedestrian access to Caltrain or BART stations on Oakland side of estuary. Originally Class A space but now all properties considered Class B and C. Office users view lack of transit options as negative.
	No new office development since 2001.

Source: BAE, 2020.

Several key observations can be made from the suburban office park case studies:

- All three suburban office parks had significantly more site acreage than the JUHSD Site, which supported an initial critical mass of office space when developed.

- Developers in all three parks developed Class A office space. The market now classifies all but two of the office properties as Class B or Class C, indicating that either the design and functionality of the buildings fell out of favor with tenants or that

property owners did not find it financially feasible to reinvest in their properties to maintain a Class A product.

- Office development was automobile centric with surface parking lots located around office buildings. All three have inferior access to public transportation and office employees generally have to drive to patronize retail and services in the area, which is counter to the current national trend of locating new office in urban, transit-oriented locations.

- Rent growth over the past five years has been less than ten percent across the three office parks, a rate of growth that significantly lower than rental increases for properties in stronger markets such as the downtowns of Walnut Creek, Oakland, and San Rafael and the Highway 101 corridor on the Peninsula in San Mateo County.

- The three case study office parks did not experience any new office development over close to two business cycles, including the recent 10-year recovery from the Great Recession, reflecting a shift in preference by office tenants to other locations with more amenities and access to public transit and where prevailing rents support new construction which provides highly functional Class A product.

- Overall, the 1985 Precise Plan for the Site was formulated to permit an office park with the same locational profile as these traditional suburban office parks that are currently struggling in the market.

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San Mateo County Suburban TOD and Urban Office Development

Three San Mateo County transit-oriented locations were considered as a contrast to the office envisioned with the Serramonte del Rey Precise Plan. These three locations are downtown Redwood City, San Mateo near the Hillsdale and Hayward Park Caltrain Stations, and South San Francisco's biotech/technology campuses. The success of these markets is summarized in Figure 8.

Figure 8: Summary of Suburban TOD and Urban Office Development

Suburban TOD and Urban Class A Office is strongly performing	
Downtown Redwood City	Guided by a downtown plan adopted in 2011 and the strong regional economy, Redwood City has more than tripled the Class A space in its downtown and attracted technology companies. New housing, retail, and improved public spaces has created a vibrant employment center within walking distance of the Caltrain station. At the end of 2019, there was no Class A vacancy.
	740,000 square feet in place, 178,000 under construction and 1.8 million in review.
Bay Meadows and El Camino &92 San Mateo	Bay Meadows conversion of 180+acres of the former racetrack occurred in two phases and has created a mixed-use district walking distance to the Hillsdale Caltrain Station. In 2001, Franklin Templeton built at 568,000 square foot headquarters and until 2015 was the only office use. Phase 2 included 3 completed buildings with 572,000 square feet and additional building under construction Office parks near Hayward Park Station have seen new investment in part following the addition of TOD housing, new office buildings, and upgrades to 1980s buildings to add amenities.
	2.6 million square feet in place, 200,000 under construction and 214,000 planned.
South San Francisco, Biotech Cluster	Over 500 acres are developed as 15 campus for lifescience/biotech companies. Major projects underway by REITs to meet growing demand either as built to suit or pre-leased before construction completion. New projects demolishing older low-rise projects with projects as tall as 10 stories. While mostly not TOD, there is expanding transit access with improved Caltrain Station, Ferry Terminal and extensive employee shuttle systems. Genentech has proposed almost doubling its campus from 4.9 to 9 million square feet, growth not yet in the proposed projects shown earlier in this memo.
	5.7 million square feet in place, 3.0 million under construction and 3.0 million planned

Source: BAE, 2020.

BAE's overall findings related to the review of Suburban TOD and urban office developments in San Mateo County are:

- Competition for workers drives companies to prioritize locating Class A office in urban, transit-oriented locations. Millennial and Generation Z workers do not typically want to drive and prefer public transit or other alternative forms of mobility (walking, biking, and ridesharing).

- A significant concentration of office space and business activity is needed in one location to create agglomeration economics needed to create an industrial cluster such as bio-tech, which requires much larger land area than the 22 acres available at the JUSHD site.

- New development is occurring at densities significantly above the classic one-to-three story suburban office. Buildings built between 2015 and 2019 have ranged from four to ten stories in height and the proposed projects continue, and in some cases accelerate, the trend to mid-rise buildings. Bay Meadows in San Mateo has termed itself "mid-urban," a position between central business district urban and a traditional suburban campus.

- Increasing highway congestion has made transit access and neighboring housing a significant priority for businesses.

- Redwood City and the San Mateo locations include significant place-making with significant housing and retail creating a 24-7 destination.

Conclusion Market Feasibility of Class A Office at the Site

After review of the overall office development trends, Daly City office building performance, and the recent and planned office development in sites competitive with JUHSD's Serramonte Del Rey site, BAE concludes that it is not suitable for office development. Since 1985, developers have chosen to invest in other locations including cases where significant entitlement process were required.

Today, office market users seek the following location attributes:

- Walkable to high-performing transit including BART and Caltrain.
- Accessible to highways and offering visible locations for branding.
- Authentic locations with retail, restaurants, and entertainment fostering an urbane experience.
- Technology and biotech companies tend to cluster together. It takes significant place making, such as the Bay Meadows experience to create a new location.
- Locational factors are critical to attracting talent so that companies are willing to pay premium rents for locations that meet their workforce priorities.

As the costs of development are similar across San Francisco Peninsula locations, developers will build where they anticipate the highest rents and the least risk to lease up a project. Developers, seeking to meet the end user requirements, also seek out either sites that are big

enough to create a vibrant mixed-use environment or infill sites situated within an already active business district. As Redwood City's downtown plan and the Bay Meadows plan demonstrate, cities can create entitlement frameworks to foster office development, yet the underlying economic growth and user location preferences drive the timing. The Serramonte Del Rey Precise Plan experience shows that entitling office uses is not sufficient to draw development if the site does not meet current user requirements.

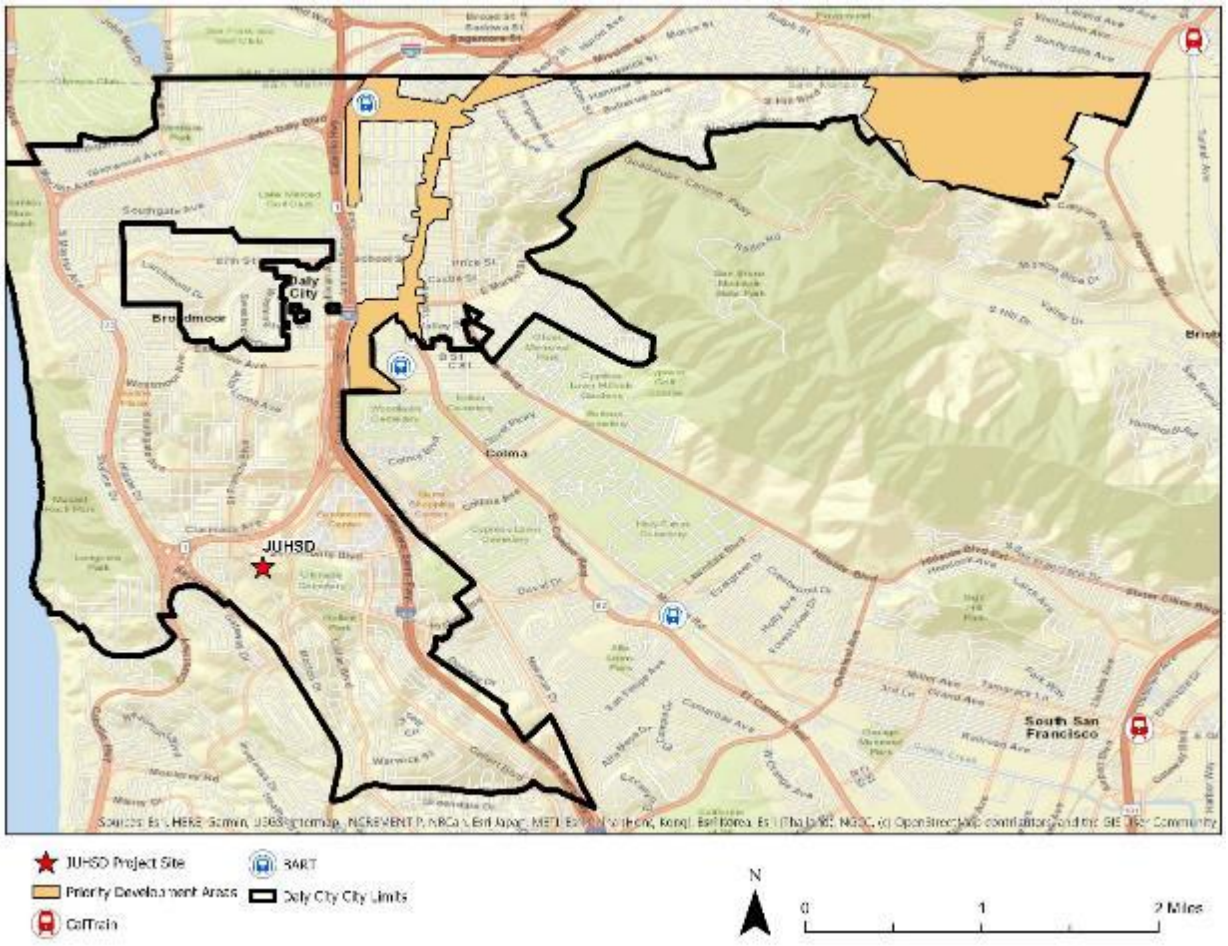
Across the greater market, there are substantial development opportunities that will continue to out compete the JUHSD site, including Daly City sites near or adjacent to the Daly City BART Station, including sites near BART in Daly City.

APPENDIX A – DALY CITY OFFICE DEVELOPMENT OPPORTUNITY SITES

As has been the case for many years, the incorporated area within the Daly City limits is almost completely built out. According to a vacant land analysis in the City's Housing Element, as few as 25 acres of privately-owned vacant or underutilized land remain in the City, with most of those being most appropriate for housing uses. BAE sought to identify the potential sites for office development in Daly City likely to be successful in attracting developer interest.

All cities in the San Francisco Bay Area were asked to designate Priority Development Areas (PDAs). These PDAs are transit-oriented, infill development opportunity areas within existing communities that are expected to host the majority of future development. Daly City has two such areas, Bayshore Neighborhood and the Mission BART Corridor, as shown below. Note that the Serramonte Del Rey site is not in a PDA due to its locational attributes.

Figure 9: Daly City Priority Development areas



Several sites were transferred to the City from its former redevelopment agency that could offer opportunities for office development that are much closer to BART and better meet the requirements of office users. These include:

Pacific Plaza Phase II and III. The Pacific Plaza project is adjacent to Daly City BART. This site is 2.36 acres adjacent to the 2001 Junipero Serra Building. Plans are approved for 270,000 square feet of additional office space and a 200+ room full-service hotel. The City is currently negotiating with developers for these sites for a hotel, an expansion of Duggan Mortuary, and a automobile dealership.

Cow Palace and neighboring sites. The City's General Plan traffic modeling analyzed combining the approximately 70-acre site with 12 acres of adjacent City owned land and 11 acres privately owned property. The City has assumed the ultimate buildout of the three aforementioned properties to include 1,700 new dwelling units in a higher density format and 300,000 square feet of retail/office commercial in a multi-story) format.

SamTrans Park and Ride Lot (3451 Junipero Serra Boulevard). This approximately 12.8-acre site was analyzed as 215,000 square feet of office in the General Plan traffic analysis. However, it is also under discussion for a residential transit-oriented development, high density project. This property is owned by the San Mateo County Transit District and consists of an existing parking lot that provides daily paid parking for use by patrons to the Colma BART Station.

Daly City BART Station Delong Street Parking Lot (500 John Daly Boulevard). This property is owned by the San Francisco Bay Area Rapid Transit District (BART) and consists of a functioning 263-space parking lot on an 8-acre site just east of the Daly City BART Station. The Daly City BART station area plan envisions residential as the TOD project for this site.

APPENDIX B – OFFICE DEVELOPMENT CASE STUDIES

To assess the Serramonte Del Ray site in the regional context, BAE reviewed the office markets in six other suburban locations to garner insights from both older, traditional suburban office parks and from newer suburban TOD and urban office environments. Three San Francisco Peninsula office markets, competitive with Daly City that have been strongly performing are discussed below. Three San Francisco Bay area suburban office parks, similar to the initial vision of Serramonte Del Rey, that have not been successful are also reviewed. These cases studies provide perspective to the office development prospects for the subject site potential for a 20+ acre office campus.

Suburban TOD and Urban San Mateo County Class A Office Submarkets

Downtown Redwood City

In 2011, Redwood City adopted the Downtown Precise Plan creating development parameters for 500,000 square feet of new office and 2,500 housing units as well as hotel and retail development. That plan, and the strong economy, has spurred significant office development as shown below. The City first invested in civic improvements to create a new public space, Courtyard Square, and to entitle the plan that allowed for development to proceed. Prior to the implementation of this plan, the last office building built in downtown Redwood City was in 2001. Downtown Redwood City includes historic office and commercial buildings, a theater, and retail offering a walkable, urban experience for downtown office workers.

In 2015, Kilroy Development completed Crossing 900, a two building, 347,000 square foot project on an almost 3-acre site acquired from the City. Box, Inc., a technology company leased the complex. Three additional buildings were completed in 2018, totaling 189,000 square feet and are fully leased. The City is considering recently submitted plans to redevelop Redwood City's Sequoia Station, that include one 17-story office building, three 10-story buildings, two 8-story buildings, and one 7-story building totaling 1,635,000 square feet. If the requisite General Plan and height limit increases are approved, the 17-story building would be the tallest building within Redwood City and the project would more than double the Class A office inventory.

Over the last five years, rents for Class A office space in downtown Redwood City have increased by 42 percent, from $6 monthly per square foot to $8.66. Redwood City now has office rents that can rival Menlo Park as the highest in the County. To note, about 1½ miles from downtown Redwood City, Stanford University has developed the first phase of its 35 acre, Redwood City Campus with four office buildings totaling 570,000 square feet, a 1,057-space parking structure and has plans to grow that facility to 1.5 million square feet and 2,700 employees.

Figure 10: Class A Office Redwood City

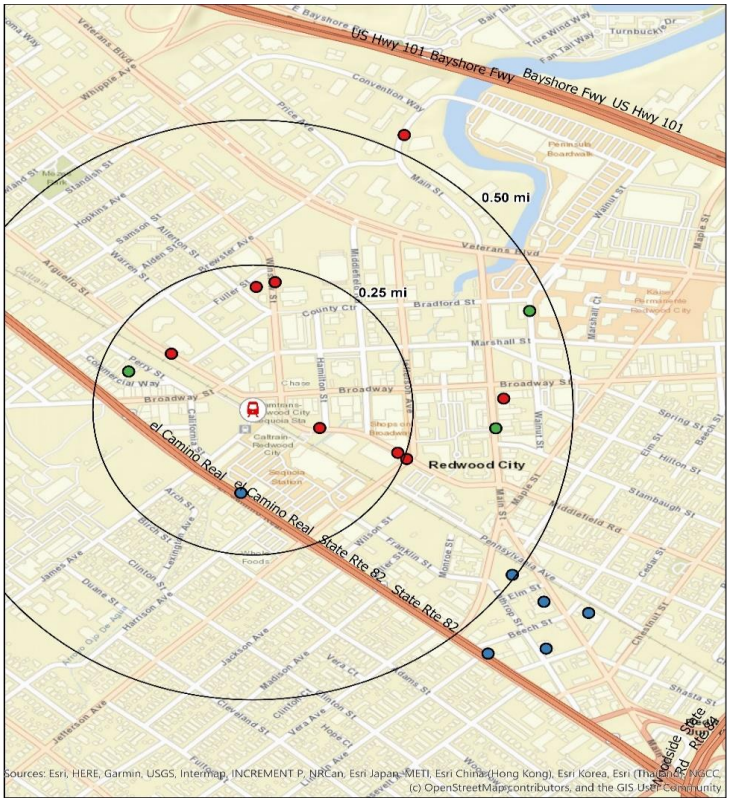
Redwood City, CA

District Description

Downtown Redwood City is between El Camino and 101 and includes the San Mateo County offices. Redwood City Caltrain Station offers access to San Francisco and San Jose. 2011 Precise Plan guides development.

Key Trends

0.7 million sq. ft. office inventory
No Class Vacancy as of 4Q2019
$8.66 monthly/ per sq. ft. Class A Rent
42% change in rents 2015-2019
72% of Class is new since 2015
536,000 sq.ft.



Redwood City Class A Office
- Existing
- Proposed
- Under Construction
- CalTrain
- CA State Road

N
0 0.13 0.25 Miles

Office Market Performance Metrics

Office Class A Summary, Q4 2019	Redwood City Downtown
Number of Buildings	8
Inventory (sf)	744,361
Vacant (sf)	0
Vacancy Rate	0.0%
Avg Gross Asking Rent (psf) (a)	$8.66
Under Construction, Q4 2019	
Buildings Under Construction	3
Under Construction Inventory (sf)	178,268
New Deliveries (sf), Q1 2015 - Q4 2019	536,485

Average Office Class A Rents (PSF), 2015 - 2019	
Year	Redwood City Downtown
2015 (Q4) (a)	$6.09
2016 (Q4)	$7.12
2017 (Q4)	$7.68
2018 (Q4)	$8.49
2019 (Q4)	$8.66
% Change 2015-2019	42.2%

Sources: CoStar, 2020; BAE, 2020.

Note:
(a) Asking rents reflect direct gross leases. 4Q2015 rent is a sublease rent, as there were not direct leases, that quarter
Sources: CoStar, 2020; BAE, 2020.

Bay Meadows and Highway 92 & El Camino This case study focuses on in two areas of San Mateo adjacent to the Hayward Park and Hillsdale Train stations: Bay Meadows and the office parks neighboring the junction of Highway 101 and 92 and El Camino Real. These two neighboring areas represent an interesting comparison. Bay Meadows has been the creation of a new mixed-use district while the area's older, suburban parks, have transitioned to be more transit and technology tenant focused. The City adopted the San Mateo Rail Corridor

Transit Oriented Development Plan in 2005 to guide development in the area and to allow for increased density in a largely built out city. In total, this area now has 2.7 million square feet of Class A office, an increase of 1.1 million square feet since 2015 with an additional 210,000 square feet under construction and 367,000 square feet planned. At the end of 2019, 3.3 percent of the Class A space was vacant.

Bay Meadows - 160+ Acres. The project has been built in phases, with the first phase completed in 2003. The project consists of 82 acres on the former practice track including: an 83,000 square foot neighborhood shopping center anchored by Whole Foods and Crunch fitness, 250,000 square feet of office, 575 apartments, and Franklin Templeton Investments headquarters campus, with 570,000 square feet built by 2003. In 2019, two additional buildings totaling 245,000 square feet completed the build out. When developed in 2001, the Franklin Templeton campus was isolated from other development, as a drive-to, suburban office park.
The second phase of Bay Meadows on 83 acres includes: 1,145 residential units mostly at townhome density, 767,000 square feet of office space, and 93,000 square feet of retail and restaurant space. The project includes a private high school that opened in 2014 as one of the first buildings as well as three public parks. The project includes five office buildings, designed for technology companies as single user buildings. Survey Monkey took the first building in 2015. The strong market response to the first buildings at Bay meadows lead the developer to increase the size of the two commercial buildings from 92,000 to 184,000 for Station 1 and 98,000 to 183,000 for Station 5. CoStar reports a monthly asking rent of $6.95 per square foot for the yet to be built Station 5 at Bay Meadows, again reflecting the strong market.

Highway 92 and El Camino. Roughly one million square feet of Class A office was in place in 2003 in the general area near the Hayward Park Caltrain station and the junction of Highway 92 and 101 as well as along El Camino Real. Since 2015, 300,000 square feet have been added and another 400,000 significantly upgraded, resulting in a desirable office location with rents doubling in the last decade. In 2017, Beacon Capital Partners acquired 1825, 1855 and 1875 Grant, mid-rise office buildings built in the mid-1980s and renovated to meet current tenant requirements including adding amenities. While having the visible, auto-oriented location at 101 and 92 and suburban parking area, the property was marketed based on its access to Caltrain. This project, “The Crossroads,” traded in early 2019 for $662 per square foot.

In 2017, Hines completed two new Class A buildings at 400 and 450 Concar totaling 305,000 square feet adding to the existing 200,000 square feet of office in the center. Centrally located near the intersection of U.S. Hwy. 101 and Interstate 92, the highly visible property is directly adjacent to the Hayward Park Caltrain station. In early 2019, 400/450 Concar sold for $1,050 per square foot. Transitioning old commercial centers to apartments has enhanced the creation of a pedestrian scale neighborhood. In 2017, Station Park Green, a TOD project

with 35,000 square feet of new retail and 599 rental housing units to the corner of Concar & Delaware replaced former Kmart on the 12-acre site supporting the overall transformation of this area. The City is considering a second 700+ unit residential project on a 14-acre shopping center in this area.

Figure 11: Class A Office San Mateo – Bay Meadows and El Camino & 92 Area

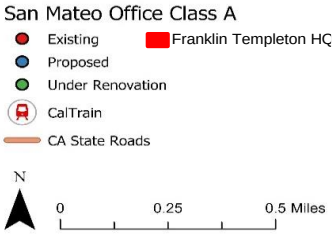
San Mateo, CA -- Bay Meadows and El Camino & 92

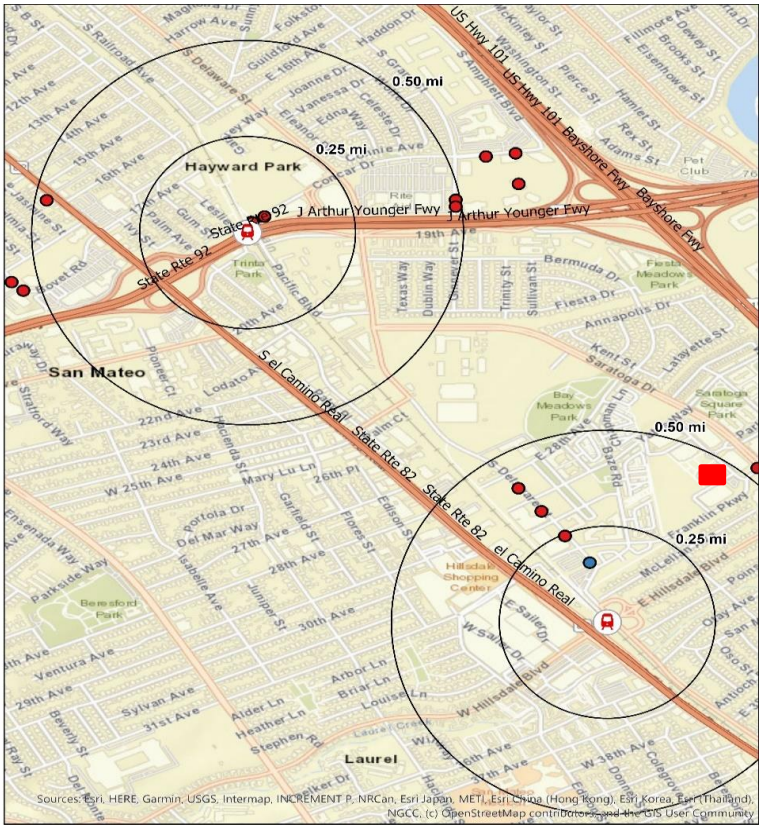
Market Description

Proximity to the Hayward Park and Hillsdale Caltrain stations has fostered office development. Bay Meadows project has created new office complex with significant amenities and access to Caltrain as well as housing and retail. Office parks along 92 have seen renovation and new buildings with the addition of TOD housing.

Key Trends

2.7 million sq. ft. office inventory
3.3% Class A Vacancy as of 4Q2019
$8.66 monthly/ per sq. ft. Class A Rent
5.9% change in rents 2015-2019
40% of Class A is new since 2015
1.1 million sq.ft. built since 2015





Office Market Performance Metrics

Office Class A Summary, Q4 2019	Bay Meadows/ El Caminio & 92
Number of Buildings	21
Inventory (sf)	2,667,704
Vacant (sf)	88,121
Vacancy Rate	3.3%
Avg Gross Asking Rent (psf) (a)	$5.37
Under Construction, Q4 2019	
Buildings Under Construction	4
Under Construction Inventory (sf)	209,860
New Deliveries (sf), Q1 2015 - Q4 2019	1,122,745

Average Office Class A Rents (PSF), 2015 - 2019	
Year	Bay Meadows/ El Caminio & 92
2015 (Q4)	$5.07
2016 (Q4)	$4.62
2017 (Q4)	$5.21
2018 (Q4)	$5.18
2019 (Q4)	$5.37
% Change 2015-2019	5.9%

Sources: CoStar, 2020; BAE, 2020.

Note:
(a) Asking rents reflect direct gross leases. CoStar data is not complete on rents for the newly constructed buildings.
(b) CoStar data increased to include the full Franklin Templeton office campus of over 750,000 sq. ft.
Sources: CoStar, 2020; BAE, 2020.

South San Francisco, Biotech Cluster. South San Francisco's transformation to an employment center started earlier than Redwood City or San Mateo. Genetech in 1977 leased former heavy industrial space in South San Francisco and began the process of creating a new industry. The location was near research universities, medical centers, and SFO airport but separate from the residential neighborhoods to allay any concerns about this new industry. Genetech's building use is roughly equal parts office space, lab space and manufacturing. With a series of Master Plans, the City has developed land use controls to foster the growth of Genetech. Genetech has a campus of 4.9 million square feet on over 200 acres and 10,000 employees. Genetech is working with South San Francisco to increase development allowed in their campus to nine million square feet to accommodate an additional 12,000 employees.

Including Genetech, South San Francisco has over 200 biotech companies and over 11.5 million square feet of laboratory, office and manufacturing space already in operation in an area of over 500 acres, as reported by the City. South San Francisco has approved additional three million square feet of life science related development that will be built in the next ten years. Recent trends include demolishing older low-rise buildings to build new mid-rise buildings. While not classically transit oriented, this area has ferry access to the East Bay and access to Caltrain and BART. Employers use shuttle buses to access transit and provide commute buses for employees.

REITs are creating new campuses in South San Francisco, investing in the entitlement, infrastructure and beginning construction prior to identifying a tenant. Frequently buildings are leased during construction creating a market dynamic of substantial additions to inventory without increasing vacancy. Additionally, technology companies beyond biotech are choosing South San Francisco, some relocating from San Francisco for lower tax rates and rental rates. Campuses include amenities to create an attractive work environment and foster social connections.

Key projects include:

- BioMed Realty Trust's 1.25 million square feet Pacific Gateway campus,
- HCP Investment's 884,000 square feet Britannia Cove campus, under construction
- Alexandria's 291,000 square feet of office/R&D campuses.
- Kilroy is constructing 2.5 million square feet of office and open space adjacent to Oyster Point.

South San Francisco differs from Redwood City and San Mateo as it has not included residential uses in the core office parks as the biotech industry preferred separation from residential uses. Instead, South San Francisco has fostered additional housing in its downtown and areas neighboring the Caltrain station, with almost 700 units permitted between 2015 and 2019 and an additional 3,000 housing units in the development pipeline.

Figure 12: Class A Office/Life Science South San Francisco

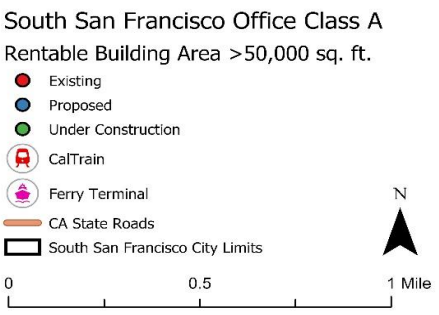
South San Francisco, CA

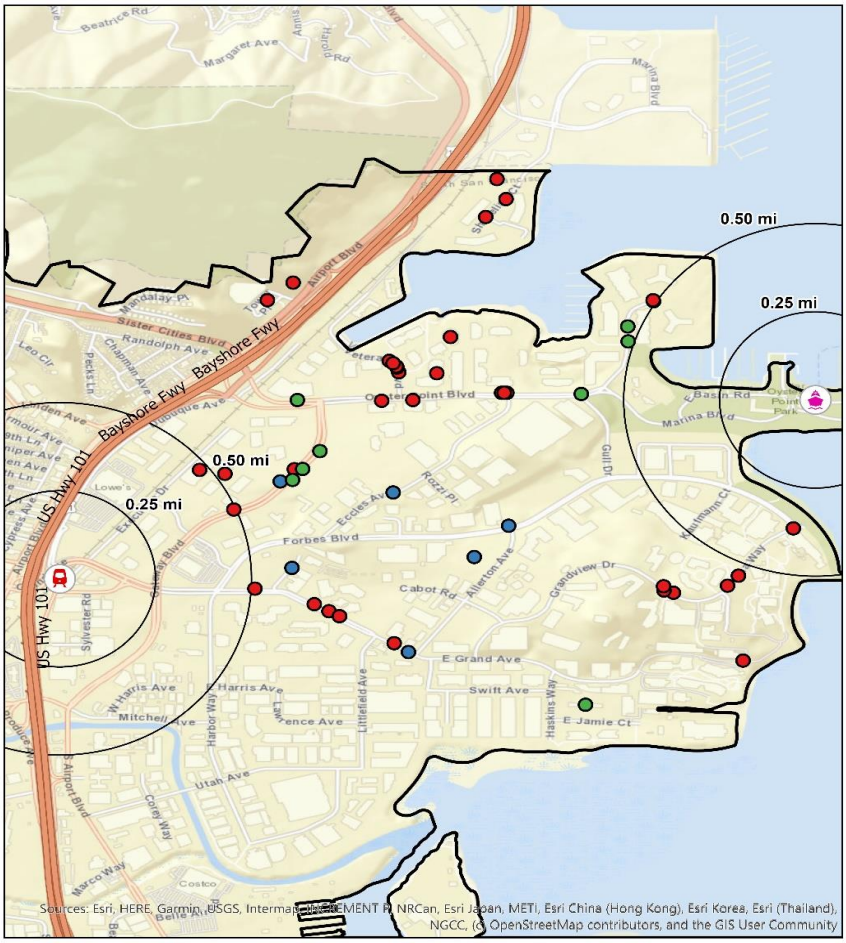
Market Description

Over 500 acres with 15 campus for biotech/life science and technology companies. Newer developments are mid-rise construction included two building on the west side of 101. 3 million square feet is under construction and another 3 million is proposed.

Key Trends

5.8 million sq. ft. office inventory
4.9% Vacancy as of 4Q2019
26% increase in office rents
42% change in R&D rents
51% of Class is new since 2015





Office Class A Summary, Q4 2019 (a)	South San Francisco
Number of Buildings	33
Inventory (sf)	5,688,694
Vacant (sf)	271,162
Vacancy Rate	4.8%
Under Construction, Q4 2019	
Buildings Under Construction	7
Under Construction Inventory (sf)	2,977,728
New Deliveries (sf), Q1 2015 - Q4 2019	1,611,768

Average Office Class A Rents (PSF), 2015 - 2019 (b)		
Year	Class A Office -- FS	R&D -- NNN
2015 (Q4)	$3.56	$3.50
2016 (Q4)	$4.32	$2.75
2017 (Q4)	$5.35	$4.59
2018 (Q4)	$5.07	$5.34
2019 (Q4)	$4.50	$4.99
% Change 2015-2019	26.4%	42.6%

(a) Includes Class A office buildings larger than 50,000 square feet. Biotech business are also in Class B and C buildings and R&D/industrial space; thus other metrics of the overall size of the biotech sector are larger for South San Francisco.
(b) Rents are as reported by Colliers as the CoStar database did not include sufficient information.
Sources: CoStar, 2020; BAE, 2020.

Traditional Suburban Office Parks

At the regional level, tenant preferences for proximity to transit has resulted in many traditional suburban office parks built in the 1970s, 1980s, and 1990s (without amenities and a variety of mobility options) now experiencing weak leasing and rents. BAE identified three office parks in the Bay Area that were considered Class A development when constructed and initially leased but now face challenges as less favored business locations: Shadelands Office Park in Walnut Creek, Northgate District in San Rafael, and Marina Village Office Park in Alameda.

Shadelands Office Park, Walnut Creek. This 240-acre office park with approximately 1.3 million square feet is located off of Ygnacio Valley Road. It is approximately 2.4 miles from the Pleasant Hill/Contra Costa Center BART Station and 3.0 miles from the Walnut Creek BART station. Shadelands Office Park was one of the first Class A suburban office parks developed in the Bay Area with most of its construction occurring in the 1970s and 1980s. Originally, this office park attracted a wide range of businesses and nonprofits: from sole proprietors and small businesses in professional services to large anchor corporations, such as Del Monte Foods whose headquarters is still located in Shadelands.

Over time, the office inventory in this park has become dated and is now largely considered Class B and Class C space. Only one building, 2700 Ygnacio Valley Boulevard, offering 107,146 square feet is identified as Class A and it reports a high vacancy at the end of the fourth quarter 2019 (63.4 percent). One major Shadeland's tenant, the University of California-managed U.S. Department of Energy's Joint Genome Institute, left its long-time Shadelands facility at the end of 2019 to move to the Berkeley campus to be near its faculty, scientists, and amenities. The district's tenant base is largely comprised of firms providing medical services. Overall, the district's vacancy rate is 12.1 percent which is somewhat higher than the seven to ten percent vacancy rate that typically indicates a balanced relationship of supply and demand. Tenants are attracted to the district for its low rents but rents are not high enough to justify new construction. No new office construction has occurred since 2001.

Over the past five years office rents across all three classes in Shadelands have risen by approximately 6.8 percent between the end of the fourth quarter 2015 and the end of the fourth quarter 2019, compared to an overall rise of 35.9 percent for office in the Downtown Walnut Creek generally[5]. The last reported rate for the Class A office property at 2700 Ygnacio Valley Boulevard is $2.20 monthly per square foot on a full-service basis. This is in contrast to the reported Class A rental rate of $4.27 monthly per square foot for office in downtown Walnut Creek that has a BART station and retail and service amenities.

[5] Note that a meaningful change for Class A office cannot be estimated since there is only one building in the Shadelands inventory.

Figure 13: Shadelands Office Park, Walnut Creek

Shadelands Business Park, Walnut Creek

District Description

Shadelands Business Park is located in the northwestern part of Walnut Creek. It is approximately 2.4 miles from the Pleasant Hill/Contra Costa Center BART and approximately 3 miles from the Walnut Creek BART.

Key Trends

1.3 million sq. ft. office inventory
12.1% vacancy rate
$2.03 monthly/ per sq. ft. asking rent - All classes
6.8% change in rents 2015-2019
No new construction since 2001

Shadelands Business Park, Walnut Creek

	Office Building Class	
Summary, Q4 2019	**Class A**	**Classes A, B, C**
Number of Buildings	1	45
Inventory (sf)	107,146	1,322,739
Vacant (sf)	67,940	159,797
Vacancy Rate	63.4%	12.1%
Avg Gross Asking Rent (psf) (a)	-	$2.03

Note:
(a) Asking rents reflect direct gross leases.
Sources: CoStar, 2020; BAE, 2020.

Average Office Rents (PSF), 2015 - 2019

	Shadelands Business Park	
Year	**Class A**	**Classes A, B, C**
2015 (Q4)	$1.85	$1.90
2016 (Q4)	$2.25	$2.01
2017 (Q4)	$2.25	$2.10
2018 (Q4)	$2.20	$2.07
2019 (Q4)	-	$2.03
% Change 2015-19	NA	6.8%

Sources: CoStar, 2020; BAE, 2020.

Northgate/Civic Center District, San Rafael. This district is north of downtown San Rafael along Highway 101 in central Marin County between the Mall at Northgate/Manual T. Freitas Parkway to the south and Lucas Valley Road to the north. This district is comprised of approximately 731,600 square feet office space on over 80 acres (excluding the Mall at Northgate and other retail properties). Access to this district is primarily by automobile although it served by Marin Transit bus service. There is a newly opened SMART commuter train station 0.4 miles to the south of the Mall at Northgate, but to access that station is poor: one must walk along Merrydale Road around the Mt. Olivet Cemetery and a public storage facility to reach it. The district's retail is primarily located within the Mall at Northgate but this center is a traditional mall with surrounding parking fields hampering pedestrian access.

The district was built out primarily in the 1960s and 1970s with additional modest construction in the 1980s. Only one new office complex was built in the 1990s and the three-building Vineyard Business Center on Redwood Highway was developed in 2004. CoStar reports only one Class A office property, the 130,000 square foot Regency Center at 100 Smith Ranch Road. Overall the district's vacancy rate is 6.2 percent which is somewhat lower than the seven to ten percent vacancy rate that typically indicates a balanced relationship of supply and demand. In contrast, Class A buildings in Downtown San Rafael had less than a 3 percent vacancy rate at the end of the fourth quarter of 2019. Tenants are attracted to the Northgate district for its low rents but rents are not high enough to justify new construction. No new office has occurred since 2004.

Over the past five years office rents across all three classes in the Northgate District have risen by approximately 9.4 percent between the end of the fourth quarter 2015 and the end of the fourth quarter 2019, compared to an overall rise of 17.1 percent for Downtown San Rafael office generally[6]. The last reported rate for the Class A office property at 100 Smith Ranch Road is $3.25 monthly per square foot on a full-service basis. This is in contrast to the reported Class A rental rate of $4.00 monthly per square foot for offices at the Rafael Town Center in downtown San Rafael that has a highly accessible SMART station and downtown retail and service amenities. Bio-Marin, one of Marin County's largest private employers, has recently received entitlements to expand its office and labs in downtown with a new 207,000 square foot development. A knowledgeable office property owner contacted by BAE confirmed that tenant prospects prefer a downtown San Rafael location.

[6] Again, similar to the Shadelands case study, a meaningful change for Class A office cannot be estimated since there is only one building in this district's Class A inventory.

Figure 14: Northgate District, San Rafael

District Description

Northgate District is located 3 miles north of Downtown San Rafael along Highway 101. A small portion is approximately 0.4 miles away from the Marin Civic Center SMART station.

Key Trends

Approximately 732,000 sq. ft. office inventory
6% vacancy rate
$2.45 monthly/ per sq. ft. asking rent - All classes
$3.25 monthly/ per sq. ft. asking rent - Class A
6.8% change in rents 2015-2019 - All Classes
14.0% change in rents 2015-2019 - Class A
No new construction since 2004

Northgate District, San Rafael		
	Office Building Class	
Summary, Q4 2019	Class A	Classes A, B, C
Number of Buildings	1	46
Inventory (sf)	130,000	731,579
Vacant (sf)	7,412	45,409
Vacancy Rate	5.7%	6.2%
Avg Gross Asking Rent (psf) (a)	$3.25	$2.45

Note:
(a) Asking rents reflect direct gross leases.

Sources: CoStar, 2020; BAE, 2020.

Average Office Rents (PSF), 2015 - 2019		
	Northgate District	
Year	Class A	Classes A, B, C
2015 (Q4)	$2.85	$2.24
2016 (Q4)	$2.85	$2.35
2017 (Q4)	$2.94	$2.55
2018 (Q4)	$3.00	$2.51
2019 (Q4)	$3.25	$2.45
% Change 2015-19	14.0%	9.4%

Sources: CoStar, 2020; BAE, 2020.

Marina Village Office Park, Alameda. The Marina Village Office Park is located in the City of Alameda across the Oakland estuary from Jack London Square and downtown Oakland. It is situated off of Webster Street at the southern end of the Webster and Posey Tubes that connect Alameda to downtown Oakland. The office park is approximately 1.5 miles east of the Alameda Ferry Terminal that links Alameda and downtown Oakland to San Francisco. While this office park is within a half mile the Capitol Corridor Oakland Station and another ferry terminal at Jack London Square, there is no pedestrian or bike access; bus access takes approximately a half hour compared to eight minutes auto.

Marina Village consists of approximately 1.1 million square feet of office and research space that stands on over 200 acres and includes 32 buildings. This office park was developed starting in 1979 and continuing through the 1990s, with the bulk of space constructed during the 1980s. CoStar does not show any of the office properties as Class A office; all are either Class B or C properties. The overall vacancy rate for the district is 18.1 percent as of the end of the fourth quarter 2019, which is significantly higher than the seven to ten percent vacancy rate that typically indicates a balanced relationship of supply and demand. Tenants are attracted to the district for its low rents and the office park is home to many technology companies that have sought less expensive locations as office rents have risen sharply in San Francisco and Oakland. With an average reported rent at $2.82 monthly per square foot at the end of the fourth quarter 2019, rents are not high enough to justify new construction. No new office has occurred since 2001.

Over the past five years office rents across all three classes in the Marina Village have risen by approximately 7.6 percent between the end of the fourth quarter 2015 and the end of the fourth quarter 2019, compared to an overall rise of 71 percent for all classes of office in downtown Oakland.

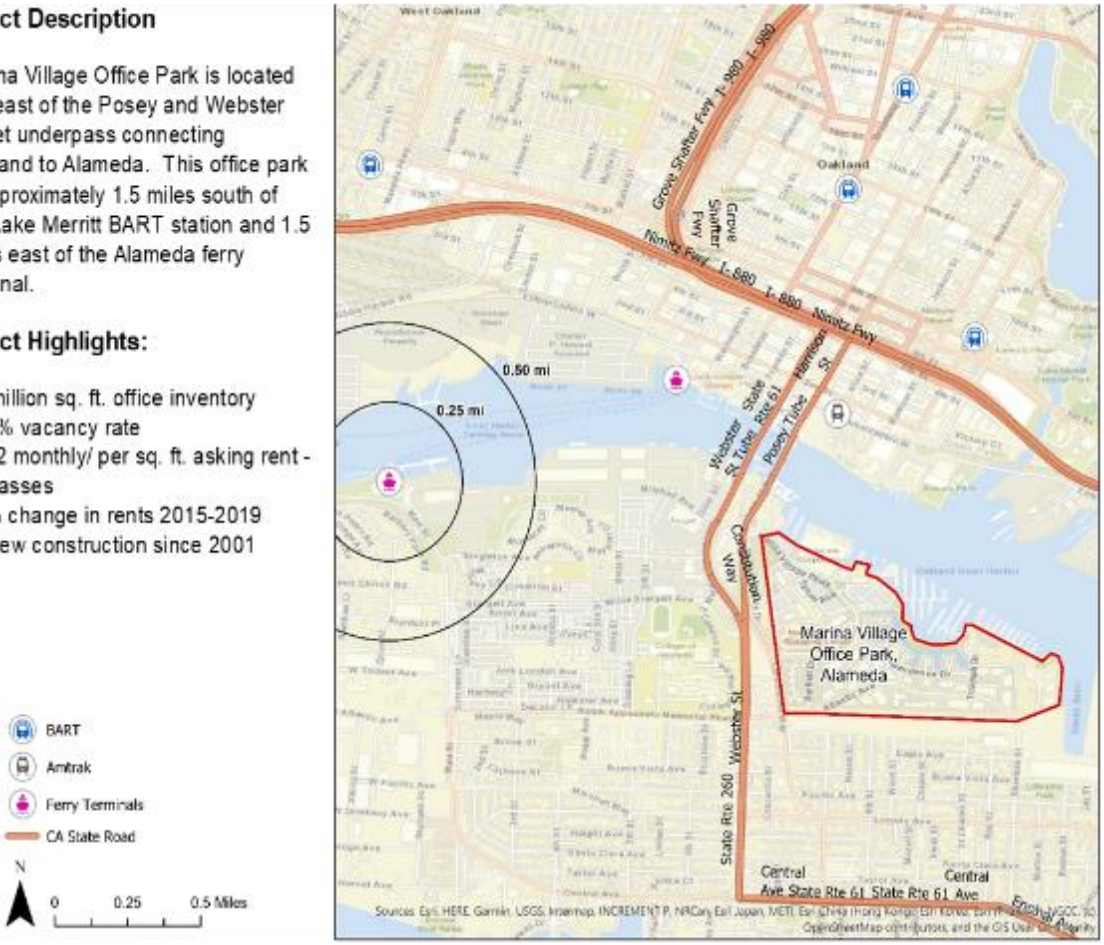
Figure 15: Marina Village Office Park, Alameda

District Description

Marina Village Office Park is located just east of the Posey and Webster Street underpass connecting Oakland to Alameda. This office park is approximately 1.5 miles south of the Lake Merritt BART station and 1.5 miles east of the Alameda ferry terminal.

District Highlights:

1.2 million sq. ft. office inventory
18.1% vacancy rate
$2.82 monthly/ per sq. ft. asking rent - All classes
7.6% change in rents 2015-2019
No new construction since 2001



Marina Village Office Park, Alameda	Office Building Class	
Summary, Q4 2019	Class A	Classes A, B, C
Number of Buildings	-	35
Inventory (sf)	-	1,179,616
Vacant (sf)	0	213,259
Vacancy Rate	NA	18.1%
Avg Gross Asking Rent (psf) (a)	-	$2.82

Note:
(a) Asking rents reflect direct gross leases.

Sources: CoStar, 2020; BAE, 2020.

Average Office Rents (PSF), 2015 - 2019	Marina Village Business Park	
Year	Class A	Classes A, B, C
2015 (Q4)	-	$2.62
2016 (Q4)	-	$2.85
2017 (Q4)	-	$2.30
2018 (Q4)	-	$3.23
2019 (Q4)	-	$2.82
% Change 2015-19	NA	7.6%

Sources: CoStar, 2020; BAE, 2020.

City Council Meeting Agenda Report

Item # _____

Meeting Date: September 27, 2021

Subject: Status Update for Hotel Site Request for Developer Qualifications and Proposals

Recommendation

Receive an update on the Request for Qualifications/Proposals for the Hotel Site at 1850 Junipero Serra Boulevard and provide direction regarding next steps.

Discussion

On July 16, 2021, the City released a Request for Qualifications/Proposals directly to hotel development firms and made it available to the general public on the City's website for property locate at 1850 Junipero Serra Boulevard. The initial closing date was August 27, but it has been since extended to October 15. So far, the City has received four proposals. Kosmont will give a brief presentation at tonight's meeting (see attached Memo) and staff will be seeking direction from City Council regarding the next steps in the developer selection process.

Respectfully submitted,

Tatum Mothershead

Director, Economic and Community Development

Attachment

Kosmont Memo (September 21, 2021)

Real Estate
Finance/Economics
Development
Entitlements

kosmont companies since 1986

Memorandum

To: Rose Zimmerman, City Attorney
Tatum Mothershead, Director of Economic and Community Development
Brandon Phipps, Economic Development Specialist
City of Daly City

From: Ken K. Hira, President, Kosmont Companies
Joseph Dieguez, Senior Vice President, Kosmont Companies

Date: September 21, 2021

RE: **Hotel Site Request for Developer Qualifications and Proposals – Status Update**

I. BACKGROUND

In April 2017, Kosmont Companies ("Kosmont") assisted the City of Daly City ("City") with preparation and distribution of a developer request for qualifications and proposals ("RFQ/P") focused on several properties designated for future development in the Successor Agency Long Range Property Management Plan ("LRPMP"). Two of these properties resulted in three approved disposition and development agreements ("DDAs").

As it pertains to the Pacific Plaza Hotel Site at Junipero Serra Boulevard and John Daly Boulevard ("Site"), a development team of A.F. Canta, Inc. and Majestic Hospitality was selected, and Kosmont advised the City related to transaction negotiations with the team in the context of an exclusive negotiation agreement ("ENA") related to the Site. The proposed DDA was with a limited liability company (LLC) comprised of A.F. Canta, Inc. and Majestic Hospitality and included references to the Marriott flag/brand and Equinox Hospitality as potential manager/operator.

Due to a lack of performance and unreconcilable differences between A.F. Canta, Inc. and Majestic Hospitality, the City determined to re-initiate a developer selection process for the Site, which included the release of an updated RFQ/P on July 16, 2021 with an original submission deadline of August 27, 2021 and an extended deadline of October 15, 2021. The RFQ/P was directly distributed to approximately 56 hotel development firms and hotel brands with known development experience (initial non-exhaustive distribution list attached as an exhibit). The RFQ/P was additionally made available to the public on the City's Economic Development website. To date, **four submissions were received within the aforementioned deadline**.

It is important to note that the COVID-19 pandemic caused a major slow-down in hotel development and the hospitality industry is challenged to regain momentum with rising construction costs and access to financing.

This Memorandum provides an overview of current progress and potential next steps as related to the future development of the Site.

II. CURRENT PROGRESS

Responses to the most recent hotel developer RFQ/P were received from four development teams:

1. A F Canta, Inc. and IBF Hospitality
2. Majestic Hospitality and Equinox Hospitality
3. JM McClellan Development
4. LF George Properties Corp.

Here is a high level summary:

The updated **A F Canta, Inc. and IBF Hospitality/Ray Bhai (investment/partner) submittal** includes Kollin Altimore Architects as the architect. The submittal proposes an approximately 200-key "boutique hotel" concept with ancillary amenities / facilities (no hotel flag / brand identified).

The updated **Majestic Hospitality and Equinox Hospitality submittal** reflects Majestic Hospitality and Equinox Hospitality as development partners, with TS Architects Inc. as the architect. This submittal proposes an approximately 200-key hotel concept with ancillary amenities / facilities (no hotel flag / brand identified).

The **JM McClellan Development submittal** reflects a mixed-use hotel / residential concept, including 230 residential / hotel units, a 30,000 square foot conference center, and a 30,000 square foot athletic club. The submittal includes Bridge Housing as a potential residential development partner and Heller Manus Architects as project architect.

The **LF George Properties Corp submittal** reflects a mixed-use hotel / residential concept, including a separate 100 hotel room building and 200 residential dwelling unit building.

III. POTENTIAL NEXT STEPS

Following the RFQ/P deadline of October 15, 2021, City Council may choose to interview all or a shortlist of RFQ/P respondents (e.g., in an open City Council session format) based on a series of predetermined questions intended to address key considerations, such as project program / description, financial wherewithal, potential requests for public subsidy, and proposed performance milestones and corresponding timing. Based on the outcome of the developer interviews, the City could then decide to move forward into an ENA with a preferred developer as appropriate.

Alternatively, based on the mix / blend of hospitality and residential land uses contemplated thus far for the Site, the City may instead choose to further extend and expand the RFQ/P to a broader audience of residential, office and/or hotel developers. Interviews would be delayed until after a further extended deadline.

The City could of course choose to pursue a different route not identified above.

Kosmont is available to discuss the project status as outlined above with City staff and/or Council as desired.

Daly City Hotel RFQ/P - Non-exhaustive Distribution List August 2021

#	Company
1	ABA Hospitality
2	Accor Hotels
3	AF Canta Inc.
4	Aimbridge Hospitality
5	Architects Orange
6	Cambria Hotels & Suites
7	Canoe Hospitality
8	Carlson Rezidor Hotel Group
9	Chartres Lodging Group
10	Coast Redwood Group
11	Concept Hotel Group
12	Coury Hospitality
13	Equinox Hotels San Francisco
14	Evolution Hospitality
15	Excel Hotel Group
16	Fine Hospitality Group
17	Frontier Development
18	Glacier House Hotels
19	Greenwood Hospitality Group
20	HEI Hotels & Resorts
21	Hilton Hotel Development Team
22	Hotel Assets Group
23	Huntington Hotel Group
24	Hyatt
25	IHG
26	Interstate Hotels
27	Johnson Consulting
28	K partners hospitality group
29	Kallenberger Jones & Co.
30	Kamla Hotels
31	Kimball Investments
32	LDHG
33	Lowe Enterprises
34	LW Hospitality Advisors
35	Majestic Hospitality
36	Majestic Realty Corporation
37	Marriott International
38	Noble House Hotels
39	North American Hospitality
40	OTO Development
41	Pacifica Companies
42	PHD Hospitality
43	PKF consulting
44	Post Hotel Development
45	Prospera Hotels
46	R D Olson Development
47	Remington Hotels (a division of Ashford)
48	Sader Hospitality Worldwide LLC
49	Sightline Hospitality
50	Stay Cal
51	Stonebridge Companies
52	Tharaldson Hospitality
53	TM Mian
54	Viceroy Hotel Group
55	Winston Hospitality, Inc.
56	Zislis Group

Meeting Date: September 27, 2021

Subject: Resolution Adopting a Tax Rate Structure for the Voter Approved Cannabis Business Tax

Recommended Action
Staff recommends that the City Council adopt a resolution authorizing a tax rate structure for all cannabis businesses in Daly City as allowed in the Cannabis Business Tax Ordinance, Section 5.102 of the Municipal Code.

Background
In 2016, California voters enacted Proposition 64, intended to create a comprehensive system to legalize, control, and regulate the cultivation, processing, manufacture, distribution, testing, and sale of non-medical cannabis, and to tax the cultivation and retail sale of cannabis for non-medical use. In November 2018, Daly City voters approved a business tax on all cannabis businesses of up to ten percent of gross receipts in anticipation of the future allowance of cannabis retail sales. 78% of Daly City voters in that election voted to approve the Cannabis Business Tax.

In October 2019, the City Council adopted an ordinance ("Cannabis Ordinance") which authorized commercial cannabis activities and established a process for permitting and regulating commercial cannabis activities in Daly City. Most recently, in March 2021, the City Council approved a cannabis overlay district and adopted revisions to the Cannabis Ordinance including changes to the regulation of commercial cannabis operations and establishment of fees for commercial cannabis business license submittals. At that meeting, the City Council discussed reviewing additional revenues from the Cannabis Ordinance at a future meeting, including the finalization of the excise tax.

Discussion
The Cannabis Ordinance allows the City Council to set, by resolution, a lower tax rate than the maximum tax rate of ten percent approved by the voters in November 2018. In addition, the Ordinance allows the City Council to enact different tax rates if they do not exceed the maximum tax rate of ten percent of gross receipts. Currently, a proposed cannabis business in Daly City would be subject to the 9.875% local sales tax as a retail business, the standard Daly City Business License tax of 0.11% of gross receipts, and the 15% State excise tax imposed on all retail purchasers of cannabis products. The Daly City excise tax would be on top of those three taxes.

As background for developing an initial tax rate structure for Daly City, staff reviewed the excise taxes of local jurisdictions, both to review the size of the excise tax and the structure of their program. Table A, below, outlines those tax rates.

Table A

City	Tax Rate	Based on
Pacifica	6.0%	Gross Receipts
South San Francisco	3.0%	Delivery Only Operations/Other Commercial Cannabis Businesses
San Francisco	2.5%	Non-Medicinal Gross Receipts from $1 to $1.5 million
	5.0%	Non-Medicinal Gross Receipts over $1.5 million
Redwood City	4.0%	Gross Receipts
Berkeley	2.5%	Medical Gross Receipts
	5.0%	Non-Medical Gross Receipts
Oakland	.12%	Gross Receipts up to $500,000
	5%	Gross Receipts up to $5 million

City staff is providing two options for a cannabis rate structure in Daly City, given the existing tax rates and structures in local jurisdictions and the startup nature of cannabis businesses in Daly City. In both options, listed below in Table B, staff recommends an initial excise tax for up to $1 million in gross receipts and a second-tier tax for over $1 million in gross receipts. The adoption of this tiered rate will prevent the need to come back to the City Council as business grows in Daly City.

Table B

	Tax rate (up to $1 million in gross receipts)	Tax Rate (over $1 million in gross receipts)	Estimated Annual Revenue (4 businesses/Avg. gross receipts $500k)	Estimated Annual Revenue (4 businesses/Avg. gross receipts $1.5 M)
Scenario #1	2%	4%	$40,000	$160,000
Scenario #2	4%	8%	$80,000	$320,000

Fiscal Impact

The original ballot measure for the Daly City Cannabis Business Tax projected that the Ordinance would generate up to $450,000 in additional revenue for the City. This is based on a proposed maximum 10% tax on an estimated $4.5 million in gross receipts revenue from cannabis businesses. Based on the current recommended scenarios, the City would see approximately $40,000-$320,000 per year in revenue from new cannabis businesses once they are up and running.

Summary/Conclusion
Staff recommends that the City Council adopt a resolution authorizing a new tax rate structure for cannabis businesses with gross receipts under $1 million and with gross receipts over $1 million as shown in one of the two proposed scenarios in Table B.

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

Respectfully submitted,

Timothy J. Nevin
Director of Finance and Administrative Services