COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: October 26, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Grading Permit, pursuant to Section 9290 of the County Ordinance Code, involving 1,443 c.y. of cut and 1,725 c.y. of fill to re-set golf course contours and re-landscape at The Olympic Club at 599 Skyline Blvd. The project will be implemented during the rainy season. Two (2) significant trees are proposed for removal. A larger portion of the project is in within the limits of the City and County of San Francisco. The site is located along Skyline Blvd., a County-designated Scenic Corridor. The California Coastal Commission has issued a CDP Waiver for this project.

County File Number: PLN 2022-00271 (The Olympic Club)

PROPOSAL

The Olympic Club proposes to re-set golf course contours, re-landscape, and add a new irrigation system to areas of the Olympic Golf Club at 599 Skyline Blvd. The majority of the renovation included in the project is in the City and County of San Francisco, with only approximately 20 acres in San Mateo County between the areas of Skyline Blvd. and Lake Merced Blvd. Grading within the County's jurisdiction involves 1,443 c.y. of cut and 1,725 c.y. of fill. The proposed improvements are in preparation for upcoming tournaments including the 2025 US Amateur, 2028 PGA Championship, and the 2033 Ryder Cup. Grading would occur during the rainy season (October 1st to April 30th) and is anticipated to start in November/December 2022.

As no change to use or intensity of use is proposed, no Use Permit Amendment is necessary. Two (2) significant Monterey cypress trees, both smaller than 55 inches in circumference, are proposed for removal. The site is located along Skyline Blvd., a County-designated Scenic Corridor. The California Coastal Commission has issued a CDP Waiver for this project.

RECOMMENDATION

That the Planning Commission approve the Grading Permit, County File Number PLN2022-00271 by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Senior Planner, Telephone 650/363-1826

Applicant/Owner: Troy Flanagan, Director of Golf Maintenance, The Olympic Club

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing was posted in the San Mateo Times and Half Moon Bay Review, newspapers of general public circulation.

Location: 599 Skyline Blvd., San Francisco, CA 94132

APN(s): The subject property consists of six (6) parcels: 002-011-020, -030, -090, -100; 002-012-050, -060

Size: Approximately 164 acres

Existing Zoning: Resource-Management-Coastal Zone/Coastal Development District (RM-CZ/CD) with the Coastal Zone and Residential Estates/ S-9 Combining District (R-E/S-9) outside of the Coastal Zone.

General Plan Designation: Recreation, Private Recreation

Sphere-of-Influence: City of Daly City

Existing Land Use: Golf course established in 1860

Water Supply: Irrigation sources include a minimum of 70% from effluent treated water, with the remaining supply from wells. No City of Daly City water would be used for irrigation purposes. The wells are used mainly as a backup water source for when the Daly City Treatment plant has issues with production.

Environmental Evaluation: Categorically exempt pursuant to Section 15304 of the California Environmental Quality Act (CEQA) Guidelines (Class 4), consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes, including but not limited to new gardening or landscaping; including the replacement of existing conventional landscaping with water efficient landscaping. The two (2) significant Monterey cypress trees proposed for removal are located over 2,000 feet from the Skyline Blvd. County scenic corridor and thus are not considered scenic trees.

Setting: The Olympic Club property is bordered by the City/County limit of the San Francisco to the north, borders the city limits of the City of Daly City to the east and south, and Pacific Ocean to the west. Residential areas of the City of Daly City are located to the south and residential areas are located to the east across Lake Merced Boulevard.

Chronology:

Date		Action
May 1860	-	Established as the San Francisco Olympic Club.
	-	Various Use Permits issued by the County.
September 1, 2022	-	Subject Grading Permit application submitted.
October 26, 2022	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The County's General Plan designates the property for Recreation/Private Recreation land use. The property has been utilized as a golf course since 1860. The project, as proposed and conditioned, conforms to all applicable General Plan policies, with specific discussion of the following policies:

Policy 1.23 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*) calls on the County to regulate the location, density and design of development to minimize significant adverse impacts and encourage enhancement of vegetative, water, fish and wildlife resources. The applicant has submitted a memorandum titled "Biological Reconnaissance of the Lake Course Golf Course, Olympic Club, San Francisco, California", dated June 19, 2022 (referred to as WRA Memorandum; Attachment E), which provides a summary of existing conditions for the Lake Course Repair and Restoration Project (Project), including an evaluation of any Environmentally Sensitive Habitat Areas (ESHAs), or special-status species identified under the San Francisco County Local Coastal Plan (LCP).

Special Status Plant Species

The WRA Memorandum found one potential jurisdictional feature within the Study Area, the large drainage ditch running on the west side of John Muir

Drive and Lake Merced, which is predominantly in the jurisdiction of the City and County of San Francisco. The ditch may be subject to jurisdiction by the U.S. Army Corps of Engineers (Corps), the California Regional Water Quality Control Board (RWQCB), and California Coastal Commission (CCC). As stated in the WRA Memorandum, project activities will occur outside the ordinary high water mark and top of bank for the ditch. Additionally, all construction activities, including staging, will occur within the existing footprint of the golf course.

No areas outside of the golf course will be disturbed. The Study Area does not have the potential to support special-status plant species. Therefore, no additional botanical surveys are required.

Special Status Wildlife Species

The Study Area's numerous mature, large trees and proximity to Lake Merced increases the potential for the following species: California Red-Legged Frog, Townsend's big-eared bat, western red bat, fringed myotis, Monarch butterfly, and nesting birds. The following is a brief discussion of potential project impact to each wildlife species (for a detailed discussion, please see Attachment E):

- California Red-Legged Frog are not expected to be present in the Study Area due to the lack of habitat features such as deep-water features, refugia from predators, and prey items. Despite this, development projects in the area are often contentious, and pre-construction surveys may need to be conducted to substantiate the assessment. Pre-construction survey requirements are included as Condition 14.a of Attachment A.

- Townsend's big-eared bat, fringed myotis, and western red bat all have the potential to occur in old buildings or large trees in the Study Area and its immediate vicinity near Lake Merced. Therefore, maternity bat roost surveys are recommended before tree removal to ensure that no bat roosts are impacted. Requirements are included as Condition 14.b of Attachment A.

- Monarch butterfly has the potential to occur in large trees during winter within the Study Area despite the lack of historical occurrences, nectar food resources, and host plant species. As such, monarch tree roosting surveys are recommended to ensure that no monarch winter roosts are impacted. Requirements are included as Condition 14.c of Attachment A.

- Nesting birds have the potential to utilize the non-native and native trees on-site for nesting. Requirements are included as Condition 14.d of Attachment A.

Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*), Policy 2.29 (*Promote and Support Soil Erosion Stabilization and Repair Efforts*), and Policy 4.25 (*Earthwork Operations*) call for the County to regulate excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation, minimize grading operations in rural areas, and encourage contour grading rather than harsh cutting or terracing practices. Current Planning staff, Department of Public Works staff, and the Planning and Building Department's Geotechnical Engineer have reviewed the proposed grading and erosion control plans (included as Attachment C) and have found the project, as proposed and conditioned, to comply with the County's Grading Regulations. The applicant proposes to renovate the existing greens, tees, bunkers and add a new irrigation system. Per Conditions 9 through 13, the applicant is required to implement proposed and additional required erosion control measures throughout the term of the grading permit until newly planted vegetation is fully established, implement dust control guidelines, and monitor erosion control measures.

Policy 4.21 (*Scenic Corridors*) calls for the County to protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development. While the project does not involve any structural development, the proposed grading has the potential to temporarily impact views from the Skyline Blvd., a County-designated Scenic Corridor. The temporary visual impacts from Skyline Blvd. would be associated with the proposed land disturbance and grading prior to the re-vegetation of the site, when views of the project site may include numerous haul trucks associated with balanced grading and soil stockpiling and spreading. However, these impacts are temporary as the proposal involves re-vegetation of the site immediately after grading activities have been completed.

2. San Mateo County Local Coastal Program (LCP)

The Executive Director of the California Coastal Commission issued a CDP Waiver for this project (Attachment D), as the project would be located within the existing footprint of development on the property, would not increase the intensity of the current uses, would not impact areas of sensitive habitat, would result in more water efficient landscaping and any impacts to biological resources and public access would be minimal. See Section A.1 above for a discussion of potential project-related biological impacts.

3. Conformance with Resource Management- Coastal Zone (RM-CZ) Zoning District Regulations

The 164-acre project site is located within the Resource Management-Coastal Zone (RM-CZ) Zoning District. The project would not result in the construction of any structures or the introduction of any new uses at the project site but involves re-contouring and re-landscaping portions of the existing golf course. Such application of soil will result in the removal of existing golf-course vegetation and the removal of 2 Monterey cypress trees (26-inch and 28-inch in diameter at breast height, both smaller than 55 inches in circumference) and located over 2,000 feet from Skyline Blvd. Per Section 6313 of the County Zoning Regulations, issuance of an RM Permit is required for major removal of vegetation. However, the vegetation to be removed is heavily manicured golf course landscaping and not considered part of the natural environmental or protected vegetation. Therefore, an RM permit is not required.

4. Conformance with Grading Regulations

The applicant proposes grading involving 1,443 c.y. of cut and 1,725 c.y. of fill to re-set golf course contours. As the project involves grading within a County-designated scenic corridor, the grading permit must be reviewed and approved by the Planning Commission, per Section 9287.1 of the San Mateo County Ordinance Code.

In order to approve this project, the Planning Commission must make the required findings contained in the grading regulations. The findings and supporting evidence are outlined below:

a. **That the project will not have a significant adverse effect on the environment.**

If all recommended measures of the WRA Memorandum are implemented, there would not be a significant adverse effect on the environment. These have been incorporated into this report as Condition 14 in Attachment A. For a detailed discussion of potential environmental impacts associated with the project, please see discussion in Section A.1 above and the WRA Memorandum in Attachment E.

b. **That the project conforms to the criteria of Building Regulations, Chapter 5 San Mateo County Ordinance Code, including the standards referenced in Section 9296.**

The project, as conditioned, conforms to the standards in the Grading Regulations, including timing of grading activity, erosion and sediment

control, and dust control. Regarding project timing, Section 9296.6, states that in the rainy season from October 1st to April 30th, no land disturbing activity shall be authorized if the Planning Director determines that such work will endanger the public health or safety or cause excessive erosion. The Director has determined that, should the Planning Commission approve the project, the proposed work would not endanger the public health or safety or cause excessive erosion. Regarding erosion and sediment control, and dust control, Condition Nos. 9 through 13 require implementation of erosion control and dust measures.

The project has been reviewed by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer. After review and consultation with the applicant's geotechnical advisor, the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer believe the project can be completed without significant harm to the environment. Planning staff has added Condition No. 5 to Attachment A requiring the project's geotechnical consultant to observe grading and improvements at the site.

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

The County's General Plan land use designation for the property is Open Space. As proposed and conditioned, the project complies with applicable General Plan policies, as discussed in Section A.1 of this report above.

Based on the foregoing, staff has determined that the project, as proposed and conditioned, conforms to the criteria for review contained in the Grading Regulations.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15304 of the CEQA Guidelines (Class 4), consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes, including but not limited to new gardening or landscaping; including the replacement of existing conventional landscaping with water efficient landscaping. The two (2) significant Monterey cypress trees proposed for removal are located over 2,000 feet from Skyline Blvd., a County-designated scenic corridor and thus are not considered mature, scenic trees.

C. REVIEWING AGENCIES

San Mateo County Department of Public Works
San Mateo County Parks Department
San Mateo County Planning and Building Department's Geotechnical Engineer
San Mateo County Environmental Health Services
California Coastal Commission

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Plans
D. CDP Waiver from the CA Coastal Commission, dated June 29, 2022
E. "Lake Course Golf Course, Olympic Club, San Francisco, California", prepared by WRA, dated June 19, 2022.
F. Tree Removal and Planting Plan

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2022-00271 Hearing Date: October 26, 2022

Prepared By: Camille Leung, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt per Section 15304 of the CEQA Guidelines (Class 4), consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes, including but not limited to new gardening or landscaping; including the replacement of existing conventional landscaping with water efficient landscaping. The two (2) significant Monterey cypress trees proposed for removal are located over 2,000 feet from Skyline Blvd., a County-designated scenic corridor and thus are not considered mature, scenic trees.

Regarding Grading Permit, Find:

2. That the granting of the permit will not have a significant adverse effect on the environment. The applicant has submitted a biological memorandum prepared by WRA. Recommendations of the report have been included as Condition 14. As proposed and conditioned, the project would not result in a significant adverse effect on the environment.

3. That the project conforms to the criteria of Building Regulations, Chapter 5, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including erosion and sediment control and dust control. The project has been reviewed and approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

4. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including policies that encourage the protection and enhancement of sensitive habitats and scenic corridors and those that regulate grading activities. As conditioned, the project

would not result in a significant impact to federal or state listed rare or endangered species of plant life and wildlife. Per Condition Nos. 9 and 13, grading operations will minimize erosion and sedimentation resulting from the project. While the project may result in temporary visual impacts on views from Skyline Blvd., as proposed, the site will be re-vegetated immediately after grading activities, whereby the existing character of the site will be maintained.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on October 26, 2022. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

2. This permit shall expire in one (1) year from the final approval date. If the grading permit "hard card" has not been issued and grading completed within this time period, this permit will expire.

3. This permit does not authorize the removal of any trees with trunk circumference of more than 55 inches. Such activity would require application for and issuance of a separate Resource Management (RM) permit. All trees not approved for removal under this permit shall be protected during grading operations. Prior to and during all grading activity on the project site, the applicant shall submit and implement a tree protection plan showing the following:

    a. The applicant shall establish and maintain tree protection zones throughout the entire length of the project.

    b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.

    c. The applicant shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.

    d. Grading within driplines of trees over 12" in diameter shall require observation by a certified arborist.

4. The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to this site. All equipment used in grading operations shall meet spark arrester and fire fighting tool requirements, as specified in the California Public Resources Code.

5. For the final approval of the grading permit, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:

    a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/ mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

    b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

6. Noise levels produced by proposed grading activities shall not exceed the 80-dBA level at any one moment. Grading activities generating noise levels that are greater than the ambient noise levels in the project area shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Noise-generating grading activities shall not occur at any time on Sundays, Thanksgiving and Christmas.

7. Prior to the Current Planning Section's final approval of the grading permit, the applicant shall demonstrate that all disturbed areas of the site (e.g., area of soil relocation, truck access routes over existing vegetation) have been re-vegetated.

8. Prior to the County Geotechnical Section's approval of the building permit for the project, a grading report discussing the following shall be provided:

    a. Fill materials specifications;

    b. Discussion of shoring requirements for vertical cuts deeper than 5 feet; and

    c. Detailed grading and observation proposal.

9. Prior to the issuance of the grading permit "hard card," the applicant shall revise the Erosion Control Plan, to include the proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

    a. Construction entrance shall utilize minimum 3"-6" fractured aggregate over geo-textile fabric.

b. The property owner shall perform daily street sweeping activities along all public portions of the haul route and along private access routes, at the end of each day of hauling.

c. A stockpile detail shall be provided if stockpiling is involved.

d. Trucks hauling dirt or debris shall be covered to avoid spillage.

Once approved by the Community Development Director, erosion and sediment control measures of the erosion control plan shall be installed prior to beginning any site work and maintained throughout the term of the grading permit until newly planted vegetation is fully established. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for County staff enforcement time. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.

10. An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of re-vegetation and estimated date of establishment of newly planted vegetation. The applicant shall also provide a WDID number demonstrating coverage under the State General Construction Permit.

11. The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

    a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

    b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

    c. Performing clearing and earth moving activities only during dry weather.

    d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

e. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

12. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

13. Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

    a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water

body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project.

b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Department of Public Works, the Planning and Building Department's Geotechnical Engineer, and the Regional Water Quality Control Board.

14. Prior to the issuance of the grading permit "hard card", the applicant shall submit a biologist's letter describing compliance with the recommended measures as listed in the "Lake Course Golf Course, Olympic Club, San Francisco, California", prepared by WRA, dated June 19, 2022, as listed below:

a. California Red-Legged Frog: If construction commences during the rainy season and active dispersal period for CRLF (between October and May), preconstruction surveys for CRLF shall be conducted at holes 13, 14, and 15, by a qualified biologist two weeks prior to the initiation of construction. The three holes are bordered by the drainage ditch, the only above ground water source on-site. If CRLF are found, handling without a Federally Endangered Species Act take permit is prohibited by law. A qualified biologist on site shall monitor the CRLF individuals and limit construction within 100 feet of the species until it leaves the Project site.

b. Townsend's big-eared bat, fringed myotis, and western red bat: Maternity bat roost surveys are recommended to before tree removal to ensure that no bat roosts are impacted. All tree removal shall be performed from September 1 through February 28, outside of the general bat maternity season. If work during this period is not feasible, a bat roost survey shall be performed by a qualified biologist no more than 60 days prior to the initiation of these activities to determine if an active or potential roost is present. If bats are present, a bat exclusion plan shall be developed and implemented. If bats are absent, but colonization during the interim period is determined to be likely, the biologist shall make recommendations to prevent colonization. Within 14 days of commencement of construction, the biologist shall resurvey the trees to determine if any bats are present. If no roosting bats are detected, then no further action is warranted. If bat maternity roosts are detected, then roost trees and structures shall be avoided until the end of the maternity roosting season. Irrespective of time of year, all felled trees with potential roosts shall remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats present to escape. If more than 7 days lapse between the end of the survey and start of construction, the survey shall be repeated.

c. Monarch butterfly: If construction is to occur during overwintering months (November through March), a pre-construction butterfly survey will be conducted within any eucalyptus or Monterey pine tree within 300 feet of construction activities. The surveys shall follow methods specified by the Xerces Society for Invertebrate Conservation (Xerces 2022). If overwintering monarch butterflies are not found, construction activities can proceed. If overwintering monarch butterflies are found, the qualified biologist conducting the survey shall establish a no-disturbance buffer until March 7 or when the qualified biologist has confirmed the monarch butterflies have left the site.

d. Nesting birds: Vegetation removal (including trees) and initial ground disturbance shall occur from September 1 to January 31, outside of the general bird nesting season (defined as February 1 through August 31). If tree/vegetation removal during this time is not feasible, a pre-construction nesting bird survey shall be performed by a qualified biologist no more than 14 days prior to the initiation of these activities. The survey shall include the Project Area and surrounding areas within approximately 500 feet. If active nests (containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist shall establish a species-specific no-work buffer around each active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active.

15. Requirements for Rainy Season Grading:

a. If the grading period for any phase must be extended, provide an updated schedule to the project planner.

b. Grading may occur only on dry days.

c. All grading work shall stop 48-hours prior to a predicted major rain event and the site shall be stabilized prior to rain event. Area of disturbance shall be limited to the area of the site that can be adequately stabilized prior to a storm.

d. No grading shall occur within 24-hours after a rain event or until the soil has dried sufficiently.

e. Extra erosion control supplies shall be kept on-site.

Department of Public Works

16. Prior to the issuance of the grading permit “hard card,” the applicant shall submit to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following

information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation, as it deems necessary. Should the findings determine that there are impacts to transportation elements the applicant must mitigate for these impacts. Any damages to the road, as a result of hauling operations, shall be repaired by the applicant as directed by the inspector.

17. Project will comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works and Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.

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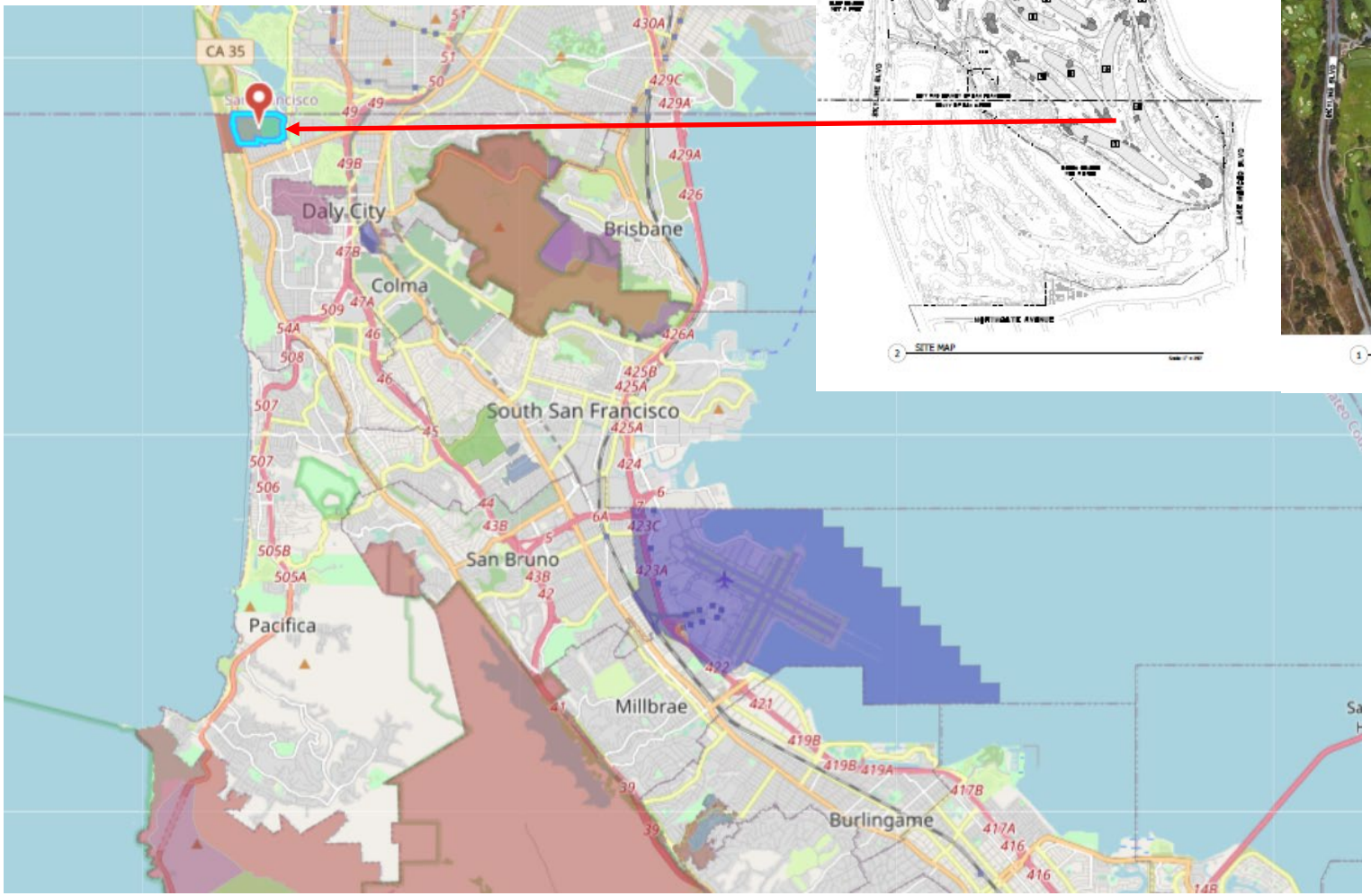
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

ATTACHMENT B – VICINITY MAP



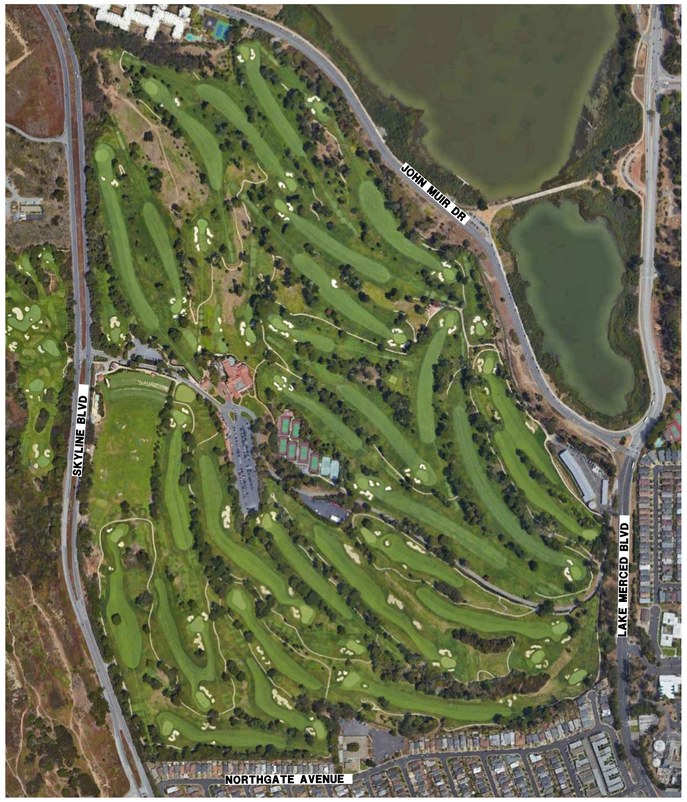
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

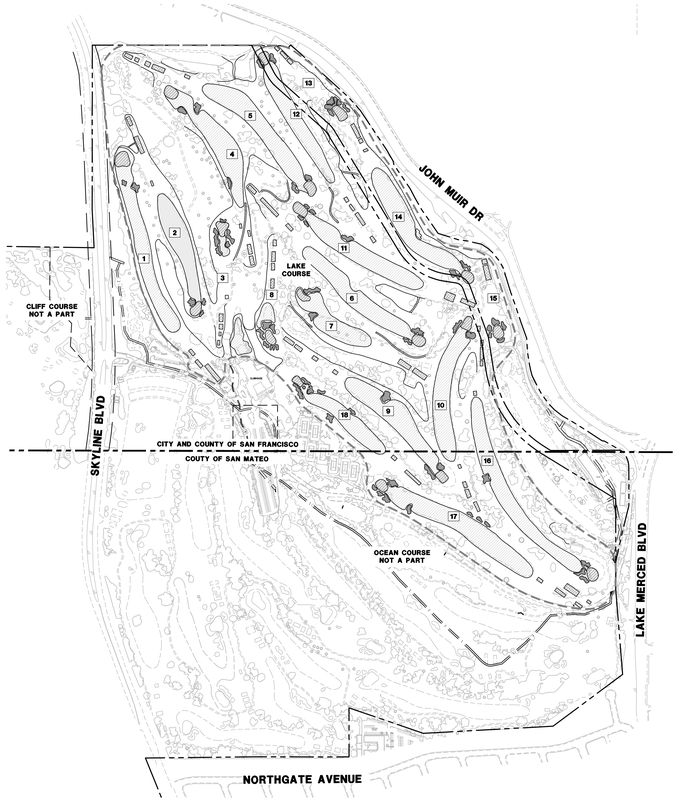
THE OLYMPIC CLUB
599 SKYLINE BOULEVARD
SAN FRANCISCO, CA

LAKE COURSE RESTORATION PROJECT

WDID NO.: [TO BE DETERMINED]



1 SITE AERIAL
Scale: 1" = 350'



2 SITE MAP
Scale: 1" = 350'

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12	C200	GRADING & UTILITY PLAN - OVERALL
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16	C204	GRADING & UTILITY PLAN - PARTIAL
17	C300	EROSION CONTROL PLAN - OVERALL
18	C301	EROSION CONTROL DETAIL
19	C400	CONSTRUCTION DETAILS
20	C401	CONSTRUCTION DETAILS

LEGEND

EXISTING	NEW	
□	■	CATCH BASIN/DRAINAGE INLET
WM	WM ■	WATER 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
XXLF X"SS S = X		SANITARY SEWER LINE
XXLF X"SD S = X		STORM DRAIN LINE
E	ELEC	ELECTRICAL LINE
TEL	TEL	TELEPHONE LINE
JT	JT	JOINT TRENCH
51	51	CONTOUR
		ELEVATION
X	X	BARBED WIRE FENCE
O	O	CHAIN-LINKED FENCE
		WOOD FENCE
		WALL
		CURB
		CURB AND GUTTER
		CONTROLLER CABINET
		GUY POLE
		HANDICAP SPACE
		POWER POLE
		IRON PIPE
		TRAFFIC SIGN
		STREET LIGHT
		TREE WITH SIZE
		TRANSFORMER
	XX.X	FINISH GRADE ELEVATION
	(E)XX.X	EXISTING GRADE ELEVATION
	3.0%	SLOPE
		DIRECTION OF DRAINAGE
		TREE TO BE REMOVED

ABBREVIATIONS

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

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

REVISION CLOUD

0 60 120 FEET
PLAN SCALE

1
CIRCLE CALL-OUT GENERAL

A
A-101
SECTION CUT REFERENCE

A
KEYNOTE GENERAL

A
A-101
ELEVATION VIEW REFERENCE

N
NORTH ARROW

1
A-101
DETAIL REFERENCE CALLOUT

SHEET _ _ SHEET
MATCH LINE

GENERAL NOTES

1. CONTRACTOR SHALL CAREFULLY AND THOROUGHLY EXAMINE BOTH THE PLAN AND THE SITE TO OBTAIN FIRSTHAND KNOWLEDGE OF EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF BIDDING.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. THOSE SHOWN REPRESENT THE BEST INFORMATION AVAILABLE TO PACIFIC LAND SERVICES AT THE TIME OF PREPARATION OF THESE PLANS. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE SITE AND INCLUDE REMOVAL OF UTILITY LINES, TANKS AND OTHER UNDERGROUND STRUCTURES IN HIS BID.
3. ANY DAMAGE TO UTILITY UNDERGROUND FACILITIES TO REMAIN SHALL BE REPAIRED BY CONTRACTOR AT NO COST TO THE OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO LAWFULLY DISPOSE OF ALL EXCESS MATERIAL OFF THE PROPERTY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFETY OF PROPERTY AND PERSONS EFFECTED AS A RESULT OF THIS WORK. SAFETY MEASURES SUCH AS BARRICADES, FLAGMEN, SIGNS, AND OTHER SUITABLE WARNING DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THE SAFETY OF THE PUBLIC, PEDESTRIANS, AND EMPLOYEES (INCLUDING PERSONS EMPLOYED BY THE CONTRACTOR) AT ALL TIMES DURING THE COURSE OF CONSTRUCTION (DURING WORKING AND NON-WORKING HOURS).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE CONDITIONS AND THE SAFETY OF PROPERTY AND PERSONS AT ALL TIMES THROUGHOUT THE CONTRACT PERIOD. THE CONTRACTOR SHALL HOLD HARMLESS AND DEFEND THE OWNER, ENGINEER, AND THEIR ASSIGNS. EMPLOYEES, OR AGENTS FROM ANY AND ALL CLAIMS, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF THE WORK, EXCEPT IN THE CASE OF SOLE NEGLIGENCE OF THE OWNER, ENGINEERS, AND THEIR ASSIGNS, EMPLOYEES, OR AGENTS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOILS ENGINEER'S REPORTS AND RECOMMENDATIONS. THE SOILS REPORT PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., PROJECT NO. 731763503, AND THE RECOMMENDATIONS THEREIN ARE HEREBY MADE A PART HEREOF, AS QUALIFIED WITHIN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE MOST CURRENT SOILS REPORT WITH THE SOIL'S ENGINEER.

SITE PREPARATION

8. SITE CLEARING IN AREAS WHERE CUTS AND FILLS ARE PLANNED SHOULD INCLUDE THE REMOVAL OF EXISTING TURF AND VEGETATION, EXISTING UTILITY LINES TO BE REMOVED FROM SERVICE, AND OTHER BELOW-GRADE IMPROVEMENTS THAT WILL INTERFERE WITH THE PROPOSED GRADING, IF PRESENT.

EXCAVATION AND TEMPORARY CUT SLOPES

9. EXCAVATIONS DEEPER THAN FIVE FEET ENTERED BY WORKERS SHOULD BE SHORED OR SLOPED FOR SAFETY IN ACCORDANCE WITH THE CAL-OSHA STANDARDS (29 CFR PART 1926). INCLINATIONS OF TEMPORARY SLOPES SHOULD NOT EXCEED THOSE SPECIFIED IN LOCAL, STATE, OR FEDERAL SAFETY REGULATIONS. AS A MINIMUM, THE REQUIREMENTS OF THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CFR PART 1926) SHOULD BE FOLLOWED. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND SAFETY OF TEMPORARY SHORING. WE JUDGE THAT TEMPORARY CUTS THAT ARE LESS THAN 10 FEET HIGH AND INCLINED NO STEEPER THAN 1.5:1 (HORIZONTAL TO VERTICAL) SHOULD BE STABLE. WHERE NECESSARY, TRENCH EXCAVATIONS SHOULD BE SLOPED OR SHORED AND BRACED, IN ACCORDANCE WITH ALL SAFETY REGULATIONS, TO PREVENT CAVE-INS.

SUBGRADE PREPARATION

10. SUBGRADE EXPOSED BY STRIPPING AND/OR EXCAVATION, AND AREAS TO RECEIVE NEW FILL SHOULD BE SCARIFIED TO A DEPTH OF SIX TO EIGHT INCHES, MOISTURE-CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED TO BETWEEN 85 AND 90 PERCENT RELATIVE COMPACTION.

FILL PLACEMENT AND COMPACTION

11. FILLS UP TO 6 FEET THICK ARE ANTICIPATED FOR THE PROJECT. FILL CAN CONSIST OF ONSITE OR IMPORTED SOIL THAT IS NON-CORROSIVE, NON-HAZARDOUS, FREE OF DELETERIOUS MATERIAL, CONTAINS NO ROCKS OR LUMPS LARGER THAN FOUR INCHES IN GREATEST DIMENSION. IMPORTED FILL SHOULD HAVE A LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX LOWER THAN 12, SIMILAR TO THE SANDY SOIL ON SITE.
12. FILL SHOULD BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING EIGHT INCHES IN UNCOMPACTED THICKNESS, MOISTURE-CONDITIONED TO AT OR ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO BETWEEN 85 AND 90 PERCENT RELATIVE COMPACTION.
13. ON-SITE SANDY SOIL FREE OF ROCKS OR LUMPS LARGER THAN FOUR INCHES IN ITS GREATEST DIMENSION SHOULD BE SUITABLE FOR USE AS FILL OR BACKFILL PROVIDED IT IS PROPERLY MOISTURE CONDITIONED.
14. THE GEOTECHNICAL ENGINEER SHOULD APPROVE ALL IMPORTED FILL AT LEAST THREE DAYS BEFORE USE AT THE SITE. THE GRADING CONTRACTOR SHOULD PROVIDE ANALYTICAL TEST RESULTS OR OTHER SUITABLE ENVIRONMENTAL DOCUMENTATION FOR ANY PROPOSED IMPORT FILL INDICATING THE FILL IS FREE OF HAZARDOUS MATERIALS AT LEAST THREE DAYS BEFORE USE AT THE SITE.

UTILITIES AND UTILITY TRENCHES

15. BACKFILL FOR UTILITY TRENCHES AND OTHER EXCAVATIONS IS ALSO CONSIDERED FILL, AND SHOULD BE COMPACTED ACCORDING TO THE RECOMMENDATIONS PRESENTED ABOVE. JETTING OF TRENCH BACKFILL SHOULD NOT BE PERMITTED. POOR COMPACTION COULD CAUSE EXCESSIVE SETTLEMENTS, RESULTING IN DAMAGE TO THE IMPROVEMENTS. SPECIAL CARE SHOULD BE TAKEN WHEN BACKFILLING UTILITY TRENCHES IN PAVEMENT AREAS.
16. UTILITY TRENCHES SHOULD BE EXCAVATED A MINIMUM OF FOUR INCHES BELOW THE BOTTOM OF PIPES OR CONDUITS AND HAVE CLEARANCES OF AT LEAST FOUR INCHES ON BOTH SIDES. TO PROVIDE UNIFORM SUPPORT, PIPES OR CONDUITS SHOULD BE BEDDED ON A MINIMUM OF FOUR INCHES OF SAND OR FINE GRAVEL. AFTER PIPES AND CONDUITS ARE TESTED, INSPECTED (IF REQUIRED), AND APPROVED, THEY SHOULD BE COVERED TO A DEPTH OF SIX INCHES WITH SAND OR FINE GRAVEL, WHICH SHOULD THEN BE MECHANICALLY TAMPED. SUBDRAINS CONSISTING OF PERFORATED PIPE SHOULD BE SURROUNDED BY AT LEAST FOUR INCHES OF GRAVEL ON ALL SIDES. THE GRAVEL SHOULD BE WRAPPED ON ALL SIDES IN FILTER FABRIC (MIRAFI 140N OR EQUIVALENT). BACKFILL SHOULD BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS PRESENTED ABOVE.

CONSTRUCTION CONSIDERATIONS

17. THE SANDY SOIL AT THE SITE CAN BE READILY EXCAVATED AND COMPACTED WITH CONVENTIONAL EARTHMOVING EQUIPMENT WHEN PROPERLY MOISTURE CONDITIONED. THE SANDY MATERIAL IS LIKELY SUSCEPTIBLE TO CAVING. THE CONTRACTOR SHOULD ANTICIPATE PROVIDING ADEQUATE SPACE AROUND CUT AREAS TO CREATE SLOPED EXCAVATIONS. TEMPORARY SHORING OR FORMS MAY BE NEEDED TO MAINTAIN VERTICAL CUTS.

NO.	DATE	BY	DESCRIPTION

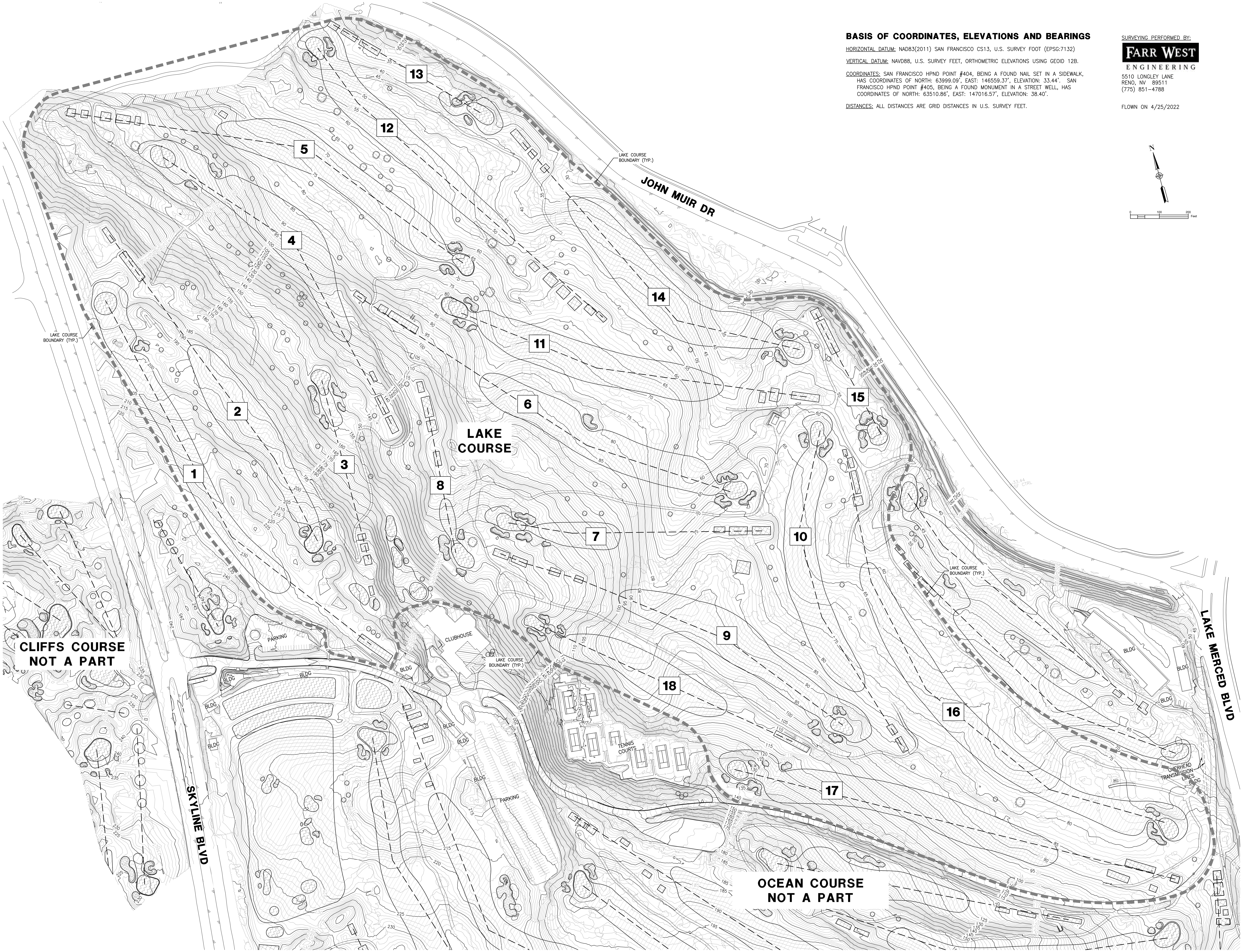
ISSUE: SM COUTHY #2
DATE: 9/28/2022
SCALE: 1" = 50'
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0139 Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C001_TITLE SHEET.dwg

REGISTERED PROFESSIONAL ENGINEER
KRISTEN M. HANSEN
No. C 60661
CIVIL
STATE OF CALIFORNIA
DATE: 9/28/2022

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

TITLE SHEET
OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139
DRAWING NO.
C001
SHEET 1 OF 20



BASIS OF COORDINATES, ELEVATIONS AND BEARINGS

HORIZONTAL DATUM: NAD83(2011) SAN FRANCISCO CS13, U.S. SURVEY FOOT (EPSG:7132)

VERTICAL DATUM: NAVD88, U.S. SURVEY FEET, ORTHOMETRIC ELEVATIONS USING GEOID 12B.

COORDINATES: SAN FRANCISCO HPND POINT #404, BEING A FOUND NAIL SET IN A SIDEWALK, HAS COORDINATES OF NORTH: 63999.09', EAST: 146559.37', ELEVATION: 33.44'. SAN FRANCISCO HPND POINT #405, BEING A FOUND MONUMENT IN A STREET WELL, HAS COORDINATES OF NORTH: 63510.86', EAST: 147016.57', ELEVATION: 38.40'.

DISTANCES: ALL DISTANCES ARE GRID DISTANCES IN U.S. SURVEY FEET.

SURVEYING PERFORMED BY:

FARR WEST ENGINEERING

5510 LONGLEY LANE
RENO, NV 89511
(775) 851-4788

FLOWN ON 4/25/2022

N

0 100 200 Feet

NO.	DATE	BY	DESCRIPTION
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ISSUE: SM COUTNY #2
DATE: 9/28/2022
SCALE: 1" = 100'
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C010_TOPO SURVEY.dwg

REGISTERED PROFESSIONAL ENGINEER
KIRSTEN M. HANSON
C 60667
CIVIL
STATE OF CALIFORNIA
[illegible]
DATE: 9/28/2022

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TOPOGRAHIC SURVEY - OVERALL

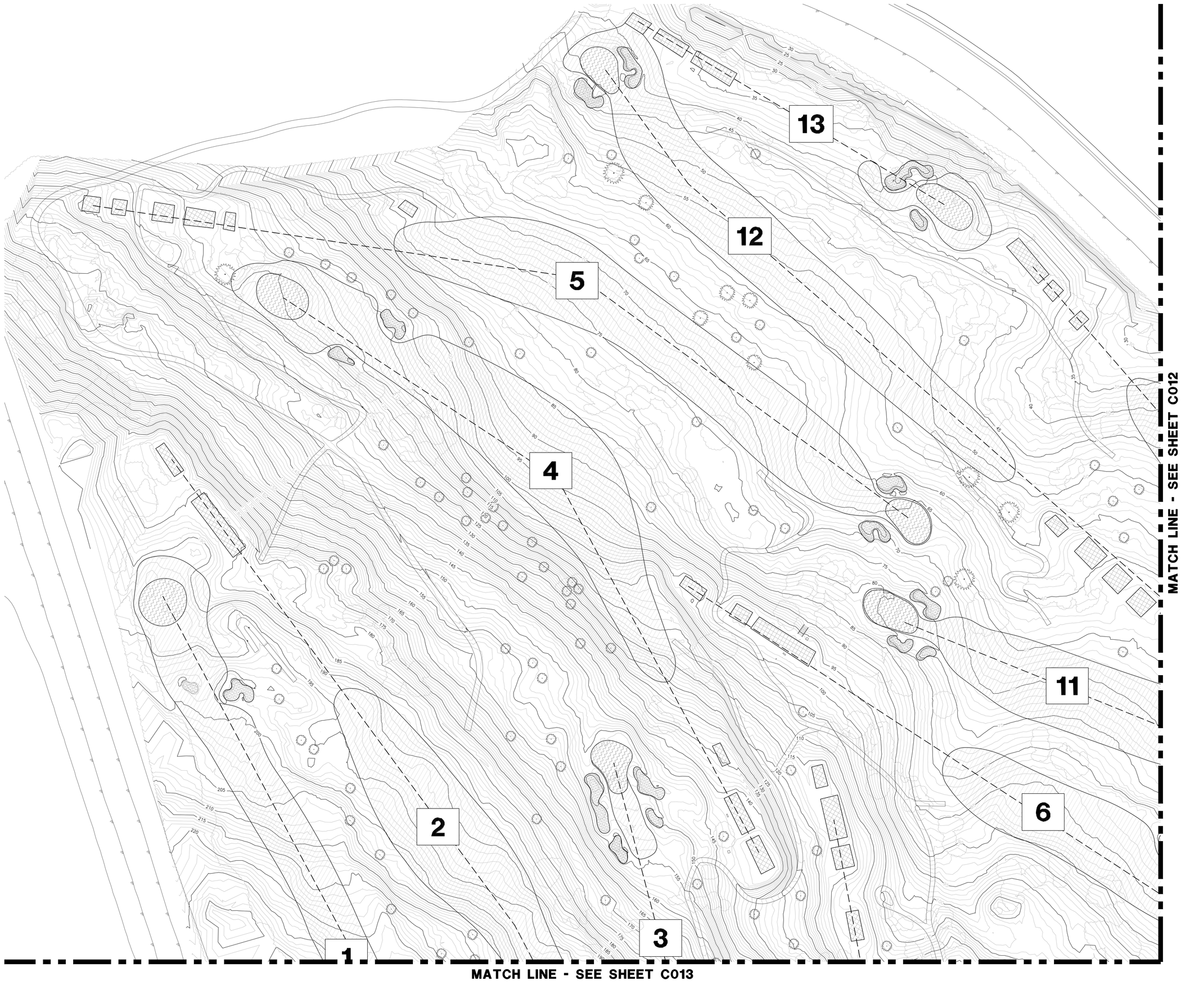
OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO. J0139

DRAWING NO. C010

SHEET 2 OF 20

PRINTED: Sep 28, 2022 - 9:38 am
S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C010_TOPO SURVEY.dwg



NO.	DATE	BY	DESCRIPTION
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ISSUE: SM COUTNY #2
DATE: 9/28/2022
SCALE: 1" = 50'
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C010_TOPO SURVEY.dwg

REGISTERED PROFESSIONAL ENGINEER
KEVIN M. HAGEN
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DATE: 9/28/2022

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TOPOGRAPHIC SURVEY - PARTIAL

OLYMPIC CLUB LAKE COURSE

599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139

DRAWING NO.
C011

SHEET 3 OF 20

ISSUE:	SM COUTNY #2
DATE:	9/28/2022
SCALE:	1" = 50'
DESIGNED:	RCS
DRAWN:	PAA
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PROJ. MGR:	KMH
FILE PATH:	S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C010_TOPO SURVEY.dwg

NO.	DATE	BY	DESCRIPTION
1			
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4			
5			

REGISTERED PROFESSIONAL ENGINEER
KRISTEN M. HANNAH
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DATE: 9/28/2022

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TOPOGRAPHIC SURVEY - PARTIAL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139

DRAWING NO.
C012

SHEET 4 OF 20

TOPOGRAPHIC SURVEY - PATRIAL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

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JOB NO. J0139
DRAWING NO. C013
SHEET 5 OF 20

ISSUE	SM COUTNY #2	NO	DATE	BY	DESCRIPTION
DATE	9/28/2022	△			
SCALE	1" = 50'	△			
DESIGNED	ROS	△			
DRAWN	PAA	△			
CHECKED	KWH	△			
PROJ. MGR.	KWH	△			

DATE 9/28/2022

FILE PATH: S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C010_TOPO SURVEY.dwg

MATCH LINE - SEE SHEET C014

MATCH LINE - SEE SHEET C011

18

7

8

TENNIS COURTS

CLUBHOUSE

PARKING

BLDG

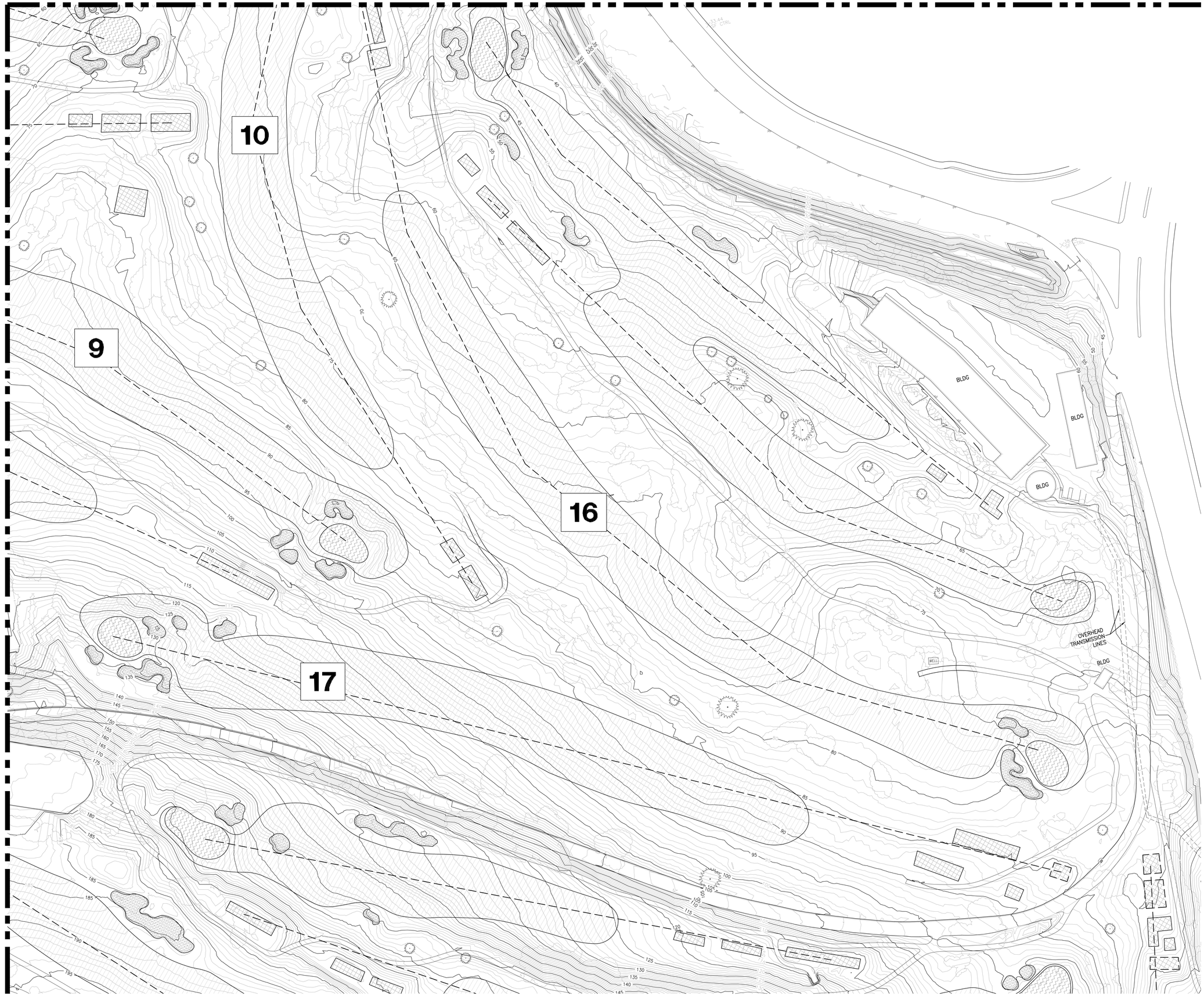
SKYLINE BLVD

0 50 100 Feet

Wed, 28 Sep 2022 - 9:36 am
S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C010_TOPO SURVEY.dwg

MATCH LINE - SEE SHEET C012

MATCH LINE - SEE SHEET C013



ISSUE:	SM COUTHY #2
DATE:	9/28/2022
SCALE:	1" = 50'
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CHECKED:	KMH
PROJ. MGR:	KMH
FILE PATH:	S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C010_TOPO SURVEY.dwg

NO.	DATE	BY	DESCRIPTION
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2			
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4			
5			

REGISTERED PROFESSIONAL ENGINEER
KAITLYN M. HARRIS
No. C 60661
CIVIL
STATE OF CALIFORNIA

DATE: 9/28/2022

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TOPOGRPAHIC SURVEY - PARTIAL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139

DRAWING NO.
C014

SHEET **6** OF **20**

ISSUE:	SM COUTNY #2
DATE:	9/28/2022
SCALE:	1" = 100'
DESIGNED:	RCS
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CHECKED:	KMH
PROJ. MGR:	KMH
FILE PATH:	S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C100_SITE PLAN.dwg

NO.	DATE	BY	DESCRIPTION
1			
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4			
5			

REGISTERED PROFESSIONAL ENGINEER
KRISTEN M. HANSEN
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DATE: 9/28/2022

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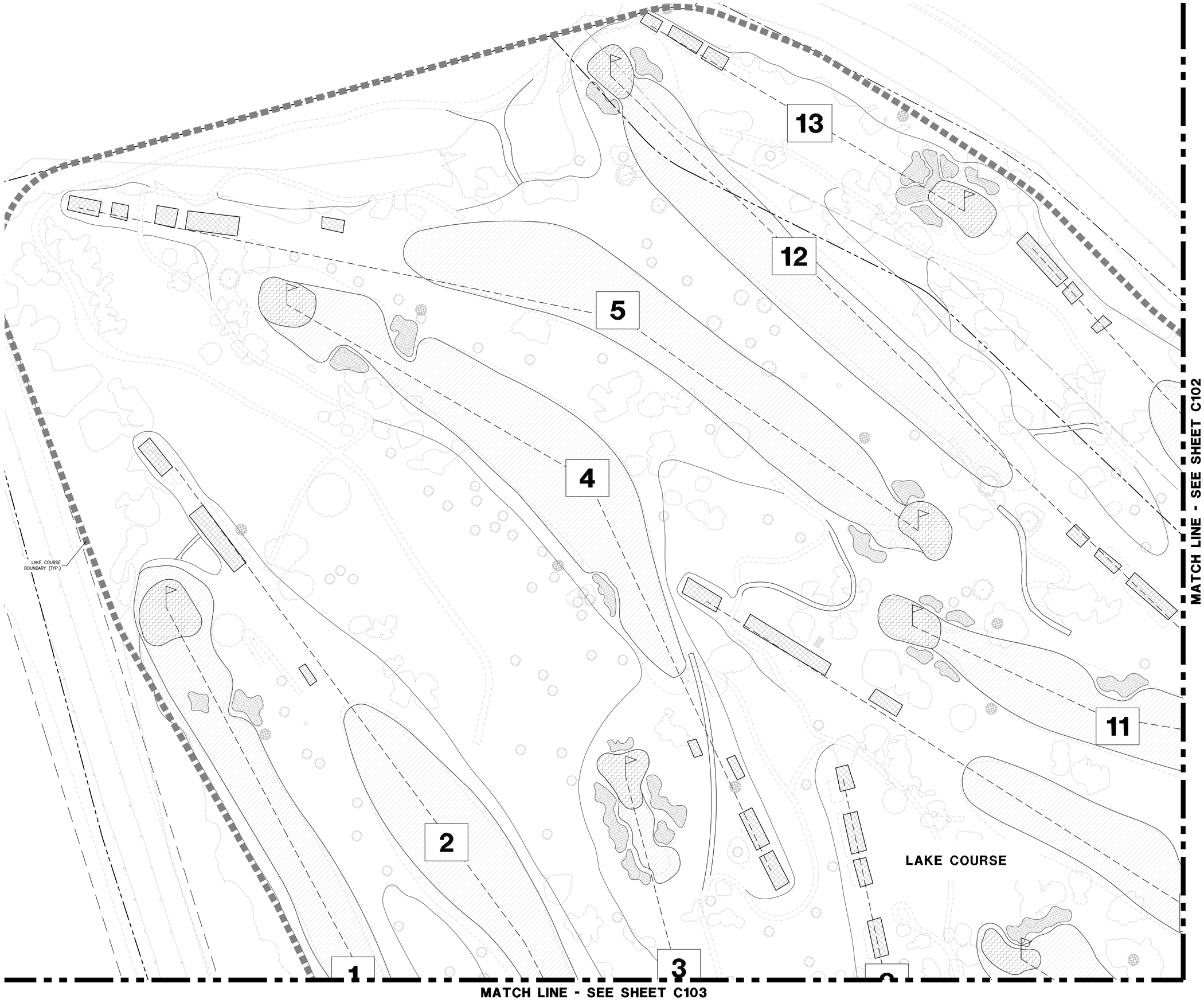
SITE PLAN - OVERALL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO. J0139

DRAWING NO. C100

SHEET 7 OF 20



NO.	DATE	BY	DESCRIPTION
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ISSUE: SM COUTHY #2
DATE: 9/28/2022
SCALE: 1" = 50'
DESIGNED: RCS
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CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C100_SITE PLAN.dwg

REGISTERED PROFESSIONAL ENGINEER
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SITE PLAN - PARTIAL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139

DRAWING NO.
C101

SHEET 8 OF 20

0 50 100 Feet

MATCH LINE - SEE SHEET C101

LAKE COURSE BOUNDARY (TYP.)

JOHN MUIR DR

14

11

15

6

MATCH LINE - SEE SHEET C104

N

0 50 100 Feet

ISSUE:	SM COUTNY #2
DATE:	9/28/2022
SCALE:	1" = 50'
DESIGNED:	RCS
DRAWN:	PAA
CHECKED:	KMH
PROJ. MGR:	KMH
FILE PATH:	S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C100_SITE PLAN.dwg

NO.	DATE	BY	DESCRIPTION
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2			
3			
4			
5			

REGISTERED PROFESSIONAL ENGINEER
KRISTEN M. HANSEN
No. C 60661
CIVIL
STATE OF CALIFORNIA

DATE: 9/28/2022

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SITE PLAN - PARTIAL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139

DRAWING NO.
C102

SHEET 9 OF 20

MATCH LINE - SEE SHEET C101

HIMALAYAS PUTTING GREEN

7

CLUBHOUSE

18

LAKE COURSE BOUNDARY (TYP.)

SKYLINE BLVD

MATCH LINE - SEE SHEET C104

CITY AND COUNTY OF SAN FRANCISCO

COUTY OF SAN MATEO

0 50 100 Feet

NO.	DATE	BY	DESCRIPTION
1			
2			
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ISSUE: BM COUTNY #2
DATE: 9/28/2022
SCALE: 1" = 50'
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C100_SITE PLAN.dwg

REGISTERED PROFESSIONAL ENGINEER
KAITLYN M. HARRIS
C 40667
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DATE: 9/28/2022

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SITE PLAN - PARTIAL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139

DRAWING NO.
C103

SHEET 10 OF 20

MATCH LINE - SEE SHEET C102

MATCH LINE - SEE SHEET C103

LAKE COURSE BOUNDARY (TYP.)

CITY AND COUNTY OF SAN FRANCISCO

COUTY OF SAN MATEO

10

9

16

17

OCEAN COURSE
NOT A PART

BLDG

BLDG

BLDG

N

0 50 100 Feet

NO.	DATE	BY	DESCRIPTION
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5			

ISSUE: SM COUTHY #2
DATE: 9/28/2022
SCALE: 1" = 50'
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C100_SITE PLAN.dwg

REGISTERED PROFESSIONAL ENGINEER
KRISTEN M. HANSEN
No. C 60661
CIVIL
STATE OF CALIFORNIA

DATE: 9/28/2022

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

SITE PLAN - PARTIAL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139

DRAWING NO.
C104

SHEET 11 OF 20

PLOTTED: Mar 28, 2022 - 9:45 am
S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C100_SITE PLAN.dwg

NOTES:

1. IMPORT MATERIAL WILL BE SPECIALIZED SANDS AND GRAVELS FOR GREEN AND BUNKER CONSTRUCTION.
2. EXCESS MATERIAL TO BE USED ON-SITE TO SHAPE GOLF COURSE FEATURES. NO EXPORT MATERIAL IS ANTICIPATED.
3. STORMWATER TO BE COLLECTED BY PERFORATED DRAIN LINES PER DETAILS ON SHEET C400 AND CONVEYED TO DRYWELL BASIN TO INFILTRATE TO SUBGRADE.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOILS ENGINEER'S REPORTS AND RECOMMENDATIONS, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., PROJECT NO. 731763503, AND THE RECOMMENDATIONS THEREIN ARE HEREBY MADE A PART OF THE CONTRACT DOCUMENTS.

LEGEND

- PROPERTY LINE, PLOTTED PER RECORD
- SAN FRANCISCO / SAN MATEO COUNTY LINE
- GRADING CONFORM LINE
- NEW SOLID 6" HDPE SD LINE
- NEW SOLID 4" HDPE SD LINE
- NEW DRYWELL INLET, PERMA BASIN DRAINAGE INLET PER DET 3/ C401, OR APPROVED ALTERNATE.
- GREENS (RE: DET 1 & 6, SHEET C400)
- TEES (RE: DET 5 & 8/C400, DET 1/C401)
- FAIRWAY & APPROACH (RE: 8/C400 & 2/C401)
- BUNKER (RE: DET 2, 3 & 4, C400)

CUT/FILL TABLE					
Number	Color	Min Elevation	Max Elevation	Volume (cy)	Area (sf)
1		-9.50	-7.00	269	6,398
2		-7.00	-5.00	831	10,470
3		-5.00	-4.00	775	8,810
4		-4.00	-3.00	1,225	15,945
5		-3.00	-2.00	2,045	31,180
6		-2.00	-1.00	4,151	91,681
7		-1.00	0.00	9,812	269,355
8		0.00	+1.00	7,159	245,280
9		1.00	+2.00	2,924	64,808
10		2.00	+3.00	1,314	28,342
11		3.00	+4.00	533	14,511
12		4.00	+5.00	165	6,110
13		5.00	+6.00	35	1,759
14		6.00	+7.00	5	270

Raw Earthwork Quantity Tabulation			
Area	Earthwork Volume (cy)	Area of Disturbance (sf)	% of Area
1	(269)	6,398	0.80%
2	(831)	10,470	1.32%
3	(775)	8,810	1.11%
4	(1,225)	15,945	2.01%
5	(2,045)	31,180	3.92%
6	(4,151)	91,681	11.53%
7	(9,812)	269,355	33.88%
8	7,159	245,280	30.86%
9	2,924	64,808	8.15%
10	1,314	28,342	3.57%
11	533	14,511	1.83%
12	165	6,110	0.77%
13	35	1,759	0.22%
14	5	270	0.03%
TOTAL	(6,973)	794,919	

Raw Earthwork by County	Area (sf)	Area (ac)	Cut (cy)	Fill (cy)	Net
City & County of San Francisco	689,000	15.8	(17,665)	10,410	(7,255) Cut
San Mateo County	105,919	2.4	(1,443)	1,725	282 Fill
TOTAL	**794,919**	**18.2**	**(19,108)**	**12,135**	(6,973) Cut

CUT VOLUME	(19,108)	
FILL VOLUME	12,135	
TOTAL	(6,973)	
Area of Grading	18.2	ac
Total Site Area	129.7	ac
Area Disturbed	794,919	sf
		14%

Import Materials	Weight (ton)	Volume (cy)
Green Mix	7,225	5,560
Greens Gravel	3,075	2,370
Greens Drainage Trenches	1,100	850
Approach Mix	1,675	1,290
Approach Drainage Gravel	285	220
Bunker Sand - Formal	2,650	2,040
Bunker Drainage Gravel	540	420
Drainage Gravel	555	430
Cart Path Base Material	675	520
TOTAL		**13,700**

Adjusted Earthwork Quantities	
Net Volume	(6,973) cy
Import Materials	(13,700) cy
Excess Material	(20,673) cy

0 100 200 Feet

NO.	DATE	BY	DESCRIPTION
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ISSUE: SM COUTNY #2
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DESIGNED: RCS
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FILE PATH: S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C200_GRADING UTILITY PLAN.dwg

REGISTERED PROFESSIONAL ENGINEER KAITLYN M. HARRIS C 60667 CIVIL STATE OF CALIFORNIA

DATE: 9/28/2022

SAGE Consulting Engineers, Inc.
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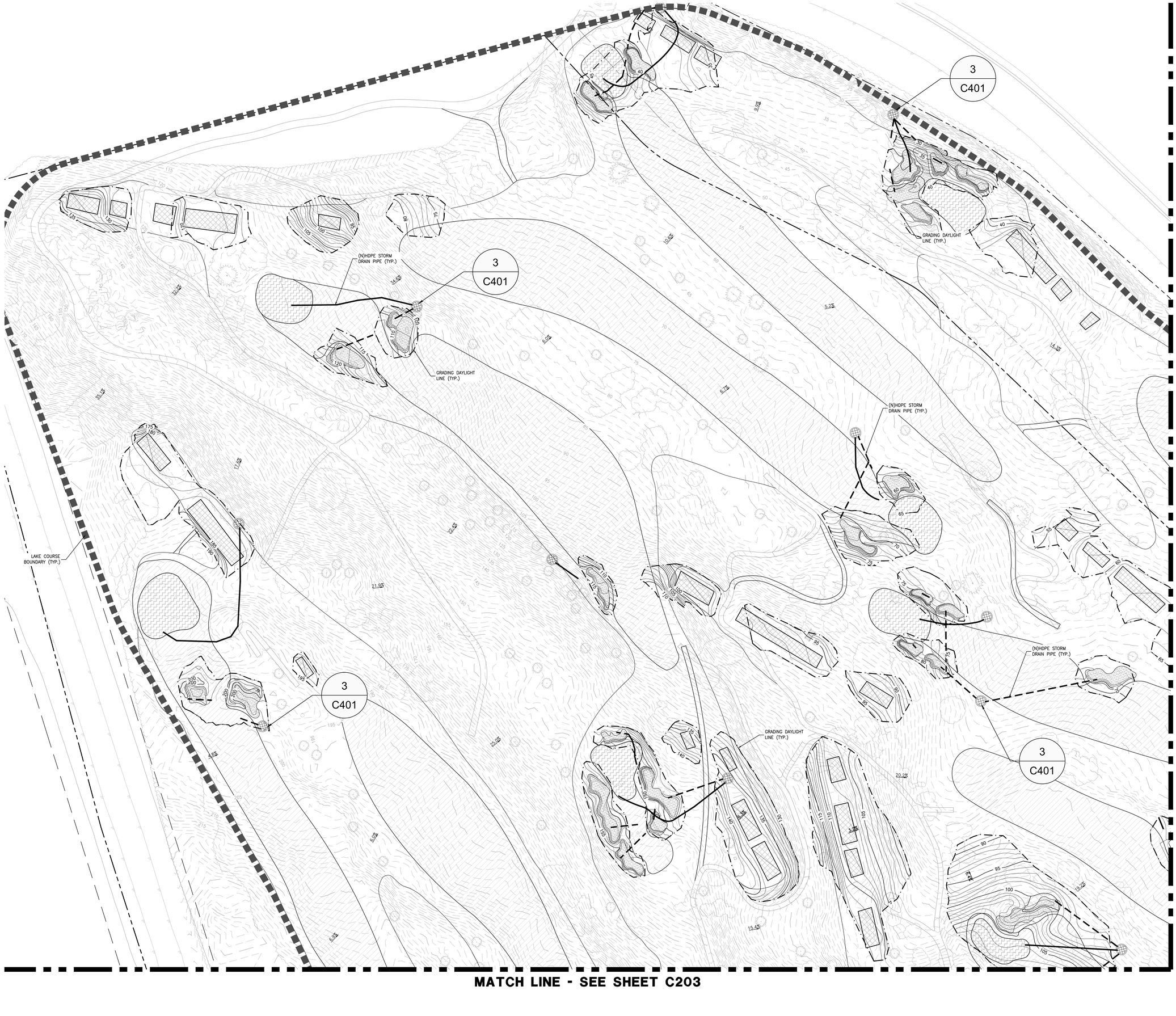
GRADING & UTILITY PLAN - OVERALL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO. J0139

DRAWING NO. C200

SHEET 12 OF 20



ISSUE:	SM COUTHY #2
DATE:	9/28/2022
SCALE:	1" = 50'
DESIGNED:	RCS
DRAWN:	PAA
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PROJ. MGR:	KMH
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REGISTERED PROFESSIONAL ENGINEER
KAITLEN M. HARRIS
No. C 40667
CIVIL
STATE OF CALIFORNIA

DATE: 9/28/2022

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GRADING & UTILITY PLAN - PARTIAL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139

DRAWING NO.
C201

SHEET 13 OF 20

0 50 100 Feet

MATCH LINE - SEE SHEET C201

JOHN MUIR DR

LAKE COURSE BOUNDARY. (TYP.)

3
C401

(N)HDPE STORM DRAIN PIPE (TYP.)

GRADING DAYLIGHT LINE (TYP.)

GRADING DAYLIGHT LINE (TYP.)

MATCH LINE - SEE SHEET C204

N

0 50 100 Feet

ISSUE:	SM COUTNY #2
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REGISTERED PROFESSIONAL ENGINEER
KAITLYN M. HOWARD
C 60661
CIVIL
STATE OF CALIFORNIA

DATE: 9/28/2022

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GRADING & UTILITY PLAN - PARTIAL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139

DRAWING NO.
C202

SHEET 14 OF 20

PLOTTED: Sep 28, 2022 - 9:41 am
S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C200_GRADING UTILITY PLAN.dwg

MATCH LINE - SEE SHEET C201

3
C401

(N)HDPE STORM DRAIN PIPE (TYP.)

HIMALAYAS PUTTING GREEN

GRADING DAYLIGHT LINE (TYP.)

3
C401

GRADING DAYLIGHT LINE (TYP.)

CLUBHOUSE

5' EASEMENT TO PG&E

10' EASEMENT FOR SANITARY SEWER FACILITIES

LAKE COURSE BOUNDARY (TYP.)

SKYLINE BLVD

CITY AND COUNTY OF SAN FRANCISCO

COUTY OF SAN MATEO

MATCH LINE - SEE SHEET C204

0 50 100 Feet

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REGISTERED PROFESSIONAL ENGINEER
KRISTEN M. HAHN
No. C 60667
CIVIL
STATE OF CALIFORNIA

DATE: 9/28/2022

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GRADING & UTILITY PLAN - PARTIAL

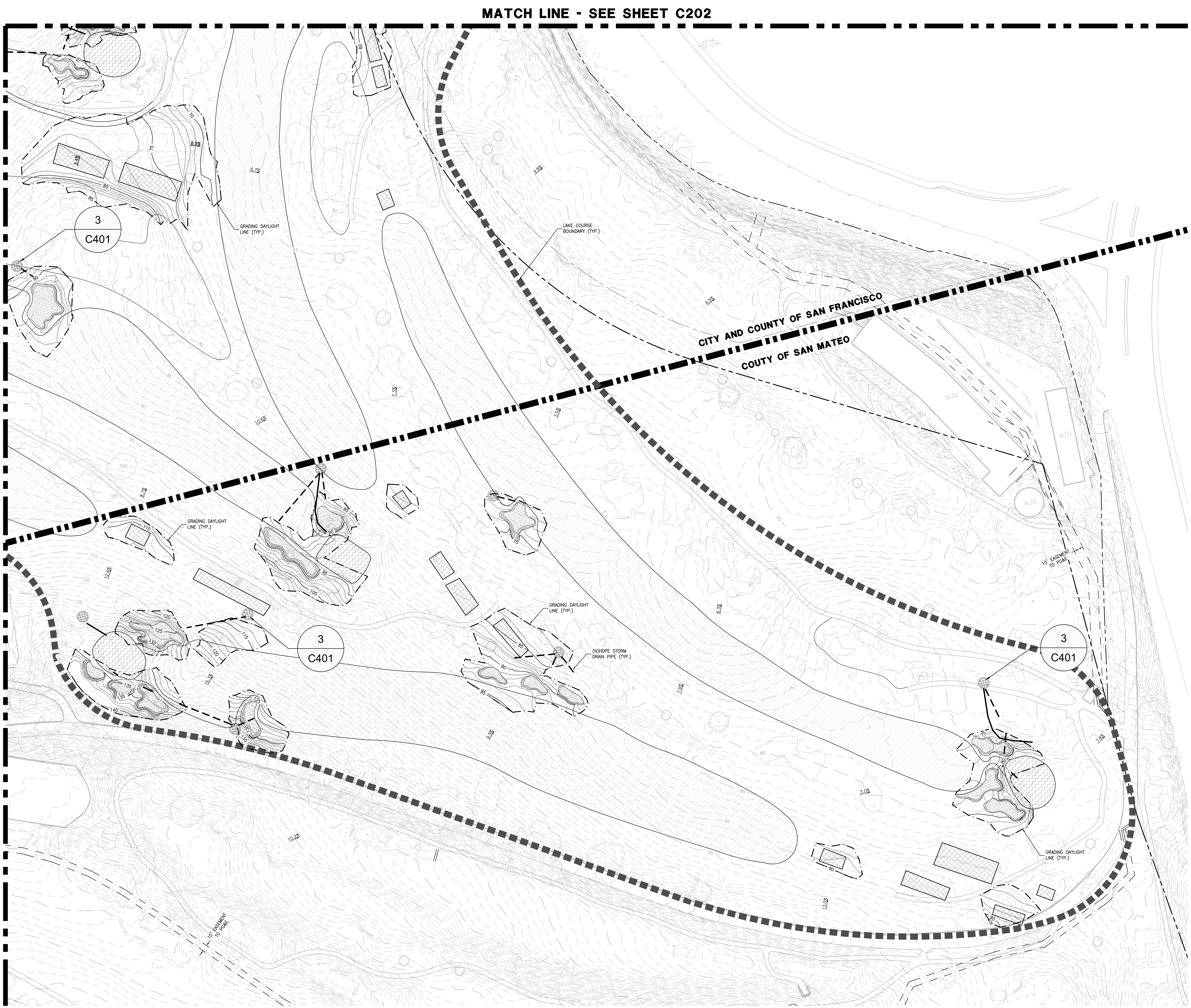
OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139

DRAWING NO.
C203

SHEET 15 OF 20

Plotted: Sep 28, 2022 - 3:41 pm
S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C200_GRADING UTILITY PLAN.dwg



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ISSUE: SM COUTNY #2
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REGISTERED PROFESSIONAL ENGINEER KIRSTEN M. HANSON C 60667 CIVIL STATE OF CALIFORNIA

DATE: 9/28/2022

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GRADING & UTILITY PLAN - PARTIAL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139
DRAWING NO.
C204
SHEET 16 OF 20

PRINTED: Sep 28, 2022 - 9:41 am
S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C200_GRADING UTILITY PLAN.dwg

LEGEND

- FIBER ROLLS, INSTALL DOWNGRADE OF ALL GRADED/ DISTURBED AREAS (TYP.)
- DRAINAGE INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- AREA TO BE RE-GRADING

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 INHBIT 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.

LAKE COURSE

JOHN MUIR DR

CLIFF COURSE NOT A PART

SKYLINE BLVD

CITY AND COUNTY OF SAN FRANCISCO
COUTY OF SAN MATEO

CLUBHOUSE

STORAGE CONTAINERS

MATERIAL STORAGE AREA

EQUIPMENT STORAGE AREA

LAKE MERCED BLVD

OCEAN COURSE NOT A PART

N

0 100 200 Feet

NO.	DATE	BY	DESCRIPTION

ISSUE: BM COUTNY #2
DATE: 9/28/2022
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DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C300_EROSION CONTROL PLAN.dwg

REGISTERED PROFESSIONAL ENGINEER
KRISTEN M. HANSEN
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STATE OF CALIFORNIA

DATE: 9/28/2022

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EROSION CONTROL PLAN - OVERALL

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

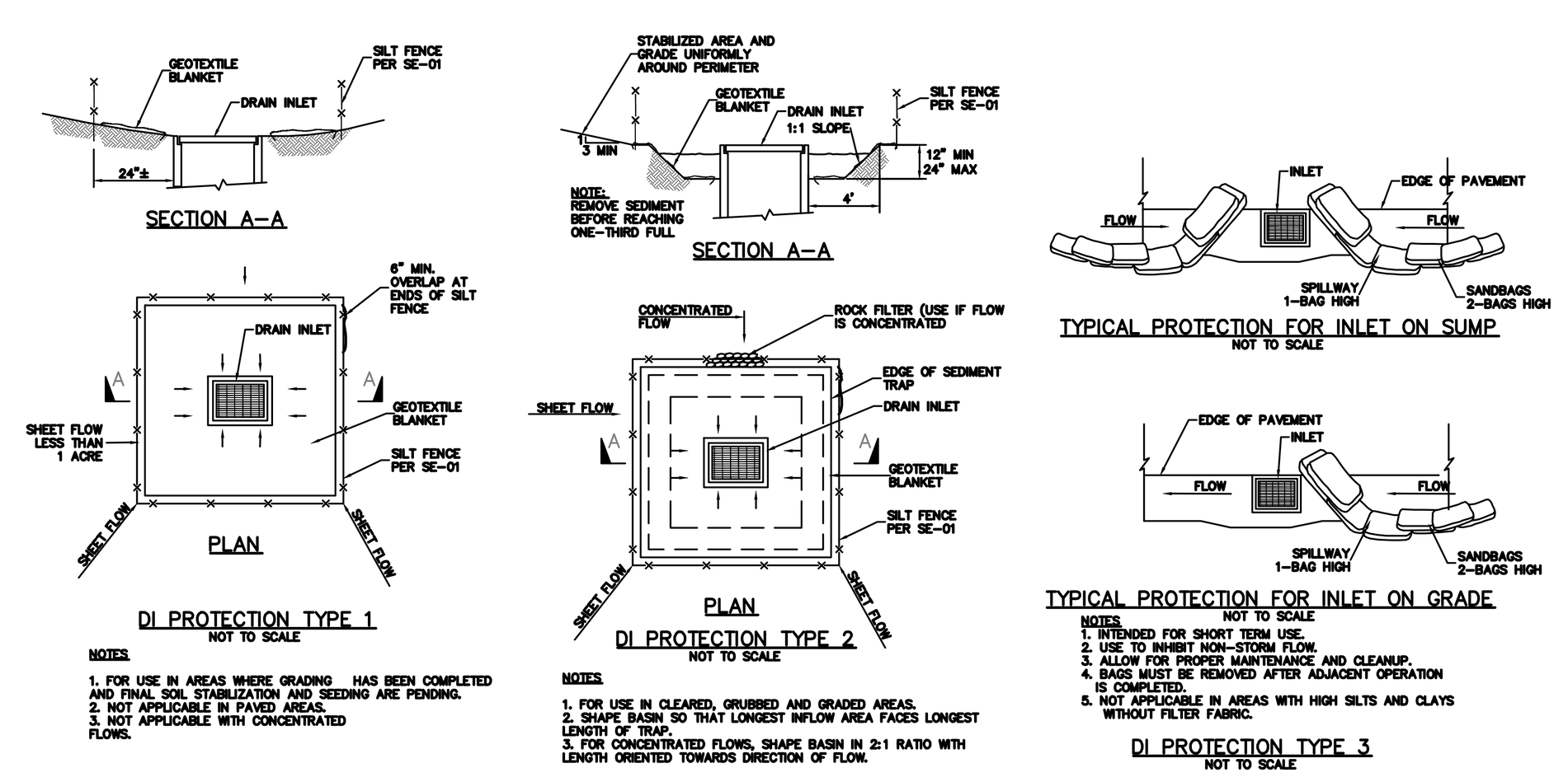
JOB NO. J0139

DRAWING NO. C300

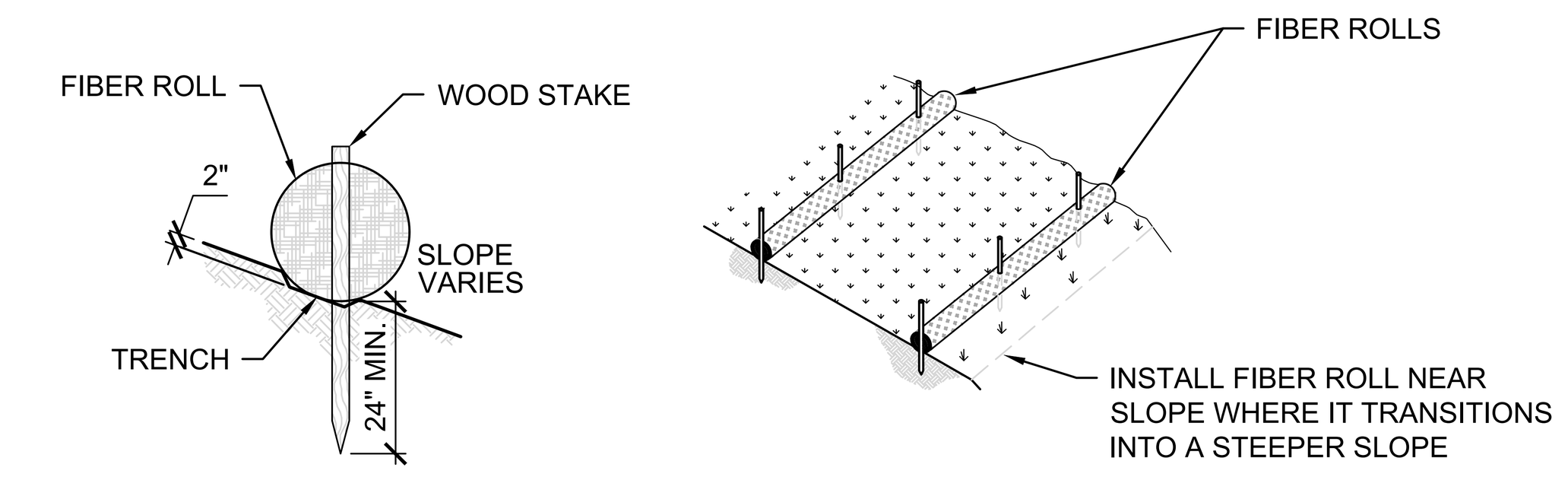
SHEET 17 OF 20

EROSION AND SEDIMENT CONTROL NOTES

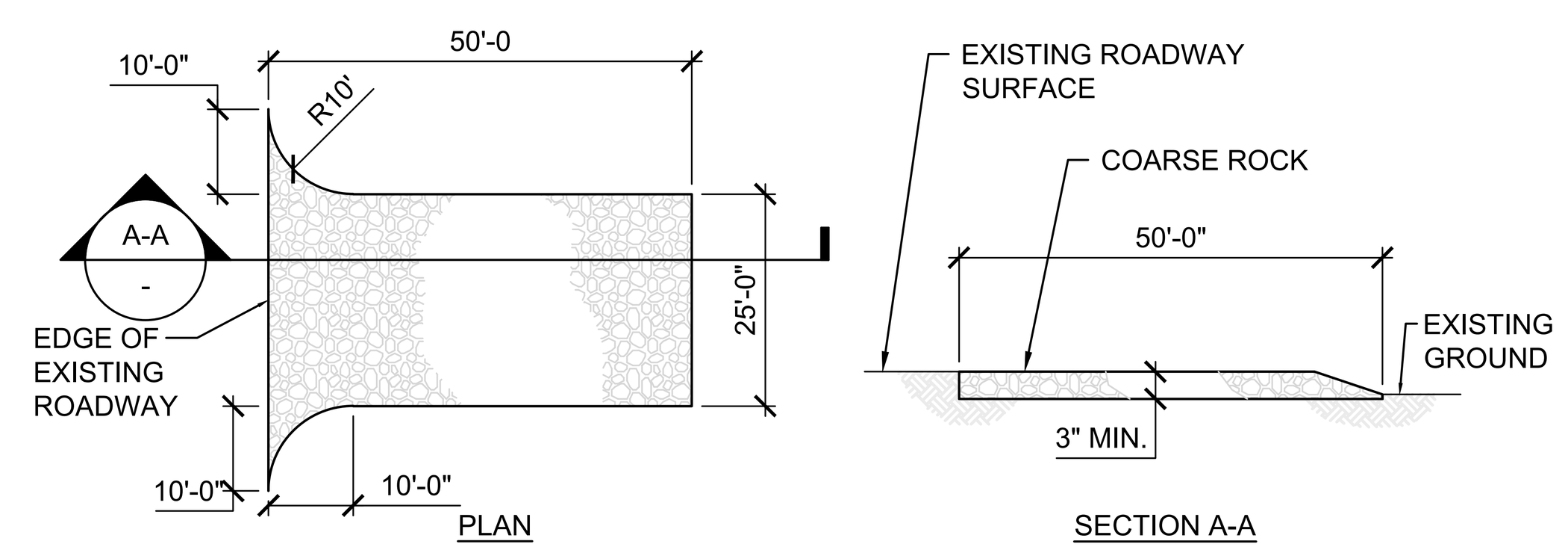
1. THE SCHEMATIC EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM NOISE, DUST AND STORM WATER RUNOFF THROUGHOUT CONSTRUCTION OF THE PROJECT AND SHALL CONDUCT OPERATIONS IN SUCH A MANNER THAT STORM 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.
27. EROSION CONTROL MAT OR SIMILAR TO BE INSTALLED ON SLOPES 2:1 (H:V) OR GREATER IF RAIN IS ANTICIPATED PRIOR TO INSTALLATION OF PERMANENT STABILIZATION MEASURES OR PLANTING.



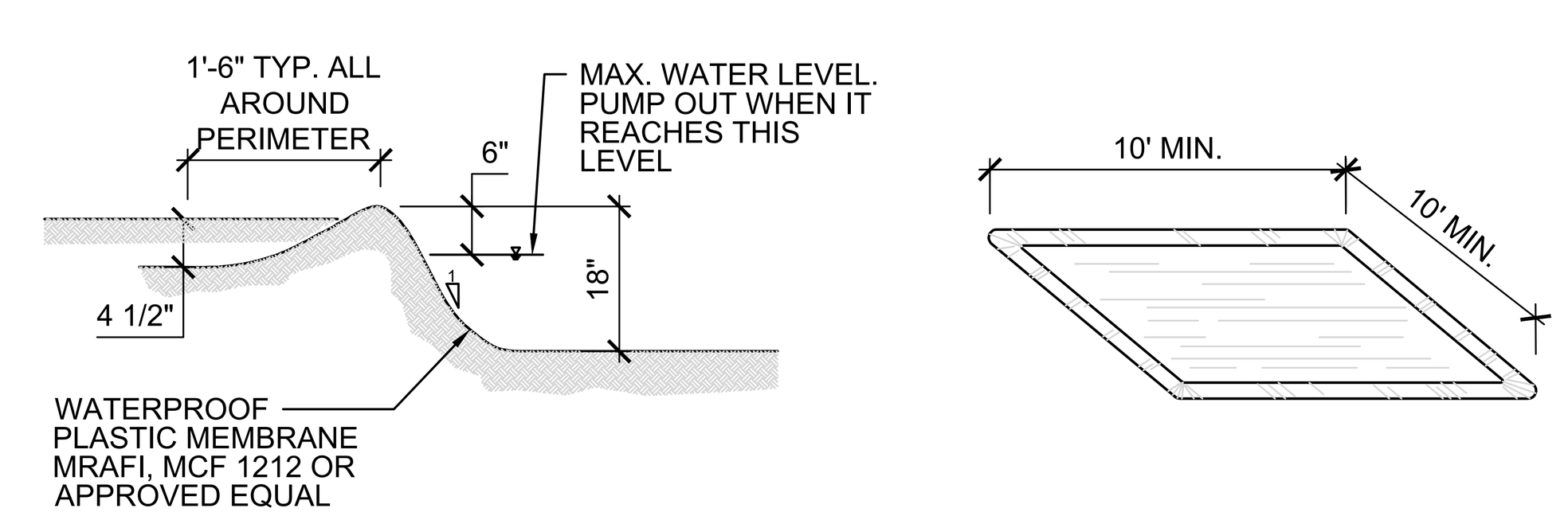
1 DRAINAGE INLET PROTECTION



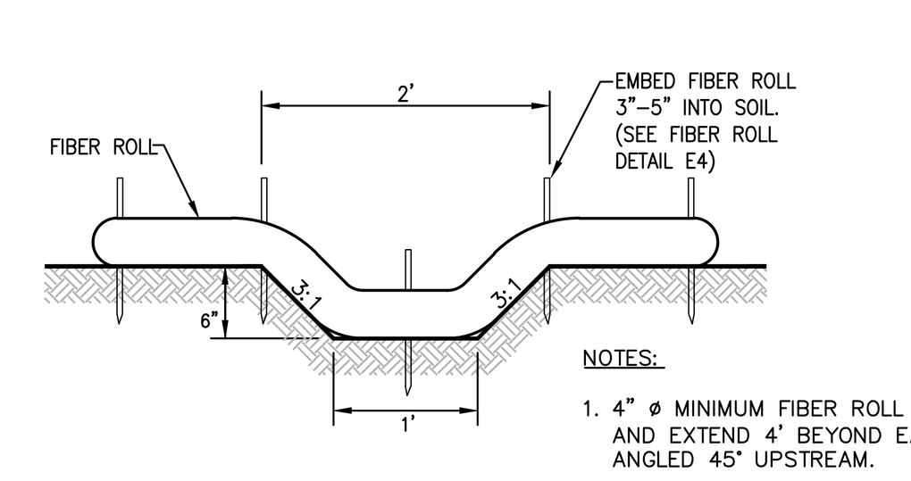
2 FIBER ROLL INSTALLATION DETAIL



3 TEMPORARY CONSTRUCTION ENTRANCE

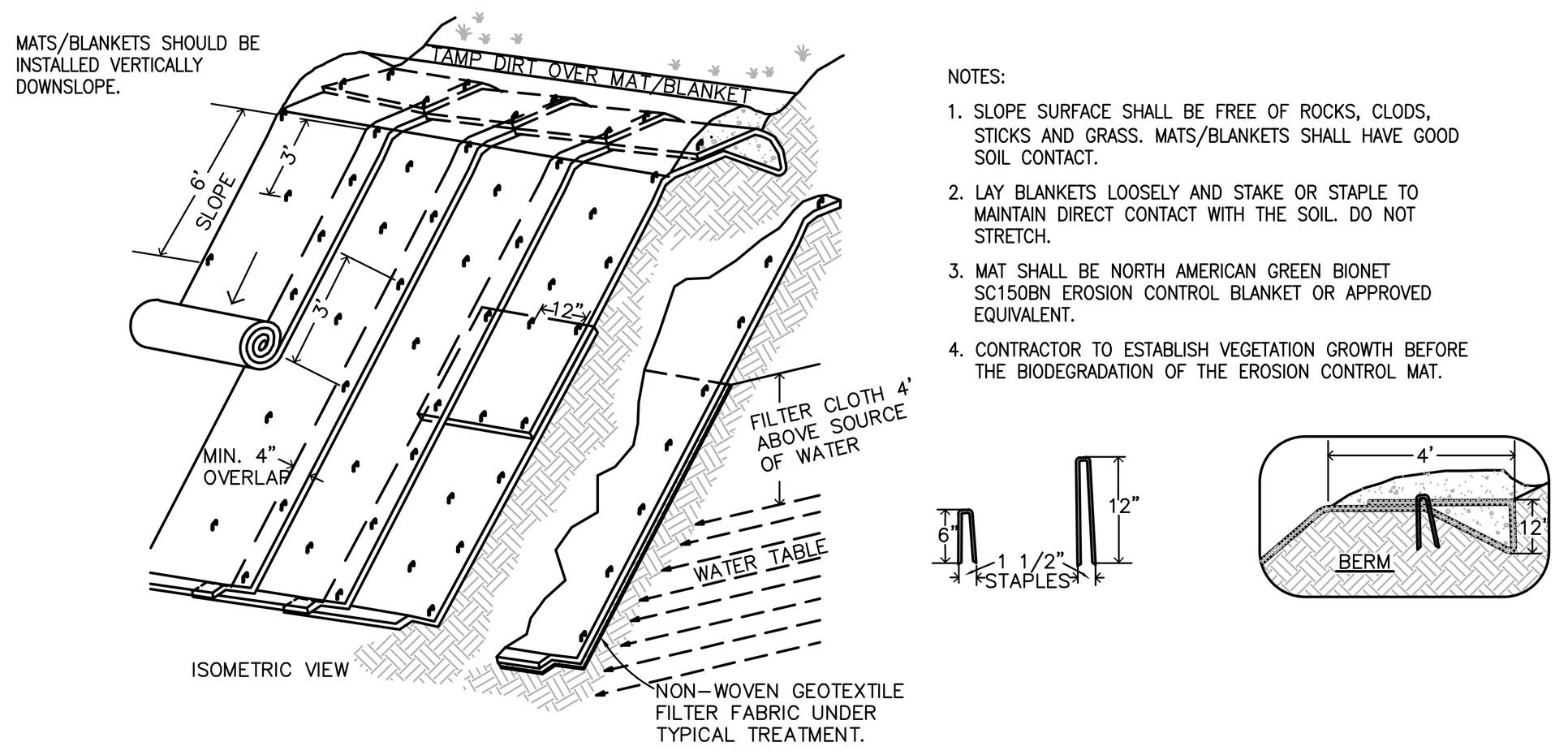


4 TEMPORARY WASHOUT PIT



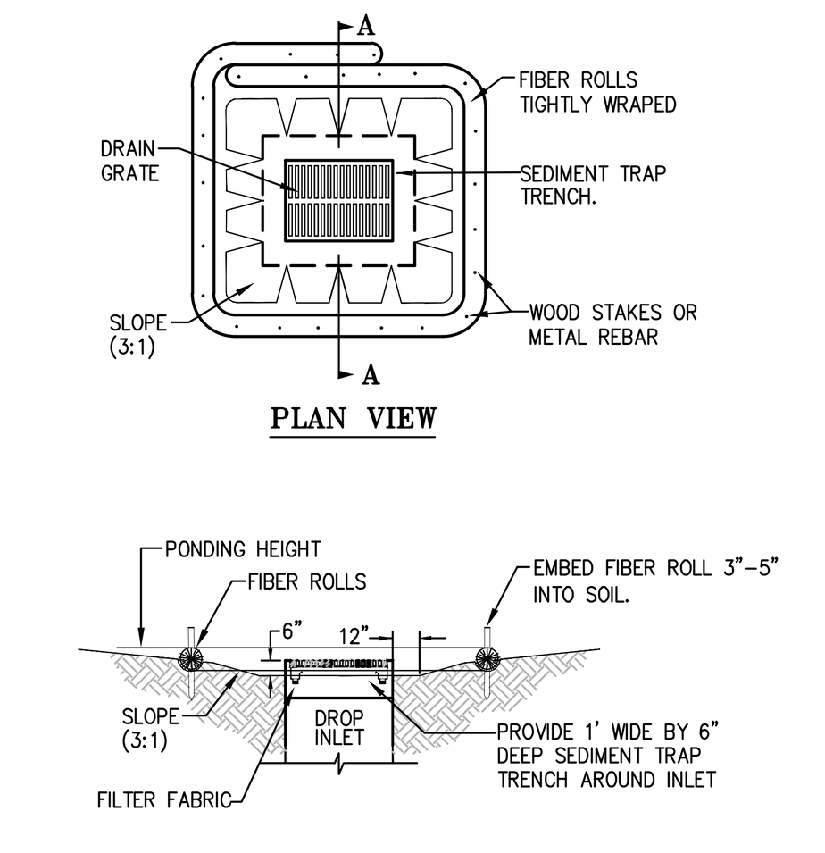
NOTES:
1. 4" ø MINIMUM FIBER ROLL STAKED 1' O.C. AND EXTEND 4' BEYOND EARTH SWALE ANGLED 45° UPSTREAM.
2. PLACE STRAW WATTLE ALONG EARTH SWALE AT 10' O.C.

5 DRAINAGE DITCH



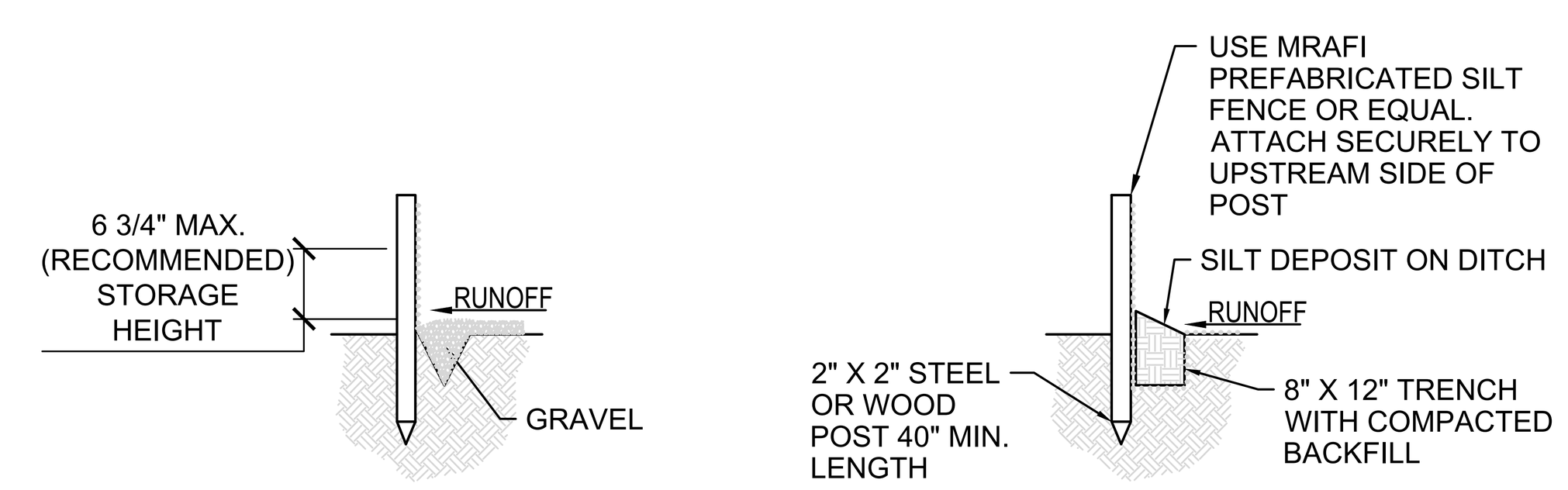
NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
3. MAT SHALL BE NORTH AMERICAN GREEN BIONET SC150BN EROSION CONTROL BLANKET OR APPROVED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

6 EROSION CONTROL MAT

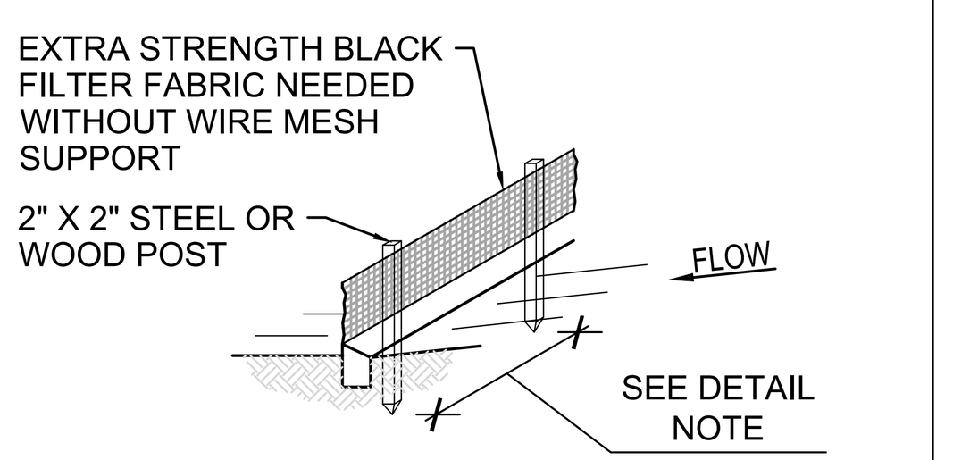


NOTES:
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ W/ PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIA. AND 20 – 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE 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.

7 SETTLEMENT BASIN AT INLET



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

NO.	DATE	BY	DESCRIPTION
△			
△			
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△			
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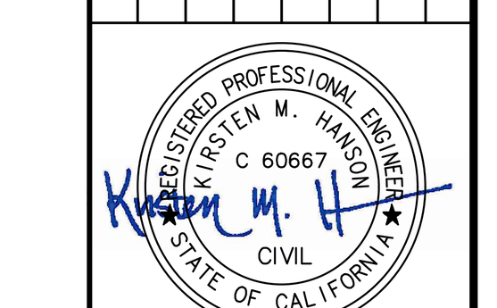
ISSUE: SM COUTNY #2
DATE: 9/28/2022
SCALE: 1" = 100'
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0139_Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C301_EROSION CONTROL DETAIL.dwg



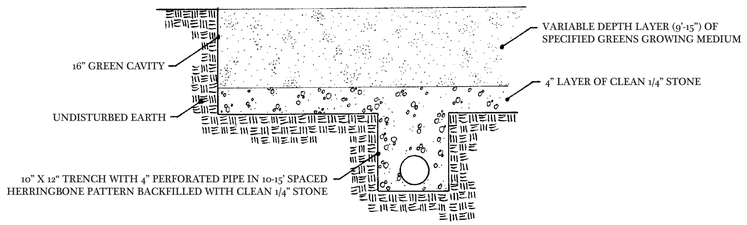
DATE: 9/28/2022

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

EROSION CONTROL DETAIL

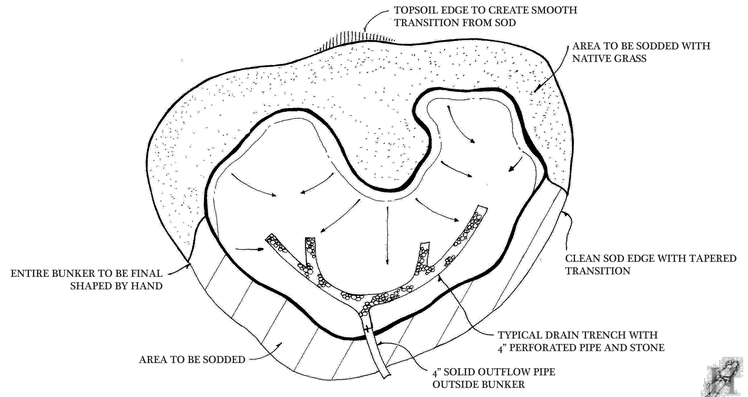
OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO. J0139
DRAWING NO. C301



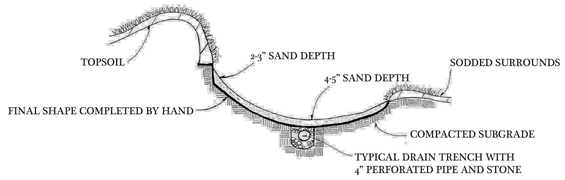
1 USGA GREEN DETAIL

Hanse Golf Course Design
Malvern, PA



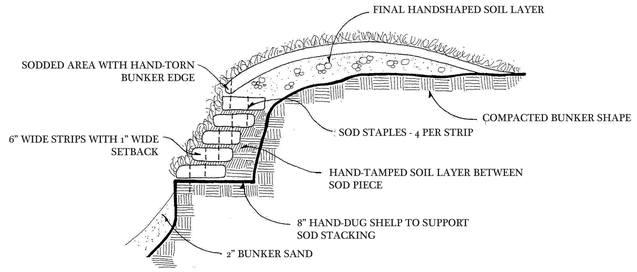
2 TYPICAL BUNKER PLAN DETAIL

Hanse Golf Course Design
Malvern, PA



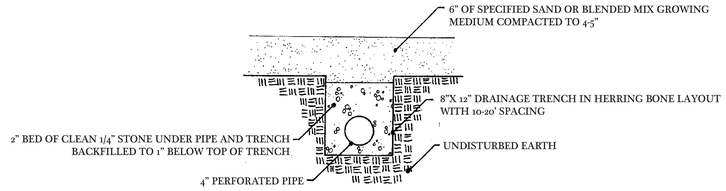
3 TYPICAL BUNKER CROSS SECTION DETAIL

Hanse Golf Course Design
Malvern, PA



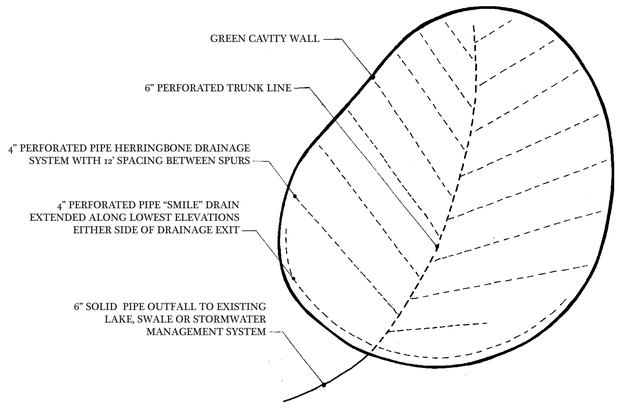
4 TYPICAL BUNKER REVETTING - SOD STACKING DETAIL

Hanse Golf Course Design
Malvern, PA



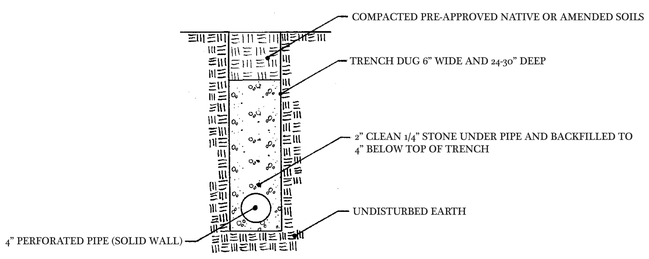
5 RANGE TEE DETAIL

Hanse Golf Course Design
Malvern, PA



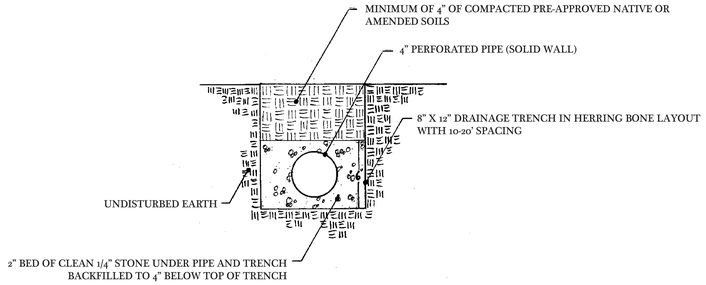
6 TYPICAL GREEN DRAINAGE DETAIL

Hanse Golf Course Design
Malvern, PA



7 4-IN TRADITIONAL PERFORATED DRAIN DETAIL

Hanse Golf Course Design
Malvern, PA



8 GOLF COURSE TEE & FAIRWAY DRAINAGE DETAIL

Hanse Golf Course Design
Malvern, PA

NO.	DATE	BY	DESCRIPTION

ISSUE: BM COUTHY #2
DATE: 9/28/2022
SCALE: NTS
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0139 Olympic Club Lake Course\5_Production\1_Drawings\2_Sheets\C400_COURSE DET..dwg

REGISTERED PROFESSIONAL ENGINEER
KIRSTEN M. HANSE
C 60661
CIVIL
STATE OF CALIFORNIA
DATE: 9/28/2022

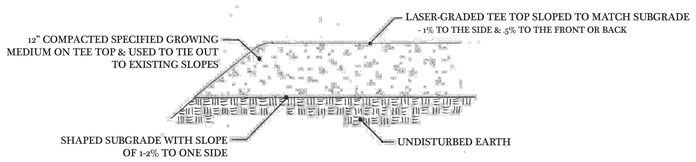
SAGE Consulting Engineers, Inc.
12 Geary Street, Suite 605
San Francisco, CA 94108
(415) 880-5250 · www.Sage-CE.com

CONSTRUCTION DETAILS

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139
DRAWING NO.
C400
SHEET 19 OF 20

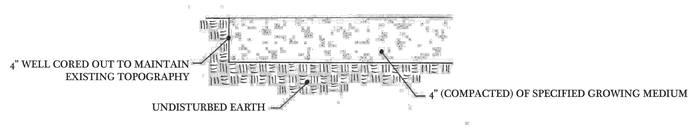
TEE CONSTRUCTION DETAIL



1 TEE CONSTRUCTION DETAIL

Hanse Golf Course Design
Malvern, PA

APPROACH RECONSTRUCTION DETAIL



2 APPROACH RECONSTRUCTION DETAIL

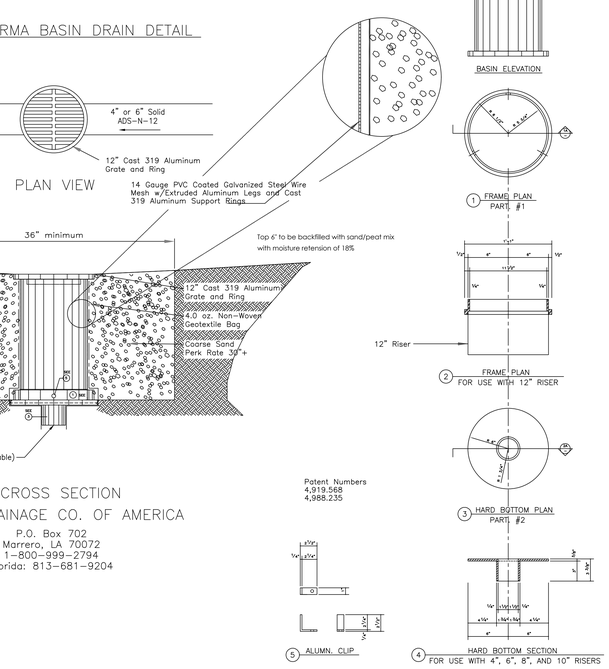
Hanse Golf Course Design
Malvern, PA

TYPICAL PERMA BASIN DRAIN DETAIL

MODEL	DIAMETER	DEPTH
PB2400B	12"	24"
PB3600B	12"	36"

B-Models are for new construction.

B-Models include: a bag with opening to set basin on top of risers, a hard bottom to set basin on riser, and special hardware package.



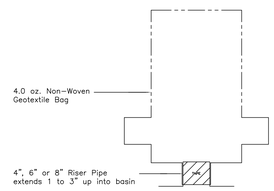
CROSS SECTION

TURF DRAINAGE CO. OF AMERICA
P.O. Box 702
Marrero, LA 70072
1-800-999-2794
Florida: 813-681-9204

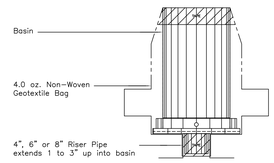
Patent Numbers
4,919,568
4,988,235

INSTALLATION STEPS

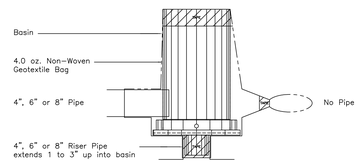
1. Using black PVC drainage tape, secure the bottom sleeve to the outside of the riser.



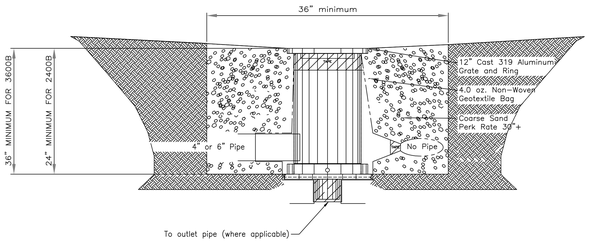
2. Insert the basin into bag so that bottom of plastic hard bottom rests on the riser, and the hard bottom insert is inside of riser pipe.
3. Use a flat head screw driver to drive geotextile bag between wire wall and upper frame.
4. Use black PVC drainage tape to cover any gaps that exist between the bag and the top frame.



5. Any additional piping that is entering this basin should enter through the universal sleeves that are located on the sidewalls. There are two sleeves that can be used to attach 4, 6, or 8" pipe. When using these sleeves, wrap the sleeves around the pipe, and then use wire clippers to cut on opening out of the wire wall. Place the mouth of the pipe through the cylinder of the wall so that water will flow freely into the basin. Secure the sleeve around the pipes with black PVC drainage tape. If there are no pipes entering the basin at the time of installation, the univeral sleeves should be wrapped with tape like a ponytail, to be available for future installations.



6. Sod around the basin. If sod work is not done immediately after the installation of the basin, a 15 inch square piece of a geotextile fabric should be placed on the top frame and held in place by the placement of the grate on the frame until the area is sodded and stable.



TURF DRAINAGE CO. OF AMERICA
P.O. Box 702
Marrero, LA 70072
1-800-999-2794
Florida: 813-681-9204

Patent Numbers
4,919,568
4,988,235

3 PERMA BASIN DRAINAGE INLET

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

ISSUE: BM COUTNY #2
DATE: 9/28/2022
SCALE: NTS
DESIGNED: RCS
DRAWN: PAA
CHECKED: KMH
PROJ. MGR: KMH
FILE PATH: S:\3-Projects\J0139 Olympic Club Lake Course\2_Production\1_Drawings\2_Sheets\C400_COURSE DET..dwg

REGISTERED PROFESSIONAL ENGINEER
KAREN M. HAY
C 60661
CIVIL
STATE OF CALIFORNIA
DATE: 9/28/2022

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

CONSTRUCTION DETAILS

OLYMPIC CLUB LAKE COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
J0139
DRAWING NO.
C401
SHEET **20** OF **20**

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CALIFORNIA 94105-2421
PH (415) 904-5260 OR (415) 904-5200 FAX (415) 904-5400
WWW.COASTAL.CA.GOV

July 20, 2022

POST-HEARING NOTICE

Coastal Development Permit Waiver No. 2-22-0502-W

On July 14, 2022, the California Coastal Commission approved **Coastal Development Permit Waiver No. 2-22-0502-W** requested by The Olympic Club, subject to conditions, for development consisting of the following: **Installation of a replacement irrigation system; minor changes to tee areas, bunkers, and greens complexes, including grading and turf updates; tree removal, with new predominantly native replacement plantings**. The development is within the Coastal Zone at **599 Skyline Boulevard, in San Francisco and San Mateo Counties (APN 002-012-050).**

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

DocuSigned by:
Stephanie Rexing
035096250A8E49E...
Stephanie Rexing
North Central Coast District Manager

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV

Th10

Prepared July 5, 2022 (for July 14, 2022 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, North Central Coast District Director

Subject: North Central Coast District Director's Report for July 2022

The following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs, and LCP certification reviews for the North Central Coast District Office are being reported to the Commission on July 14, 2022. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review from the Commission's North Central Coast District Office in San Francisco. Staff is only reporting any emergency CDPs and LCP certification reviews, is asking for the Commission's concurrence on the other items in the Report, and will report any objections received and any other relevant information on these items to the Commission when it considers the Report on July 14th during the hybrid virtual/in-person hearing.

With respect to the July 14th hearing, interested persons may sign up to address the Commission on items contained in this Report prior to the Commission's consideration of the Report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on July 14, 2022 (see attached)

CDP Waivers

- 2-22-0502-W, Olympic Club Lake Course Improvements (San Francisco)

CDP Amendments, CDP Extensions, Emergency CDPs, LCP Certification Reviews

- None

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV

NOTICE OF PROPOSED PERMIT WAIVER

Date: June 29, 2022

To: All Interested Parties

From: Peter Benham North Central Coast Planner
Stephanie Rexing, North Central Coast District Manager
Julia Koppman Norton, North Central Coast District Supervisor

Subject: **Coastal Development Permit (CDP) Waiver 2-22-0502-W**
Applicant: The Olympic Club

Proposed Development
Repair, maintenance, and restoration of portions of the Olympic Club "Lake Course" 18-hole golf course, including: installation of a replacement irrigation system; minor changes to tee areas, bunkers, and greens complexes, including grading and turf updates; tree removal, with new predominantly native replacement plantings, all within the existing developed footprint of the Lake Course at 599 Skyline Boulevard in San Francisco and San Mateo Counties.

Executive Director's Waiver Determination
Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed repair and restoration project activities will restore and enhance areas of the Lake Course but not change the current use of the land, expand the existing course footprint, or otherwise intensify the historical use of the property. The updates to the irrigation system and turf areas will increase water usage efficiency. All construction activities will occur within the existing footprint of the developed golf course, in areas that do not support sensitive habitats or special status species. All non-native tree removal activities proposed are subject to pre-construction survey and stop work requirements, as well as best management practices for any nesting birds and roosting bats present. All grading and construction activities will occur on the golf course, in already developed areas and no public access points will be impacted. Finally, an erosion and sediment control plan requires best management practices to ensure offsite drainage will not be impacted by construction or grading activities, and no material will be exported off-site. Accordingly, the potential for adverse impacts to coastal resources, including biological resources and public access is minimal, consistent with Coastal Act Chapter 3 and the certified San Francisco and San Mateo County Local Coastal Programs.

Coastal Commission Review Procedure
This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, July 14, 2022. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have questions about the proposal or wish to register an objection, please contact Peter Benham in the North Central Coast District office.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Memorandum

To: Troy Flanagan, Project Manager
The Olympic Club

From: Leslie Lazarotti
lazarotti@wra-ca.com

Date: June 19, 2022

Subject: Biological Reconnaissance of the Lake Course Golf Course, Olympic Club, San Francisco, California.

On April 4, 2022, WRA performed an assessment of an approximately 164-acre site (Study Area; Assessor Parcel Numbers [APNs] 7284001, 7283003, and 002012050) located southeast of the intersection of Skyline Boulevard and John Muir Drive in San Francisco, California. The Study Area is bordered by Lake Merced to the north, golf courses to the west and the south, as well as high density neighborhoods to the east and the south. The Pacific Ocean and associated beach and dune habitat are directly west of the Study Area, with the ocean less than 0.30 miles away. The Olympic Club property is divided by the San Mateo and San Francisco County lines and lies in the city of San Francisco, California. This memorandum provides a summary of existing conditions for the Lake Course Repair and Restoration Project (Project), including an evaluation of any Environmentally Sensitive Habitat Areas (ESHAs), or special-status species identified under the San Francisco County Local Coastal Plan (LCP). Although a portion of the Study Area is within San Mateo County, permission was granted from San Mateo County to consolidate the entire Study Area to jurisdiction under the San Francisco LCP.

1.0 STUDY AREA DESCRIPTION

The Study Area is an approximately 137-acre golf course actively used for golfing and includes multiple recreation buildings, tennis courts, roads, and office/maintenance buildings. The Study Area encompasses the entirety of the Lake Course, which is the largest of three golf courses managed by the Olympic Club including, the Cliffs Course (17.8 acres) and the Ocean Course (112 acres). The entirety of the site has been modified in some way over time and includes weedy/ruderal vegetated areas as well as maintained golf greens. The buildings on site are surrounded by ornamental vegetation planted for aesthetic purposes. A concrete and brick lined drainage ditch runs along the northeastern boundary of the Study Area and drains into the Pacific Ocean at Fort Funston (Personal Communications 2022). The Study Area is surrounded by residential development on all sides, with the exception of Lake Merced to the north-northeast and the small strip of open space leading to the beach to the west.

1.1 Project Description

The Lake Course Repair and Restoration Project (Project) includes vegetation removal and replanting, replacement of the irrigation system, and grading and resodding the golf greens with low-input grasses. The golf course construction plans are provided by Hanse Golf Course Design, the grading and engineering plans were provided by Sage Engineering Consultants, and the tree plan is provided by Bartlett Consulting. The Project would not intensify the use of the land, expand the existing golf course footprint, or otherwise intensify the historical use of the property. No new structures or other improvements are proposed. All work will be conducted within the existing Lake Course golf course footprint. In addition, the Olympic Club is awaiting the California Coastal Commission to approve a categorical exemption for the Project from CEQA Guidelines Section 15301, which apply to the repair and maintenance of an existing facility and to minor alterations in the condition of land, water, and/or vegetation.

2.0 METHODS

The methods used for evaluating constraints within the Study Area included a review of background literature followed by a site assessment to determine if sensitive habitats or special-status species noted during the literature review could potentially be present within the Study Area. Methods for each component are discussed below.

2.1 Literature Review

Prior to the site visit, the following resources were reviewed to obtain a list of potential ESHAs and special-status plant and wildlife species that may be found within the Study Area. Database searches for known occurrences of special-status species focused on San Francisco North, San Francisco South, and Montara Mountain 7.5 minute U.S. Geological Survey quadrangles.

- California Natural Diversity Database (CNDDB) records (CDFW 2022)
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants records (Inventory; CNPS 2022)
- California Amphibian and Reptile Species of Special Concern (Thomson et al. 2016)
- California Bird Species of Special Concern (Shuford and Gardali 2008)
- U.S. Fish and Wildlife Service Critical Habitat Mapper (USFWS 2022)
- San Mateo County Local Coastal Program Policies (LCP; San Mateo County 2013)
- San Francisco General Plan, Local Coastal Plan, Western Shoreline (LCP; 2018).

Sensitive biological communities are defined as habitats that fulfill special functions or have special values, such as wetlands, streams, and riparian habitat. These habitats are regulated under federal regulations (e.g. Clean Water Act), state regulations (e.g. the California Environmental Quality Act [CEQA]), or local ordinances (e.g. County Tree Ordinances or applicable Local Coastal Plan [LCP]).

Special-status species include those plants and wildlife species that have been formally protected under the federal Endangered Species Act or California Endangered Species Act. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, CDFW Special-Status Invertebrates, species listed in the CNPS Rare Plant Rank, and species identified by the San Mateo LCP were considered special status for the purpose of this review. The San Francisco County LCP includes ordinances relating to sensitive habitat types, tree removal permits, and protection of specific sensitive plant and wildlife species within the Lake Course, and coastal habitats bordering the Lake Course.

2.2 Site Assessment

On April 4, 2022, the Study Area was traversed on foot to determine (1) biological communities present within the Study Area, (2) if existing conditions provide suitable habitat for any special-status plant or wildlife species, and (3) if sensitive habitats including ESHAs are present. The potential for each special-status species to occur in the Study Area was then evaluated according to the following criteria:

(1) No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).

(2) Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.

(3) Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.

(4) High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.

(5) Present. Species is observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.

3.0 RESULTS

Results of the constraints analysis are described in corresponding sections below.

3.1 Land Cover Types and ESHAs

The Study Area contains five different land cover types (Figure 1). These biological communities include developed (golf course), ruderal/unmaintained, drainage ditch, Monterey cypress/pine stands, and eucalyptus stands.

The developed areas comprise the majority of the Study Area and include the non-native, mowed golf course grasses, ornamental landscaping, recreational buildings, paved courts, and paved roadways for golf cart and vehicle access. The ornamental landscaping in the Study Area borders the golf course greens and the buildings and contains a variety of non-native plants including: Kohuhu (*Pittosporum tenuifolium*), princess flower (*Tibouchina urvilleana*), box wood (*Buxus* spp.), and various *Geranium* species. The golf course green is regularly mowed, watered, treated with herbicide (Carfentrazone) and fertilized. The golf course greens are planted with non-native species such as: annual bluegrass (*Poa annua*), ryegrass (*Festuca perennis*), and creeping bentgrass (*Agrostis stolonifera*; Personal communications 2022). This land cover type is not considered sensitive according to the San Francisco LCP.

The ruderal/unmaintained land cover type in the Study Area is scattered throughout the developed golf course areas and borders the drainage ditch. This land cover type is dominated by non-native grasses and forbs such as: curly dock (*Rumex crispus*), upright veldt grass (*Ehrharta erecta*), and goosefoot (*Chenopodium murale*). Some areas contain native species known to grow in disturbed areas including: California poppy (*Escholzia californica*) and miner's lettuce (*Claytonia perfoliata*). This land cover type is not considered

Photo 1. Ruderal/unmaintained land cover type adjacent to developed golf course greens and Monterey cypress, taken on April 4, 2022.

sensitive according to the San Francisco LCP.

The drainage ditch is located along the northern boundary of the Study Area and runs in a westerly direction towards the Pacific Ocean, draining at Fort Funston (Personal communications 2022). The ditch is inundated perennially, and water was present at the time of the site assessment. The channel was unvegetated and lined with concrete or brick throughout the entirety of the Study Area. This ditch may is potentially subject to jurisdiction by the U.S. Army Corps of Engineers (Corps), the California Regional Water Quality Control Board (RWQCB), and California Coastal Commission (CCC). Vegetation surrounding the ditch was indicative of the ruderal/unmaintained land cover type. Species included: poison hemlock (*Conium maculatum*, FACW), wild radish (*Raphanus sativus*, UPL), California bee plant (*Scrophularia californica*, FAC) English ivy (*Hedera helix*, FACU), blackberry (*Rubus* spp., FAC), and non-native grasses including ripgut brome (*Bromus diandrus*, UPL). Although some of these species are designated facultative and facultative wetland species, they were found throughout the Study Area in the pockets of ruderal/unmaintained areas within the golf course.

Monterey cypress (*Hesperocyparis macrocarpa*) and Monterey pine (*Pinus radiata*) individuals are scattered within the golf course throughout the Study Area. Monterey pine is a widely planted and naturalized species that is considered special-status (Rank 1B.2) by CNPS and the San Mateo LCP in native occurrences. There are no known native occurrences of Monterey pine within five miles of the Study Area (CNDDB, CNPS, 2022). This land cover type is not considered sensitive according to the San Francisco LCP.

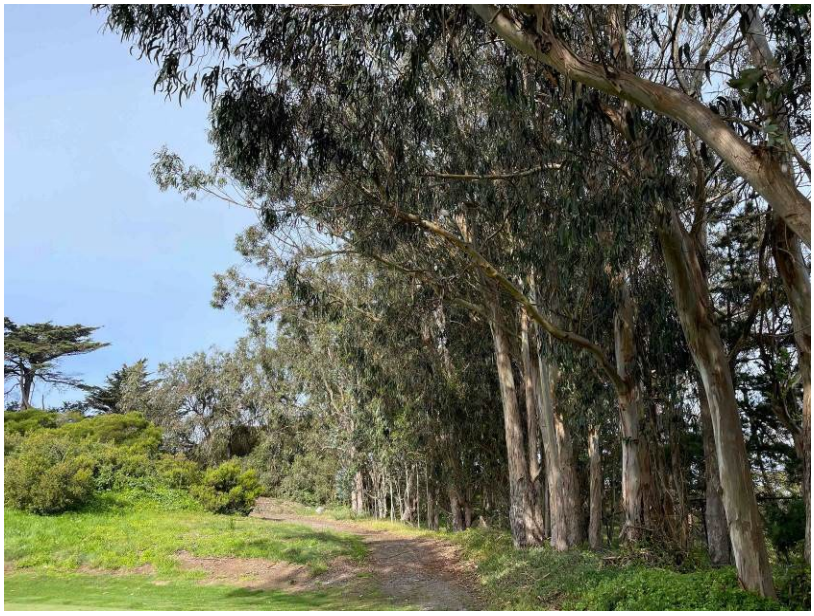


Photo 2. Eucalyptus Stand, taken on April 4, 2022.

The non-native blue gum eucalyptus (*Eucalyptus globulus*) stand is in the northwestern corner of the Study Area, bordering portions of the ruderal and developed golf course land cover types. The understory of the eucalyptus includes other non-native forbs and grasses including cheeseweed, (*Malva* spp.), bermuda buttercup (*Oxalis pes-caprae*), and nasturtium (*Tropaeolum* spp.). Eucalyptus groves are preserved when a known monarch population utilizes them for roosting. However, there are no known monarch roosts in the area. Blue gum eucalyptus is non-native; additionally, This land cover type is not considered sensitive according the San Francisco LCP.

3.2 Plants

A total of 91 special-status plant species have been documented in the vicinity of the Study Area. Of these 91 species, all are unlikely or have no potential to occur because of one or more of the following reasons:

- Hydrologic conditions (e.g. salt marsh habitat, swamps, seeps) necessary to support the special-status plant(s) are not present in the Study Area;
- Edaphic (soil) conditions (e.g. serpentine, sand,) necessary to support the special-status plant(s) are not present in the Study Area;
- Topographic positions (e.g. elevation) necessary to support the special-status plant(s) are not present in the Study Area;
- Associated vegetation communities (e.g. chaparral, coastal prairie, coastal bluff scrub, coastal dunes, cismontane woodland) necessary to support the special-status plant(s) are not present in the Study Area;
- The Study Area is highly disturbed, and based on historic aerial imagery, it has been so for decades (Google Earth 2022).

The Lake Course at the Olympic Club was renovated and formally opened in 1927. Since then, the Study Area has been regularly modified by heavy landscaping, including regular herbicide application and mowing. The Lake Course boundaries and hole locations have stayed consistent since 1938, according to aerial photographs (Google Earth 2022, NETR 2022). Since the area is highly modified and has remained so for nearly 100 years, it is highly unlikely that a special-status plant species would have the potential to occur within the Study Area.

3.2.1 Tree Removal

A total of 25 trees (19 Monterey cypress, 4 Monterey pine, and 2 eucalyptus: red-flowering gum and blue gum would be removed as a part of this Project. According to the Bartlett Consulting Tree Assessment, removal of these trees does not require a permit under the San Francisco LCP. The trees to be removed are not considered heritage or significant trees under San Francisco's Heritage Tree Ordinance.

As a result of the proposed Project, 36 new trees will be planted within the Lake Course: 32 Monterey cypress and 4 Canary Island pine (*Pinus canariensis*).

3.3 Wildlife

Special-status wildlife species, which have been identified in the local area or may be high profile species under the LCP include the following:

- California red-legged frog (CRLF; *Rana draytonii*)
- Western pond turtle (WPT; *Actinemys marmorata*)
- San Francisco garter snake (SFGS; *Thamnophis sirtalis tetrataenia*)
- Mission blue butterfly (*Icaricia icarioides missionensis*)
- San Bruno elfin butterfly (*Callophrys mossii bayensis*)
- Bay checkerspot butterfly (*Euphydryas editha bayensis*)
- Monarch butterfly: Winter roosting (*Danaus plexippus* pop 1)
- Callippe silverspot butterfly (*Speyeria callippe callippe*)
- Townsend's big-eared bat (*Corynorhinus townsendii*)
- Fringed myotis (*Myotis thysanodes*)
- Western red bat (*Lasiurus blossevillii*)

- Nesting birds (various species)

With the exception of nesting birds (see below), these species are unlikely to be found within the Study Area because vital habitat components required to support the species are absent.

- There is no aquatic breeding habitat within the Study Area that could support populations of California red-legged frog (CRLF). There is a concrete-lined drainage ditch on the eastern boundary of the Study Area. This drainage ditch has steep (~60°) banks over 6-feet in height and is separated from the Study Area by a 2-inch, chain-linked fence hindering dispersal/movement. The drainage ditch does not provide suitable protection from predators or foraging habitat for this species due to the water level typically being 2-3 inches deep.

Photo 3. Drainage Ditch, taken on April 4, 2022.

  In addition, the water flow rate would be too fast in the event of a heavy rain event because of the absence of structures that could slow the speed of water (e.g., large logs, rocks). According to CNDDB (CDFW 2022), the closest occurrence for CRLF is 3.8 miles north of the Study Area in Golden Gate Park. However, the Study Area is outside the dispersal range of CRLF, and urban development around the golf course provides an effective barrier to CRLF movement between source populations and the Study Area. Due to the lack of connectivity with other suitable habitats, there is an unlikely potential for CRLF to be present in the Study Area or in its immediate vicinity.

- There is no aquatic breeding habitat within the Study Area for western pond turtle (WPT). There is a concrete-lined drainage ditch on the eastern boundary of the Study Area. This drainage ditch has steep (~60°) banks over 6-feet in height. The drainage ditch does not provide suitable protection from predators or foraging habitat for this species due to the water level typically being 2-3 inches deep. In addition, the flow rate would be too fast in the event of a heavy rain event as there is an absence of structures that would slow the speed of water (e.g., logs, rocks). Additionally, this drainage ditch does not offer the required basking sites for this species. According to CNDDB (CDFW 2022), the closest occurrence for CRLF was documented 0.1 miles east of the Study Area in 2012, in the southernmost pond of Lake Merced. However, there are multiple effective barriers to WPT movement between the pond and the Study Area including a busy arterial road (John Muir Dr.), the steep drainage ditch, and the chain-linked fence. Additionally, upland and dispersal/movement habitat adjacent to the pond are very poor to absent due to the

intensive recreational land use (e.g., golf course maintenance). Due to the lack of connectivity with other suitable habitats, there is no potential for WPT to be present in the Study Area or in its immediate vicinity.

- San Francisco garter snake (SFGS) is not known to occur in the vicinity of the Study Area (CDFW sequestered records). Population complexes for SFGS are well documented and the closest occurrence is in Pacifica, CA. This species requires water features with an average of 1.5 feet depth throughout the year and avoids aquatic habitats with steeply sloped banks. Additionally, Botta's pocket gopher (*Thomomys bottae*), a small mammal that makes burrows that SFGS are known to utilize, are not present within the Study Area. There is no potential for SFGS to occur in the Study Area.

- Mission blue butterflies (MBB) have an extremely limited range. Within San Mateo County, this species is limited to the San Bruno Mountain, Milagra Ridge, and Crystal Springs Reservoir areas. MBB is restricted to native coastal scrubland and grassland habits that contain one of its three perennial host plants for reproduction which are: silver, summer, and varied lupine. Due to the lack of these habitats and host plants within the Study Area, this species has no potential to be present.

- San Bruno elfin butterfly has no potential to occur in the Study Area because its presence requires a specific host plant, stonecrop (*Sedum spathulifolium*), which is absent from the Study Area. Stonecrop is only found on the rocky outcrops of north-facing slopes and thus cannot be supported within the Study Area.

- Bay checkerspot butterflies are restricted to annual grasslands with underlying serpentine soils, and all known existing populations of this species are restricted to Santa Clara County. No serpentine soils are present within the Study Area, and though annual grasses are present, expanses of grassland that are likely to support this species are lacking. This species has no potential to occur in the Study Area.

- Winter roosting monarch butterflies require groves of very large trees protected from offshore winds to roost. They typically roost in eucalyptus and Monterey pine trees, which are present at the site. Winter roosting trees are very evident because of the large number of butterflies typically resting on the tree branches. Most trees within the Study Area are large, but do not grow in groves with sufficient density to resist offshore winds and protect roosting butterflies. Furthermore, the host plants for this species, milkweeds, were not found in the Study Area. In addition, there are no previous records of the Study Area being used as a roosting site. As such, this species has an unlikely potential to use the site for winter roosting.

- Callippe silverspot butterfly (CSB) has no potential to occur in the Study Area because its presence requires a specific host plant, California golden violet (*Viola pedunculata*), which is absent from the Study Area. CSB is also restricted to native grassland habits. Due to the lack of these habitats and host plants within the Study Area, this species has no potential to be present in the Study Area.

- Townsend's big-eared bat is strongly associated with the presence of caves however, roosting can occur within man-made structures including canals and buildings. Foraging

typically occurs along edge habitats near streams and wooded areas. There are numerous old buildings in the Study Area that could provide roosting habitat for the species. Additionally, there is a shallow manmade drainage ditch in the Study Area that provides low quality foraging habitat. Due to the presence of buildings and a tree lined, riparian corridor along the entire eastern boundary, this species has an unlikely potential to be present in the Study Area.

- Fringed myotis typically roost in caves, mines, and rock crevices, but have been found to roost in buildings, bridges, and tree cavities. This myotis species is typically found in drier woodlands (e.g., oaks, pinyons-junipers) in elevations between 4000-7000 feet. However, fringed myotis can use a variety of other habitats including desert scrubland, grassland, and coniferous and mixed (coniferous-deciduous) forests. The Study Area does not contain woodland habitat, and its elevation ranges from 49 – 232 feet. However, there are numerous old buildings and large, old trees in the Study Area that could provide roosting habitat for the species. Additionally, the drainage ditch in the Study Area, and Lake Merced adjacent to it, provide a year-round water supply required by the species. The nearest occurrence of this species was in 2005, located 6.6 miles southeast of the Study Area (CDFW 2022). Due to the presence of foraging habitat and possible roosting sites, this species has an unlikely potential to be present in the Study Area.

- Western red bat is typically solitary, roosting primarily in the foliage of broad-leafed trees or shrubs. Day roosts are commonly in edge habitats adjacent to streams or open fields, in orchards, and sometimes in urban areas with riparian trees (particularly willows, cottonwoods, and sycamores). There are multiple mature, large trees in the Study Area with the potential to provide roosting habitat for the species. Additionally, the Study Area contains open, grassy fields and a ruderal corridor adjacent to the drainage ditch which could provide low quality foraging habitat. The nearest occurrence of this species was in 2000, located 3.6 miles northeast in Golden Gate Park (CDFW 2022). Due to the presence of foraging habitat and possible roosting sites, this species has a moderate potential to be present in the Study Area.

Most the above species are unlikely or have no potential to occur within the Study Area. However, western red bat has a moderate potential to occur within the Study Area. Furthermore, native nesting bird species with baseline protections under the federal Migratory Bird Treaty Act (MBTA) as well as the California Fish and Game Code (CFGC), including raptors, are likely to nest within and adjacent to the Study Area. Typical nesting substrates include trees, shrubs, herbaceous vegetation, and buildings/structures. Before vegetation removal, a pre-construction nesting bird, bat, and butterfly survey would be required to comply with these protections.

4.0 CONCLUSION

According to the LCP, a Coastal Development Permit or an exemption from Coastal Development Permit requirements is required for any development in the Coastal Zone.

One potentially jurisdictional feature is present within the Study Area, the drainage ditch. The ditch may be subject to jurisdiction by the U.S. Army Corps of Engineers (Corps), the California Regional Water Quality Control Board (RWQCB), and California Coastal Commission (CCC). Project

activities will occur outside the ordinary high water mark and top of bank for the ditch. Additionally, all construction activities, including staging, will occur within the existing footprint of the golf course. No areas outside of the golf course will be disturbed.

The Study Area does not have the potential to support special-status plant species. Therefore, no additional botanical surveys are required..

The Study Area's numerous mature, large trees and proximity to Lake Merced increases the potential for the following species: California red-legged frog, Townsend's big-eared bat, western red bat, fringed myotis, monarch butterfly, and nesting birds.

- California Red-Legged Frog are not expected to be present in the Study Area due to the lack of habitat features such as deep-water features, refugia from predators, and prey items. Despite this, development projects in the area are often contentious, and pre-construction surveys may need to be conducted to substantiate the assessment. If construction commences during the wet season and active dispersal period for CRLF (between October and May), preconstruction surveys for CRLF shall be conducted at holes 13, 14, and 15, by a qualified biologist two weeks prior to the initiation of construction. The three holes are bordered by the drainage ditch, the only above ground water source on-site. If CRLF are found, handling without a Federally Endangered Species Act take permit is prohibited by law. A qualified biologist on site shall monitor the CRLF individuals and limit construction within 100 feet of the species until it leaves the Project site.

- Townsend's big-eared bat, fringed myotis, and western red bat all have the potential to occur in old buildings or large trees in the Study Area and its immediate vicinity near Lake Merced. Therefore, maternity bat roost surveys are recommended to before tree removal to ensure that no bat roosts are impacted. All tree removal shall be performed from September 1 through February 28, outside of the general bat maternity season. If work during this period is not feasible, a bat roost survey shall be performed by a qualified biologist no more than 60 days prior to the initiation of these activities to determine if an active or potential roost is present. If bats are present, a bat exclusion plan shall be developed and implemented. If bats are absent, but colonization during the interim period is determined to be likely, the biologist shall make recommendations to prevent colonization. Within 14 days of commencement of construction, the biologist shall resurvey the trees to determine if any bats are present. If no roosting bats are detected, then no further action is warranted. If bat maternity roosts are detected, then roost trees and structures shall be avoided until the end of the maternity roosting season. Irrespective of time of year, all felled trees with potential roosts shall remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats present to escape. If more than 7 days lapse between the end of the survey and start of construction, the survey shall be repeated.

- Monarch butterfly has the potential to occur in large trees during winter within the Study Area despite the lack of historical occurrences, nectar food resources, and host plant species. As such, monarch tree roosting surveys are recommended to ensure that no monarch winter roosts are impacted. If construction is to occur during overwintering months (November through March), a pre-construction butterfly survey will be conducted within any eucalyptus or Monterey pine tree within 300 feet of construction activities. The surveys shall follow methods specified by the Xerces Society for Invertebrate Conservation (Xerces 2022). If overwintering monarch butterflies are not found, construction activities can

proceed. If overwintering monarch butterflies are found, the qualified biologist conducting the survey shall establish a no-disturbance buffer until March 7 or when the qualified biologist has confirmed the monarch butterflies have left the site.

- Nesting birds have the potential to utilize the non-native and native trees on-site for nesting. Vegetation removal (including trees) and initial ground disturbance shall occur from September 1 to January 31, outside of the general bird nesting season (defined as February 1 through August 31). If tree/vegetation removal during this time is not feasible, a pre-construction nesting bird survey shall be performed by a qualified biologist no more than 14 days prior to the initiation of these activities. The survey shall include the Project Area and surrounding areas within approximately 500 feet. If active nests (containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist shall establish a species-specific no-work buffer around each active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active.

Attachments

Figure 1: Land Cover Types

5.0 REFERENCES

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Google Maps

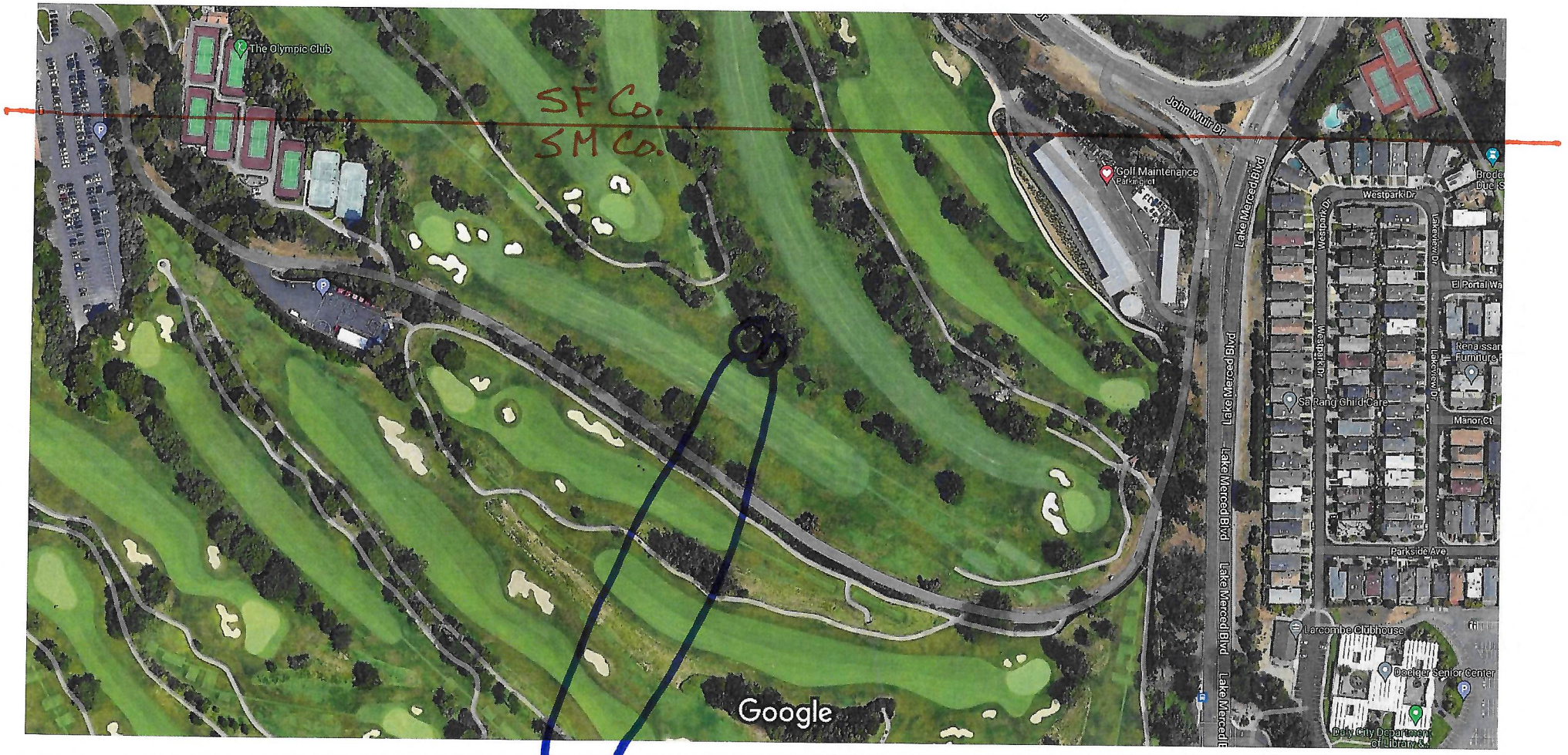
Tree Replanting Plan

Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 100 ft

4 - 15 gallon Monterey Cypress Trees to be planted

Google Maps

Tree Removal Plan



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 100 ft

26" Diameter Monterey Cypress to be removed

28" Diameter Monterey Cypress to be removed

The Olympic Club

Tree Assessment
Lake Course Improvements

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

Prepared by:
HortScience | Bartlett Consulting
325 Ray Street
Pleasanton CA 94566

June 6, 2022

HORT SCIENCE
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

Tree Assessment

Lake Course Improvements
San Francisco CA

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Introduction and Overview

The Lake Course at the Olympic Club is approximately 100 years old. Few, if any, trees were present when the course was developed. Most trees were planted in the 1930's and 1940's to define the course's character and enhance play.

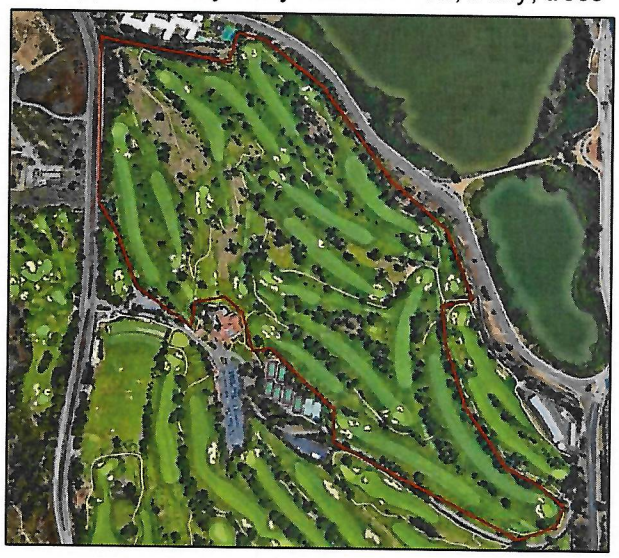

Photo 1. The Lake Course (outline in red) encompasses approximately 137 acres.

The Club engaged Hanse Golf Course Design to restore all 18 holes (Photo 1) of the Lake Course. As part of its design work, Hanse Golf Course Design identified several trees that would be impacted by these changes. The purpose of this tree assessment is to describe the conditions of the affected trees and summarize the removal and replacement requirements

HortScience | Bartlett Consulting, divisions of the F.A. Bartlett Tree Experts Company, was asked to assess the subject trees. This report identifies the subject trees and evaluates their health and structural condition.

Assessment Methods

Twenty-five (25) trees were assessed in March 2022. The assessment was limited to trees identified by Hanse Golf Design as potentially impacted by the restoration of the Lake Course. Some of these trees had been assessed in 2016 and the tree tag numbers from that time were used. For trees that had not been previously assessed, tree tag numbers were #1373 – 1385. The assessment procedure consisted of the following steps:

1. Verify the species of each tree.
2. Verify the presence of a numerically coded metal tag to the trunk of each tree. If no tag was present, attach a new one.
3. Verify the tree's location on a map.
4. Determine whether the tree is located in the City and County of San Francisco or in San Mateo County.
5. Measure the trunk diameter at a point 54 in. above grade.
6. Evaluate the health and structural condition using a scale of 0 – 5 where 0 = dead, 1 = poor and 5 = excellent condition.
7. Comment on presence of defects in structure, insects or diseases and other aspects of development.
8. Assess the tree's stage of development as young, semi-mature, mature and old.

Description of Trees

Twenty-five (25) trees representing four species were assessed (Table 1, following page). Those trees are located on holes #1, 2, 4, 7, 8, 14, 17 and 18. No species was native to the San Francisco area and no trees were indigenous to the site. All had been planted by the Olympic Club as part of the course's prior landscape development efforts.

With the exception of Monterey cypresses #244 and 469, located on the 17th hole, all trees identified for removal are located in the City and County of San Francisco. Trees #244 and 469 are located in San Mateo County.

Table 1. Tree condition & frequency of occurrence. Lake Course Improvements. San Francisco CA. March 2022.

Common name	Scientific name	Condition				No. of Trees
		Poor (1,2)	Fair (3)	Good (4)	Excell. (5)	
Red-flowering gum	*Corymbia ficifolia*	1	--	--	--	1
Blue gum	*Eucalyptus globulus*	--	--	1	--	1
Monterey cypress	*Hesperocyparis macrocarpa*	--	7	8	4	19
Monterey pine	*Pinus radiata*	3	1	--	--	4
Total, all trees assessed		**4**	**8**	**9**	**4**	**25**

Hole #1.
Five Monterey cypress trees (#458, 459, 1383, 1383, 1385) on the right side and a Monterey pine (#1) and Monterey cypress (#2) on the left would be removed. Cypresses on the right are located on a steep, north-facing slope (Photo 2). Trees #458 and 459 are downslope of the tee. These are old, large (52 and 36 in.) trees in fair condition with irregular form.

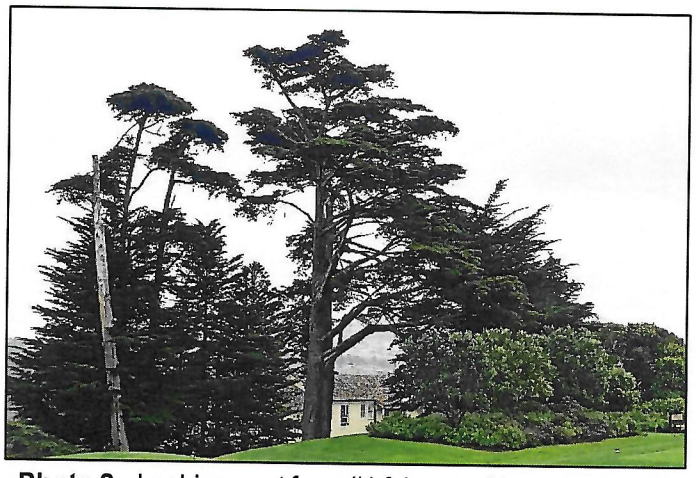

Photo 2. Looking east from #1 fairway. Monterey cypress #458 is in the center foreground. Cypresses #1383, 1384, and 1385 are to the right.

Cypresses #1383, 1384, and 1385 are located at the top of the slope, adjacent to the tee. These are younger trees, semi-mature in development. Trunk diameters are 19, 17, and 26 in. respectively. Health and structural condition are excellent for #1383, good for #1384 and fair for #1385. Variation in condition is due to overall form and structure rather than health.

On the left side, Monterey pine #1 is a large old tree with two trunks (37, 33 in.) that originate close to the ground (Photo 3). I observed both stems to move in a slight breeze. Overall condition was fair. Lower branches had been removed resulting in a high crown.

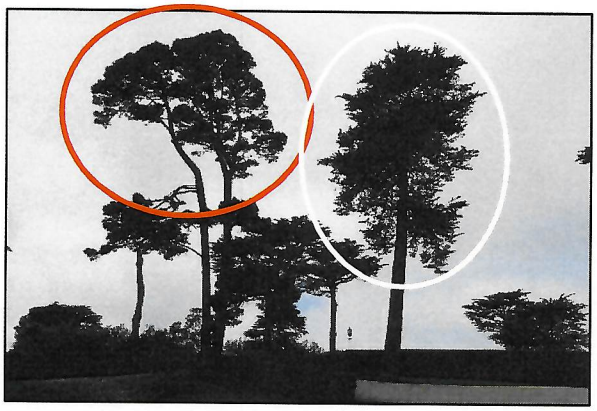

Photo 3. Looking south at Monterey pine #1 (red circle) and Monterey cypress #2 (white circle).

Monterey cypress #2 is 45 in. and old in development. The base of the trunk is located immediately adjacent to a four ft. high retaining wall. A large basal cavity is present on the wall side. Overall condition is fair. The canopy is dense and concentrated near the top of the tree.

Hole #2.
A 31 in. diameter Monterey pine in poor condition is located on the left side of the fairway, just before the green and start of the paved cart path. The top of the tree failed many years ago. As a result, the crown consists of two large east-facing scaffold limbs with very irregular form.

Hole #4.
Three semi-mature Monterey cypresses (#466, 467, 468) are present on the fairway (Photo 4). Trunk diameters range from 13 to 20 in. Tree condition is either good or excellent. These trees were installed sometime in the early 2000s.

Photo 4. Monterey cypress #468 is 20 in. in diameter and in good condition. Note the open somewhat rangy form.

Hole #7.
Eight trees are present on the right side of the fairway with four trees on the north side of the cart path and four on the south (Photo 5).

Photo 5. Looking northeast along cart path on #7. Four trees are located on either side of the path. Red-flowering gum #1376 is at the left edge of the photo.

To the north are red-flowering gum #1376, Monterey cypress #1377, and 1379; and Monterey pine #1378. The red-flowering gum is 24 in. in diameter and in poor condition. Two scaffold branches on the west have failed. The codominant attachment at 12 ft. has split apart. Monterey pine #1378 is 31 in., old in development, and in poor condition. The main stem has failed, leaving a poorly structured crown that is one-sided to the south. Monterey cypress #1377 is 13 in., semi-mature in development and in good condition. A lean to the west is partially corrected. Monterey cypress #1379 is 34 in. and mature in development. Tree condition is good. Low lateral branches sweep upright.

To the south of the cart path are Monterey cypress #107, 1373, 1374, and 1375. Trees #1373, 1374, and 1375 are semi-mature in development with trunks of 9½, 20 and 15 in. Tree condition is either good or excellent. Monterey cypress #107 is 41 in. and in good condition. Low lateral branches sweep upright and multiple stems arise at 6 ft., resulting in a dense mass of stems.

Hole #8.
Two semi-mature Monterey cypresses are present: tree #1380 is located near the green on the left while #1381 is located near the tee on the left. Both trees are semi-mature in development and in fair condition due to sharp lean to the north.

Hole #14.
A large mature blue gum (#383) is located on the left side of the fairway (Photo 6). It is 73 in. in diameter and in good condition. Multiple attachments are present at 5 ft. and codominant trunks arise at 7 ft. The crown is well-formed save for a long heavy lateral that extends over the cart path on the southeast.

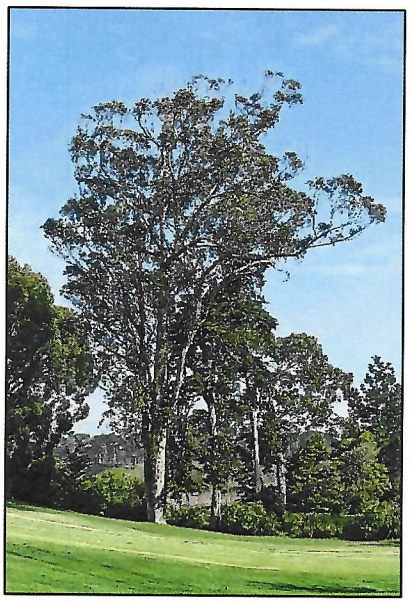

Photo 6. Looking north across #14 fairway at blue gum #384.

San Mateo Co.

Hole #17.
Two semi-mature Monterey cypresses (#244, 469) are present. Tree #469 is 26 in. in diameter and is in excellent condition. The tree has a full dense crown. Tree #244 is 28 in. and in fair condition (Photo 7). Numerous stems originate approximately 3 ft. above the ground and are crowded at the point of attachment. These stems are vertical in orientation but the tree leans sharply towards the fairway.

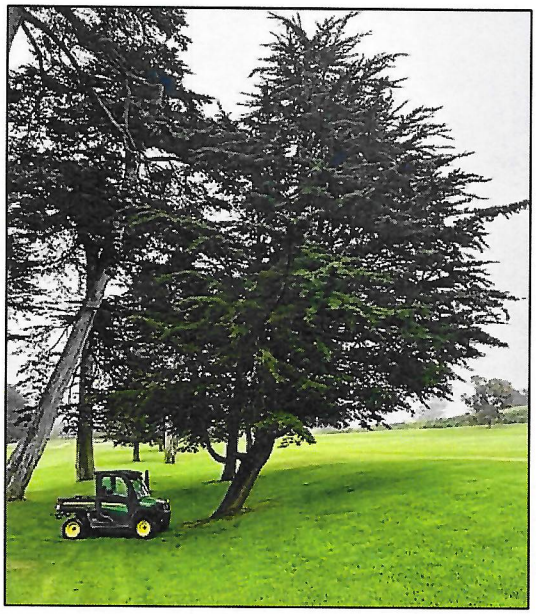

Photo 7. Monterey cypress #244 leans sharply towards the fairway.

Hole #18.
Monterey pine #180 is located to the right of the green (Photo 8). The tree is 32 in., old in development and in poor condition. The crown is narrow in irregular in form due to the loss of the central leader and death of lateral branches. The tree leans to the south.

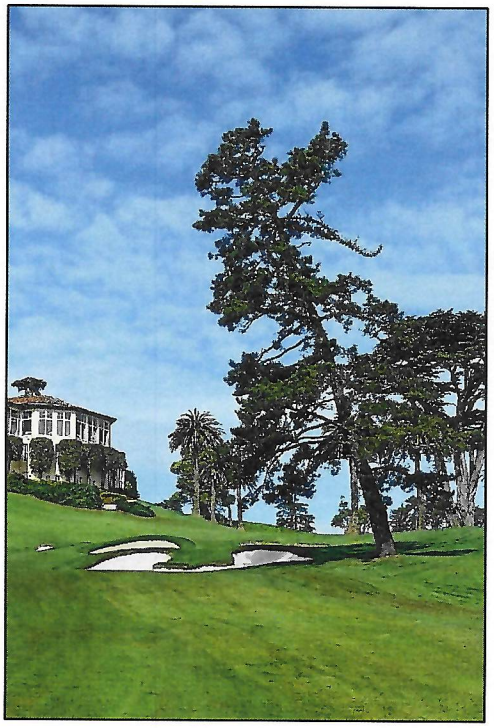

Photo 8. Looking west at 18th green and Monterey pine #180. Note lean and irregular crown form.

Results for individual trees are located in the ***Tree Assessment Form*** (see **Attachments**).

Tree Removal and Replacement Requirements

The City and County of San Francisco and the County of San Mateo regulate the removal of certain trees within their jurisdictions. The following summarizes the requirements as applied to the project.

City and County of San Francisco

Article 16 (Urban Forestry Ordinance) of the San Francisco Public Works Code defines the requirements for tree planting and removal for several situations.

1. Street trees. A tree of any size located within the street right-of-way.

2. Significant trees. Trees located on a property under the jurisdiction of the Department of Public Works or trees on a private property located within 10 feet of the public right-of-way that meet one of several criteria: a) diameter of 12 inches (measured 54 inches above the ground), b) height in excess of 20 feet, or c) a canopy in excess of 15 feet.

3. Landmark trees. Trees designated by the Board of Supervisors.

A permit is required to remove trees in the above categories.

Based on our assessment, no street, significant or landmark trees proposed for removal are present within the proposed project area.

San Mateo County

Sections 11 (Heritage Tree Ordinance) and 12 (Significant Tree Ordinance) of the San Mateo County Code describe tree removal permitting procedures that apply to the removal of Heritage and Significant trees as defined below.

1. Heritage tree. Tree meeting the following criteria: a) designated by the County Board of Supervisors or b) trees of a certain species and size.

2. Significant tree. A single stem or trunk of a circumference of thirty-eight inches (38 inches) (diameter of 12 inches) or more measured four and one half feet (4 ½ feet).

For Coastside areas of the County, a replanting requirement is 2 trees for every 1 tree removed with a minimum size of 15 gal. for the replacement tree.

No heritage trees are located within the proposed project area. Monterey cypress #244 and 469 meet the criterion for Significant status.

Permit and Tree Replacement Requirements

In areas of the project area within the City and County of San Francisco no street, significant or landmark trees are proposed for removal. No tree removal permit is required for the 23 trees proposed for removal within the portion of the project area located in the City and County of San Francisco. There is no tree replacement requirement.

Monterey cypress #244 and 469 are the only trees located within San Mateo County that meet the criterion for Significant status. The replacement requirement is 2 trees for every 1 tree removed. Thus, a total of 4 trees of 15 gal. size or larger are required.

In addition to the tree replacements required by San Mateo County, the Olympic Club plans to install 36 new trees associated with the project: 32 Monterey cypress and 4 Canary Island pine (*Pinus canariensis*). These trees are proposed to be installed on holes #2, 6, 9, 10, 11, 12, 14 and 18.

Summary

Over its 100-year history, the Lake Course has experienced numerous changes in its layout. Holes have been relocated, realigned, and otherwise redesigned over time. The planned renovations represent a periodic evolution of the course. With each past remodel, tree removal and replanting were part of the process.

Twenty-five (25) trees were identified by Hanse Golf Design for removal on the Lake Course as part of this project, 23 of which are located in San Francisco County and two in San Mateo County. They include 19 Monterey cypresses, four Monterey pines, a red-flowering gum, and a blue gum. Cypress and pine are the most common tree species at the Olympic Club's Lakeside facility of which the Lake Course is a part. Trees planned for removal range in diameter from 9½ to 73 in., and from semi-mature to old in stage of development. No permit is required to remove the trees in San Francisco's jurisdiction. A permit is required to replace the trees in San Mateo County's jurisdiction, and those two trees must be replaced with 4 trees of 15 gal. size or larger.

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