### Special Use Formal Application Package - Resubmittal #2 - March 9, 2018

**2016 California Building Code Information Table**

<table>
<thead>
<tr>
<th>Area No.</th>
<th>Facility Name</th>
<th>Occupancy Classification</th>
<th>Construction Type</th>
<th>Allowable/Actual Stored</th>
<th>Allowable Area (SF)</th>
<th>Actual Area (SF)</th>
<th>Occupant Load Factor</th>
<th>Occ. Load req'd</th>
<th>Exits Required</th>
<th>Separation Required</th>
<th>Fire Wall/Fire Suppression Provided</th>
<th>Hazardous Materials in Use/Storage</th>
<th>Maks Allowable Before Classifying</th>
<th>Compliance with ADAAG</th>
</tr>
</thead>
<tbody>
<tr>
<td>52</td>
<td>Clarifier Gallery</td>
<td>F3</td>
<td>Pipeline &amp; Equipment Gallery</td>
<td>II-B</td>
<td>Below Grade</td>
<td>19,234 - Gallery Lower Level</td>
<td>1:300</td>
<td>1</td>
<td>2</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NO (8)</td>
</tr>
<tr>
<td>51</td>
<td>Mainworks Building</td>
<td>F2</td>
<td>Pipeline &amp; Equipment Gallery</td>
<td>II-B</td>
<td>Below Grade</td>
<td>52</td>
<td>1:300</td>
<td>1</td>
<td>2</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NO (2)</td>
</tr>
<tr>
<td>51</td>
<td>Mainworks Electrical Building</td>
<td>F2</td>
<td>Electrical Room</td>
<td>II-B</td>
<td>Below Grade</td>
<td>1,666</td>
<td>1:300</td>
<td>6 (8)</td>
<td>2</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NO (2)</td>
<td></td>
</tr>
<tr>
<td>56</td>
<td>MBR Blower &amp; Electrical Building</td>
<td>F3</td>
<td>Electrical Room</td>
<td>II-B</td>
<td>Below Grade</td>
<td>4,333</td>
<td>1:300</td>
<td>1</td>
<td>2</td>
<td>(4)</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NO (2)</td>
</tr>
<tr>
<td>56</td>
<td>Utility Tunnel</td>
<td>II-B</td>
<td>Pipeline &amp; Equipment Gallery</td>
<td>II-B</td>
<td>Below Grade</td>
<td>4750</td>
<td>1:300</td>
<td>16</td>
<td>2</td>
<td>(4)</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NO (2)</td>
</tr>
<tr>
<td>60</td>
<td>Administration Building</td>
<td>B</td>
<td>Electrical Room</td>
<td>II-B</td>
<td>Below Grade</td>
<td>4750</td>
<td>1:300</td>
<td>16</td>
<td>2</td>
<td>(4)</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NO (2)</td>
</tr>
<tr>
<td>60</td>
<td>Maintenance Warehouse</td>
<td>V-B</td>
<td>Pipeline &amp; Equipment Gallery</td>
<td>II-B</td>
<td>Below Grade</td>
<td>1600</td>
<td>1:300</td>
<td>3</td>
<td>1</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>YES, Office Area Only</td>
</tr>
</tbody>
</table>

### Notes
1. **Total area of all occupied areas is less than area allowed for Type II-B and Occupancy Group F-2.**
2. **Exempt from accessibility requirements per CBC Section 11B.303.3.**
3. **Electrical Room: Two exits required for equipment rated over 1200 amperes.**
4. **Max. exit access travel distance > 75' w/o automatic sprinkler system, 2 exits, Table 1021.2.**
5. **Maximum allowable quantities shall be increased 100 percent in buildings equipped with automatic sprinkler systems, Table 307.1(1).**
6. **See GS 02 for Administration Building & MTC Warehouse Occupancy Tables.**

### Compliance with ADAAG
- Yes, Office Area Only
- YES, Office Area Only

### Summary
- NO. FACILITY NAME: MBR Blower & Electrical Building
- TOTAL AREA OF ALL OCCUPIED AREAS IS LESS THAN AREA ALLOWED FOR TYPE II-B AND OCCUPANCY GROUP F-2.
- MAXIMUM ALLOWABLE QUANTITIES SHALL BE INCREASED 100 PERCENT IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEMS, TABLE 307.1(1).
OCCUPANT LOAD CALCULATIONS
ADMINISTRATION/CONTROL BUILDING

<table>
<thead>
<tr>
<th>Room</th>
<th>Area/Load Factor</th>
<th>No. of Occ.</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reception</td>
<td>260 SF/100</td>
<td>3</td>
</tr>
<tr>
<td>Training Room</td>
<td>590 SF/15</td>
<td>40</td>
</tr>
<tr>
<td>Laboratory</td>
<td>1220 SF/100</td>
<td>13</td>
</tr>
<tr>
<td>Conference Room</td>
<td>460 SF / 100</td>
<td>5</td>
</tr>
<tr>
<td>Laboratory Office</td>
<td>170 SF/300</td>
<td>1</td>
</tr>
<tr>
<td>Laboratory Stor &amp; Mech.</td>
<td>200 SF/100</td>
<td>2</td>
</tr>
<tr>
<td>Laboratory Stor &amp; Mech.</td>
<td>190 SF /100</td>
<td>2</td>
</tr>
<tr>
<td>Laboratory Stor &amp; Mech.</td>
<td>140 SF /300</td>
<td>1</td>
</tr>
<tr>
<td>Laboratory Stor &amp; Mech.</td>
<td>20 SF/300</td>
<td>1</td>
</tr>
<tr>
<td>Mechanical Room</td>
<td>90 SF/300</td>
<td>1</td>
</tr>
<tr>
<td>Electrical Room</td>
<td>240 SF/300</td>
<td>1</td>
</tr>
<tr>
<td>First Floor Total</td>
<td></td>
<td>71</td>
</tr>
<tr>
<td>Second Floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td>2,757 SF/100</td>
<td>28</td>
</tr>
<tr>
<td>Control Room</td>
<td>960 SF/100</td>
<td>10</td>
</tr>
<tr>
<td>Control Room-conf.</td>
<td>74 SF/15</td>
<td>5</td>
</tr>
<tr>
<td>Ops. Sup. Office</td>
<td>110 SF/100</td>
<td>2</td>
</tr>
<tr>
<td>Library/Sm. Meeting</td>
<td>640 SF/15</td>
<td>43</td>
</tr>
<tr>
<td>Library/Sm. Meeting</td>
<td>360 SF/15</td>
<td>24</td>
</tr>
<tr>
<td>Lunchroom</td>
<td>390 SF/15</td>
<td>26</td>
</tr>
<tr>
<td>Laboratory Stor &amp; Mech.</td>
<td>140 SF /300</td>
<td>1</td>
</tr>
<tr>
<td>Mechanical Room</td>
<td>114 SF/300</td>
<td>1</td>
</tr>
<tr>
<td>Utility Room</td>
<td>70 SF/300</td>
<td>1</td>
</tr>
<tr>
<td>Electrical Room</td>
<td>120 SF/300</td>
<td>1</td>
</tr>
<tr>
<td>Server Room</td>
<td>300 SF/300</td>
<td>1</td>
</tr>
<tr>
<td>Second Floor Total</td>
<td></td>
<td>143</td>
</tr>
<tr>
<td>Total Building</td>
<td></td>
<td>214</td>
</tr>
</tbody>
</table>

NOTES
1. MAX. MEZZANINE AREA SHALL NOT BE GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THE SPACE IN WHICH IT IS LOCATED IN ACCORDANCE WITH CBC 505.2.1

OCCUPANT LOAD CALCULATIONS
MAINTENANCE WAREHOUSE

<table>
<thead>
<tr>
<th>Room</th>
<th>Area/Load Factor</th>
<th>No. of Occ.</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse Stor &amp; Mech.</td>
<td>1890 SF/300</td>
<td>7</td>
</tr>
<tr>
<td>Oil/Lube Stor &amp; Mech.</td>
<td>80 SF/300</td>
<td>1</td>
</tr>
<tr>
<td>First Floor Total</td>
<td></td>
<td>8</td>
</tr>
<tr>
<td>Mezzanine</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse Stor &amp; Mech.</td>
<td>360 SF/300</td>
<td>4</td>
</tr>
<tr>
<td>Second Floor Total</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Total Building</td>
<td></td>
<td>12</td>
</tr>
</tbody>
</table>

NOTES
1. MAX. MEZZANINE AREA SHALL NOT BE GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THE SPACE IN WHICH IT IS LOCATED IN ACCORDANCE WITH CBC 505.2.1

ADMINISTRATION BUILDING EGRESS - LEVEL 1
scale: 1" = 20'-0"

ADMINISTRATION BUILDING EGRESS - LEVEL 2
scale: 1" = 20'-0"

MAINTENANCE WAREHOUSE EGRESS - LEVEL 1
scale: 1" = 20'-0"
NEW PARCEL O, TO BE DEDICATED AS PUBLIC ROW WITH VARIES

EXISTING PARCEL BOUNDARIES

NEW PARCEL P

EXISTING EASEMENTS TO BE VACATED

EXISTING CITY PROPERTY TO BE DEDICATED AS PUBLIC ROW 40' WIDE

DETROIT DRIVE: EXISTING RIGHT OF WAY TO REMAIN, 80' WIDE.

EXISTING CITY PROPERTY TO BE INCORPORATED INTO NEW PARCEL

PROPOSED NEW WASTEWATER TREATMENT PLANT PARCEL BOUNDARY

<table>
<thead>
<tr>
<th>PROPOSED PARCELS</th>
<th>APN</th>
<th>OWNER</th>
<th>SIZE FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>N/A</td>
<td>CITY OF SAN DIEGO</td>
<td>32,986</td>
</tr>
<tr>
<td>O</td>
<td>N/A</td>
<td>CITY OF SAN DIEGO</td>
<td>31,988</td>
</tr>
<tr>
<td>P</td>
<td>420</td>
<td>CITY OF SAN DIEGO</td>
<td>594,663</td>
</tr>
</tbody>
</table>

NOTES:

1. DEDICATE PARCEL O AS NEW PUBLIC ROW TO BE NAMED "TIDD," WIDTH VARIES, AND REMAIN DETROIT DRIVE EAST OF PARCEL P, SAME NAME AS PARCEL Q (TIDD).

2. ABANDON A SECTION OF DETROIT DRIVE THAT WILL NOW BE INSIDE THE FENCE LINE OF THE NEW WASTEWATER TREATMENT PLANT.

3. COMBINE PARCELS A, B, C, D (SEE TENTATIVE PARCEL MAP T, EXCEPT A, B, C) AND THE ABANDONED SECTION OF DETROIT DRIVE TO CREATE NEW PARCEL P, WHICH WILL BE THE NEW WASTEWATER TREATMENT PLANT SITE.
NOTES:
1. FOR EXISTING TREE PROTECTION AND DEMOLITION INFORMATION, REFER TO LANDSCAPE PLANS.
TYPICAL PROPOSED SECTION - JOINVILLE ROAD (FACING NORTH)

TYPICAL EXISTING SECTION - JOINVILLE ROAD (FACING NORTH)
OVERALL TREE PRESERVATION PLAN

TREE PROTECTION LEGEND

1. REFER TO SPECIFICATIONS FOR PLANT PROTECTION AND TREE REPLACEMENT REQUIREMENTS.

2. THE CONTRACTOR SHALL MEET WITH THE PROJECT ARBORIST BEFORE BEGINNING WORK TO DISCUSS WORK PROCEDURES AND TREE PROTECTION.

3. EACH TREE IDENTIFIED FOR PRESERVATION SHALL RECEIVE SUPPLEMENTAL IRRIGATION PRIOR TO AND DURING THE DEMOLITION AND CONSTRUCTION PROCESS.

4. ESTABLISH A TREE PROTECTION ZONE (TPZ) FOR EACH TREE IDENTIFIED FOR PRESERVATION PRIOR TO BEGINNING ANY DEMOLITION OR CONSTRUCTION WORK. ANY MODIFICATIONS TO THE TPZ MUST BE APPROVED AND MONITORED BY THE PROJECT ARBORIST.

5. VERIFY THAT ANY HERBICIDES PLACED UNDER PAVING MATERIALS ARE SAFE FOR USE AROUND TREES AND LABELLED FOR THAT USE.

6. DO NOT LIME SOIL WITHIN 30 FEET OF ANY TREE DESIGNATED FOR PRESERVATION. LIME IS TOXIC TO TREE ROOTS.

7. PROTECT ALL TRUNKS AND LIMBS EXPOSED TO POTENTIAL DAMAGE BY CONSTRUCTION ACTIVITIES WITH TIMBERS SECURED TO TREES WITH METAL STRAPS AS APPROVED BY THE PROJECT ARBORIST.

8. PRUNE TREES TO BE PRESERVED TO CLEAN THE CROWN AND TO PROVIDE CONSTRUCTION CLEARANCE. ALL PRUNING SHALL BE COMPLETED BY A CERTIFIED ARBORIST OR TREE WORKER AND ADHERE TO THE TREE PRUNING GUIDELINES OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE. BRUSH SHALL BE CHIPPED AND SPREAD BENEATH THE TREES WITHIN THE TREE PROTECTION ZONE.

9. ENSURE THAT ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES IS SUPERVISED BY AND RECEIVES THE APPROVAL OF THE PROJECT ARBORIST.

10. APPLY AND MAINTAIN 3 INCHES OF WOOD CHIP MULCH WITHIN THE TREE PROTECTION ZONE. KEEP THE MULCH 2 FEET FROM THE BASE OF TREE TRUNKS.

11. EVALUATE ANY INJURY TO TREES THAT SHOULD OCCUR DURING CONSTRUCTION. NOTIFY THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.

12. REQUIRE THAT ANY TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.

13. AN I.S.A. CERTIFIED ARBORIST OR TREE WORKER SHALL BE PRESENT AT ALL TIMES DURING PRUNING. ALL PRUNING SHALL BE IN ACCORDANCE WITH THE TREE PRUNING GUIDELINES OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND ADHERE TO THE MOST RECENT EDITION OF THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS (Z133.1) AND TREE PRUNING (A300).
POOR CONDITION, TOPPED AND APPEARS TO HAVE DISEASE. (E) TREES TO BE REMOVED FOR MAINTENANCE.

(E) TREE TO BE REMOVED, TYP
LIMIT OF WORK

JOINVILLE ROAD

LIMIT OF WORK

DETROIT DRIVE

HEADWORKS

ODOR CONTROL

DUAL USE CLARIFIER NO. 1

BNR BASINS

ELECTRICAL BLDG

DUMPSTER BLDG

CHEMICAL FACILITIES

MATCHLINE, SEE SHEET T1.02

MATCHLINE, SEE SHEET T1.04

MATCHLINE, SEE SHEET T1.05

MATCHLINE, SEE SHEET T1.03

(E) TREES TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED FOR MAINTENANCE.

POOR CONDITION, APPEARS TO HAVE DISEASE. (E) TREE TO BE REMOVED FOR MAINTENANCE.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREES TO BE RETAINED, TYP.

INSTALL TREE PRESERVATION FENCING. MAINTAIN TREES PER TREE PRESERVATION NOTES.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.

(E) TREE TO BE REMOVED, TYP.
TREE PRESERVATION PLAN

FAIR-Poor condition. (E) tree to be removed for maintenance.

Fair condition. Appears to have disease. (E) tree to be removed for maintenance.

(E) trees to be retained. TYP. Install tree preservation fencing. Maintain trees per tree preservation notes.

(Special Use Permit Formal Application Submittal – April 6, 2018)

San Mateo WWTP Nutrient Removal and Wet Weather Flow Management and Design and Construction Project

City Project No. 46T003

DESIGNED BY: ___________________________ DRAWN BY: ___________________________
QC CHKD BY: __________________________ PROJECT #: __________________________
SCALE: ___________________________ SUBMITTAL: __________________________
DATE: ___________________________ DATE: ___________________________
4/6/18  4/6/18  4/6/18

N
MD
NG
BL

225 Miller Avenue, Mill Valley, CA 94941 T 415 383 7900 F 415 383 1433 www.rhaa.com
EXISTING FACILITIES

(E) TREES TO BE REMOVED, TYP

(E) TREES TO BE RETAINED, TYP

TPZ

H

(T) TREE TO BE REMOVED, TYP

#1 #2 #3

LIMIT OF WORK

TPZ

N

20'01 0'

LESLIE CREEK

(E) ADMINISTRATION BLDG

(N) WAREHOUSE BLDG

MATCHLINE, SEE SHEET T1.05

MATCHLINE, SEE SHEET T1.08
EXISTING FACILITY

(E) TREES TO BE RETAINED, TYP.
INSTALL TREE PRESERVATION FENCING. MAINTAIN TREES PER TREE PRESERVATION NOTES.

(E) TREES TO BE REMOVED, TYP.

MATCHLINE, SEE SHEET T1.06

MATCHLINE, SEE SHEET T1.09

MATCHLINE, SEE SHEET T1.07

LESLEY CREEK

SAN MATEO WWTP NUTRIENT REMOVAL AND WET WEATHER FLOW MANAGEMENT UPGRADE AND EXPANSION PROJECT

CITY PROJECT NO. 46T003

SPECIAL USE PERMIT FORMAL APPLICATION PACKAGE - APRIL 6, 2018

SHEET 93 OF 4/5/2018 11:55 AM Nathanael Gray

225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900 F 415 383 1433 www.rhaa.com
LIMIT OF WORK

TPZ

H

(ENGINEERED TREE RESISTANCE) TREES TO BE RETAINED, TYP.
INSTALL TREE PRESERVATION FENCING. MAINTAIN TREES PER TREE PRESERVATION NOTES.

MATCHLINE, SEE SHEET T1.08
TREE EVALUATION SCHEDULE

An arborist report and an existing tree evaluation schedule with landscape unit values is required for all trees with a diameter of 6 inches or more proposed for removal. The inventory must be prepared by a registered and licensed landscape architect or an arborist or landscape architect consistent with SMCC 27.71.150 preservation of existing trees.

EXISTING TREE EVALUATION SCHEDULE:

Formula for calculating LU value:

\[
LU = \frac{\text{Height} \times \text{Diameter} \times 1000}{0.35 \times \text{Height} \times \text{Diameter}}
\]

REQUIRED TREE PLANTING

A "landscape unit" (LU) value equaling to (d) above must either be planted on site, or an in-lieu fee paid to the city's street tree planting fund. If the LU value shown in (e) is not equal to (d) or (e) is less than (d), then an in-lieu fee must be paid to the city's street tree planting fund at the rate defined annually in the city's comprehensive fee schedule for each deficient LU.

NEW REPLACEMENT TREES SHALL BE IN ADDITION TO AND NOT SUBSTITUTE REQUIREMENTS FOR NEW STREET TREES, PARKING LOT TREES OR OTHER REQUIRED TREES.

FEES DUE TO THE CITY STREET TREE PLANTING FUND:

\[
\text{Fees} = (\text{LU value} \times \text{Annual fee per LU})
\]

NEW TREES BEING PLANTED:

<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>SIZE</th>
<th>LU VALUE</th>
<th>TOTAL LU VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 GALLON</td>
<td>24 INCH BOX</td>
<td>2</td>
<td>132</td>
</tr>
<tr>
<td>5</td>
<td>36 INCH BOX</td>
<td>3</td>
<td>150</td>
</tr>
<tr>
<td>40 GALLON INCH BOX</td>
<td>95</td>
<td>263</td>
<td></td>
</tr>
</tbody>
</table>

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.*

**Landscaping code, section 27.71 - landscape requires all projects except single family dwellings to have a minimum ratio of 1 tree per 400 square feet of landscaped area. Existing trees that are a minimum of 6 inches diameter may count towards this total.

**Landscape area **

\[
\text{Landscape area} = \frac{\text{existing tree LU value}}{\text{LU value per tree}}
\]

**Number of existing trees from tree evaluation schedule**

\[
\text{Number of existing trees} = \text{total LU value of trees to be removed} \times \text{LU value per tree}
\]

**Landscape unit (LU) value of trees to be removed from the tree evaluation schedule**

\[
\text{LU value per tree} = \frac{\text{existing tree LU value}}{\text{LU value per tree}}
\]

**Minimum LU value to be replaced and/or met through payment of in-lieu fees**

\[
\text{Minimum LU value} = \text{existing tree LU value} - \text{LU value per tree}
\]

**New trees:**

A "landscape unit" (LU) value equaling to (d) above must either be planted on site, or an "in-lieu" fee paid to the City's street tree planting fund. If the LU value shown in (e) is not equal to (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's comprehensive fee schedule for each deficient LU.
## Special Use Permit Formal Application Package - April 6, 2018

### Tree Preservation

**ARBORIST'S REPORT**

T1.11

#### Tree Survey

**Wastewater Treatment Plant Tree Survey**

- **San Mateo WWTP Nutrient Removal and Wet Weather Flow Management Upgrade and Expansion Project**
- **City Project No. 46T003**

### Table 1: Tree Survey

<table>
<thead>
<tr>
<th>No.</th>
<th>Species Name</th>
<th>Imprint Code</th>
<th>Diameter at Breast Height (DBH) (in.)</th>
<th>Height (in.)</th>
<th>Location (in.)</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Eucalyptus dasyphylla</td>
<td>66</td>
<td>12</td>
<td>44</td>
<td>1</td>
<td>Poor</td>
</tr>
<tr>
<td>2</td>
<td>Eucalyptus citriodora</td>
<td>89</td>
<td>8</td>
<td>25</td>
<td>2</td>
<td>Poor</td>
</tr>
<tr>
<td>3</td>
<td>Eucalyptus tereticornis</td>
<td>58</td>
<td>12</td>
<td>34</td>
<td>3</td>
<td>Poor</td>
</tr>
<tr>
<td>4</td>
<td>Eucalyptus deglupta</td>
<td>75</td>
<td>12</td>
<td>35</td>
<td>4</td>
<td>Poor</td>
</tr>
<tr>
<td>5</td>
<td>Eucalyptus superba</td>
<td>73</td>
<td>12</td>
<td>35</td>
<td>5</td>
<td>Poor</td>
</tr>
<tr>
<td>6</td>
<td>Eucalyptus gunnii</td>
<td>76</td>
<td>12</td>
<td>35</td>
<td>6</td>
<td>Poor</td>
</tr>
<tr>
<td>7</td>
<td>Eucalyptus citriodora</td>
<td>89</td>
<td>8</td>
<td>25</td>
<td>7</td>
<td>Poor</td>
</tr>
<tr>
<td>8</td>
<td>Eucalyptus tereticornis</td>
<td>58</td>
<td>12</td>
<td>34</td>
<td>8</td>
<td>Poor</td>
</tr>
<tr>
<td>9</td>
<td>Eucalyptus deglupta</td>
<td>75</td>
<td>12</td>
<td>35</td>
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<tr>
<td>10</td>
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<td>73</td>
<td>12</td>
<td>35</td>
<td>10</td>
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<tr>
<td>11</td>
<td>Eucalyptus gunnii</td>
<td>76</td>
<td>12</td>
<td>35</td>
<td>11</td>
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### Table 2: Planting Specification

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<tr>
<th>No.</th>
<th>Species Name</th>
<th>Imprint Code</th>
<th>Minimum Diameter at Breast Height (DBH) (in.)</th>
<th>Minimum Height (in.)</th>
<th>Location (in.)</th>
<th>Condition</th>
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<tr>
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<tr>
<td>6</td>
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<td>35</td>
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<tr>
<td>7</td>
<td>Eucalyptus citriodora</td>
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<td>8</td>
<td>25</td>
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<td>Poor</td>
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<tr>
<td>8</td>
<td>Eucalyptus tereticornis</td>
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<td>Eucalyptus deglupta</td>
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<tr>
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<td>Eucalyptus superba</td>
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<td>11</td>
<td>Eucalyptus gunnii</td>
<td>76</td>
<td>12</td>
<td>35</td>
<td>11</td>
<td>Poor</td>
</tr>
</tbody>
</table>

### Appendix A: Wastewater Treatment Plant Tree Survey

A DHEM certificated, Raulo Halabala, conducted a tree survey at the Delta-Mill Pond north of the City of San Mateo, Wastewater Treatment Plant (WTP) site on June 19, 2019. The tree survey was conducted to determine the current level of canopy cover and to identify any potential conflicts with proposed construction activities. The survey was conducted in accordance with the California Environmental Protection Agency's (CalEPA) Guidelines for Tree Surveying and Mapping. The survey results were then used to develop a planting specification that would comply with the requirements of the Santa Clara Valley Water District's (SCVWD) tree preservation program.
LANDSCAPE DESIGN SUMMARY

The landscaping for the Nutrient Removal and Wet Weather Flow upgrade for the San Mateo Wastewater Treatment Plant highlights the conceptual juxtaposition of the plant and natural water treatment systems. Transparency in both the architecture and landscape create educational opportunities for site users. A pedestrian path through the site allows users to see the processes of wastewater treatment in contrast to that of bioretention. Native plants, open sight lines, and a strengthened pedestrian access connect this site to the greater Bay Area.

PROJECT GOALS

1. Integrate the functional requirements of the facility
2. Form an identity for the WWTP inspired by
   • The Bay Area's design legacy and technological innovation
   • The City's sustainable initiative for healthy environmental, economic, and social development
3. Maximize open space
   • Balance the built and natural environment
4. Enhance the community
   • With pedestrian connection
   • Improved visual aesthetics
   • Education opportunities
5. Create an architectural landmark in the Bay Area

LANDSCAPE DESIGN SUMMARY

The landscaping for the Nutrient Removal and Wet Weather Flow upgrade for the San Mateo Wastewater Treatment Plant highlights the conceptual juxtaposition of the plant and natural water treatment systems. Transparency in both the architecture and landscape create educational opportunities for site users. A pedestrian path through the site allows users to see the processes of wastewater treatment in contrast to that of bioretention. Native plants, open sight lines, and a strengthened pedestrian access connect this site to the greater Bay Area.
DESIGN CONCEPT
The San Mateo Wastewater Treatment Plant is designed to be "The Gem of the Bay." It celebrates both the necessary industrial infrastructure of the treatment plant and the natural treatment system of nature.

The plant itself is a sculptural feature not to be hidden but to be revealed. Screens curve around the edge of the structures highlighting the architectural form and shape of the plant. Installed on these screens are educational demonstrations that highlight the treatment process.

The front edge of the plant is landscaped with a native grassland. Bioretention in the grassland treat the site's stormwater naturally. This natural system reflects the Historic wetland marshes that treat and filter water along the bay organically. It is juxtaposed by the industrial cleaning system of the treatment plant which is necessary to clean the wastewater in a major urban area.

A public path brings pedestrians up to the plant and curves through the natural area. Along the path are educational demonstrations informing the public of the ecological processes in the landscape and the similar treatment processes occurring in the plant.

The view from the road toward the treatment plant has been framed with trees. The plant is left visible, to celebrate its sculptural form, and the all important function to treat and clean our wastewater before returning it to the natural environment.
SITE OVERVIEW

From this bird’s eye view, the juxtaposition of the industrial architecture and the natural landscape is revealed. Rather than attempting to use landscape to screen and hide the plant, it has been designed to complement the architecture. Together they tell an educational story about the mirrored cleaning processes of the wastewater treatment plant and nature.

A pedestrian path brings the public along the treatment plant and through the recreated natural area. The path crosses bioretention areas that infiltrate and treat the site’s stormwater. The path continues to the new Administration Building that will have an educational area. A publicly accessible bridge provides a unique opportunity for people to walk from the educational area over to the facilities, where they can look at the treatment processes. From the Administration Building, the path continues south to the park, dog park, and school beyond the plant.

The landscape design provides pedestrian access along the treatment plant with educational demonstrations and connectivity between surrounding neighborhoods and the Bay Trail.
SITE ENTRY AND HEADWORKS
This is the view for pedestrians as they enter the site from Detroit Drive and East Third Avenue. The sculptural form of the facility architecture stands out adjacent to the bay side landscape. Translucent screening around the headworks allows features of the plant to be visible, yet softened. Lighting across the translucent screening can create a dramatic effect. Educational diagrams and exhibits can be designed along the building edge.

The sidewalk along Detroit Drive has been widened, and trees have been planted to create shade. This provides a safe and pleasant connection between the neighborhoods south of the plant and the Bay Trail. To the southeast, the path next to the bioretention area can be seen.
CLARIFIER AND BIORETENTION

A path anchors the industrial plant to the natural environment. A widened area with seating and interpretive signage creates an outdoor classroom. The contrast between the natural bioretention areas and the plant will create a unique place where visitors can learn about nature's ecological systems and the work of the plant to clean wastewater and return it safely to the Bay. The clarifiers are screened with a translucent material that can be lit to reveal the sculptural form of the plant.
THE ADMINISTRATION BUILDING
The new Administration Building serves as the public interface for the plant. An entry plaza and terrace provide a space for visitors to gather outside the main lobby. An educational area is located on the first floor and a bridge to the facility allows visitors a view into the operating plant.

The theme of native and climate-adapted shrubs and grasses is continued in the landscaping around the Administration Building. Trees along the sidewalk provide shade and a safety barrier between traffic and pedestrians.
SOUTH BIRD’S EYE

A new sidewalk is located on the west side of Detroit Drive. The widened path improves connectivity and safety for pedestrians walking from the surrounding neighborhoods to the Bay Trail. Trees planted along the path create shade and a protective barrier between pedestrians and the trucks entering the plant. The sidewalk has been placed across the street from the new plant to provide maximum security for the plant. Gates and a secure fence surround the plant.
BIORETENTION PATH
A dual-use pedestrian and bicycle path allows visitors to interact with bioretention areas by creating overlooks, seating, access steps, and signage. The signage will tell the story of clean water both by way of the wastewater treatment plant and nature. The 10-foot minimum wide path plays off the curves of the treatment plant clarifiers. Surrounding the path is a palette of native biotreatment grasses and shrubs.
The total parking required for the Administration Building is 1 space per 335 square feet. At 16,000 SF, the required spaces to meet code is 48. When accounting for needed uses, the total needed parking is 49, which is 1 above the number required to meet code (Code 27.64.160 Section 7.B).

The required bike parking is 1 short term space per 20,000 SF and 1 long term space per 10,000 SF. At 16,000 SF 1 short term and two long term are required for the Administration Building (Code 27.64.262.7B).
EXISTING MAINTENANCE BLDG PARKING

<table>
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<tr>
<th>VEHICLES</th>
<th>PARKING</th>
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<tr>
<td>PLANT VEHICLES</td>
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<td>0</td>
</tr>
<tr>
<td>TOTAL NEEDED</td>
<td>13</td>
<td>13</td>
</tr>
</tbody>
</table>

THE (E) MAINTENANCE BUILDING IS THE ONLY BUILDING THAT NEEDS PARKING OTHER THAN THE ADMINISTRATION BUILDING. SINCE IT IS EXISTING, THE PARKING COUNT IS CALCULATED UPON CURRENT USES. THE 13 EXISTING WILL BE USED TO COVER THE 13 NEEDED SPACES.
BIKE LANE STRIPING ADDED TO (E) MAINTENANCE ROAD FOR CONNECTION TO SCHOOL

BIKE LANE STRIPING ADDED TO (E) MAINTENANCE ROAD FOR CONNECTION TO DOG PARK

(E) WALL TO REMAIN

(E) TREES TO REMAIN, TYP

PROPERTY LINE, TYP.

CONNECTS TO EXISTING PATH
CONCRETEPATH
MATERIAL: VEHICULAR CONCRETE
COLOR/FINISH: INTEGRAL COLORED, SAND BLAST, SAW CUT JOINTS
USE: PEDESTRIAN PATH, BIKE PATH, EDUCATIONAL WALK, RESTING SPOT, VEHICULAR MAINTENANCE ACCESS
SIZE: 10' MINIMUM WIDTH

CONCRETEBENCHES
MANUFACTURER: CUSTOM DESIGN
COLOR/FINISH: INTEGRAL COLORED CONCRETE, SAND BLAST
MATERIAL: POURED IN PLACE CONCRETE
SIZE: LENGTH VARIES (6', 8', 10')

SHORT TERM BIKE PARKING
MANUFACTURER: PALMER GROUP
PRODUCT: WELLE CIRCULAR BOLLAR
MATERIAL: SS SQUARE TUBING
COLOR/FINISH: SS #4 BRUSH FINISH

BIKE / PEDESTRIAN PATH MATERIAL IMAGE BOARD
L4.01

SPECIAL USE PERMIT FORMAL APPLICATION PACKAGE - APRIL 6, 2018
The "Educational Feature" signs use text and graphic diagrams to demonstrate the treatment processes and tell the site history. There will be a total of four educational signs:

1. Site Context
2. Site History
3. Bioretention Treatment Process
4. Industrial Plant Treatment Process

The "Foundational Word" signs each feature a single word such as "CLEAN" or "Filtration" that is essential to the site and the water treatment process. These signs have a memorable graphic which can be seen by bikers and joggers who are passing by without stopping to look at the educational signs.

Purpose: Interpretive Educational Panel
Manufacturer: Zahnat
Product: Image Wall
Material: Perforated Marine Grade Steel, Thermoplastic
Color: Blue
Size: Length varies (6', 8', 10')
HIGH SECURITY FENCE AND GATES

MANUFACTURER: AMIRSTAR
MODEL: WIREWORKS ANTI-CLIMB PANEL 3 RAIL
HEIGHT: 8-FOOT
MATERIAL: STEEL AND WELDED WIRE MESH

NOTES:
1. Additional heights available on request
2. Third rail optional (some heights avoid require the third rail)
3. 2' x 3' (610mm x 915mm) w/galv. 10G-a. 58 lbs/linear ft available for other heights.
PLANTING APPROACH
The design proposes to use mainly low water use, native plants. Plants are salt tolerant due to high saline levels in the soil based on proximity to the Bay.

IRRIGATION APPROACH
The irrigation design will meet the Title 23 Model Water Efficient Landscape Ordinance adopted in December 2015. Due to the low water nature of the proposed plants, some areas may be able to be decommissioned after the first two years of establishment. The Estimated Total Water Use (ETWU), will be below the Maximum Applied Water Allowance (MAWA). The irrigation equipment will utilize water efficient technologies such as weather sensors and drip irrigation.

PLANTING REGIONS

<table>
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<tr>
<td>SCREEN OR STREET TREE</td>
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<tr>
<td>GRASS AND SHRUB PLANTING</td>
<td>44,480 SF</td>
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<tr>
<td>BIORRETENTION PLANTING</td>
<td>10,590 SF</td>
</tr>
<tr>
<td>NATIVE GRASS PLANTING</td>
<td>63,930 SF</td>
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</tbody>
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SITE LANDSCAPE: 74,640 SF
ADJACENT TO J. HART CLINTON DRIVE: 34,480 SF
ADJACENT TO JOINVILLE ROAD: 3,730 SF
DETROIT DRIVE: 6,140 SF
### Native Grass - Seed Mix A

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<th>SYM</th>
<th>QTY</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
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<td>CLA RUB</td>
<td>6</td>
<td>Chenopodium rubrum</td>
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<tr>
<td>ESE CAL</td>
<td>6</td>
<td>Eriogonum californicum</td>
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<td>10'-0&quot;</td>
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<tr>
<td>RES BA</td>
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<td>Festuca idahoensis ssp. desertorum</td>
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<td>HOR CAL</td>
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| HUS ICA | 6 | Juncus patens | CALIFORNIA GRAY RUSH | 10'-0"

### Plant List

**Trees**

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<td>Acer rubrum</td>
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<tr>
<td>5</td>
<td>EUC DEC</td>
<td>Eucalyptus deglupta</td>
<td>SPALDING'S EMUS</td>
<td>20'</td>
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<tr>
<td>13</td>
<td>FSC AL</td>
<td>Ficus carica</td>
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<tr>
<td>5</td>
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<td>Gnarlandia agrifolia</td>
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<td>Salix purpurea</td>
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** Shrubs and Grasses **

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<th>COMMON NAME</th>
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<th>WATER USE</th>
<th>SPACING</th>
<th>HEIGHT</th>
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<td>Arctostaphylos 'Emerald Carpet'</td>
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<td>O.C.</td>
<td>8&quot;</td>
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<td>CEC AR</td>
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<td>Caryopteris x clandonensis 'Blue Spire'</td>
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<td>L</td>
<td>O.C.</td>
<td>20'</td>
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<tr>
<td>DEN HER</td>
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<td>Dierama 'Canyon Strawberry'</td>
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<td>18&quot;</td>
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<td>O.C.</td>
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<tr>
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<td>CONEBUSH</td>
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<td>20'</td>
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<td>O.C.</td>
<td>20'</td>
</tr>
<tr>
<td>LEU SAF</td>
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<td>Leucadendron 'Safari Sunset'</td>
<td>PURPLE NEEDLEGRASS</td>
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<td>O.C.</td>
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**Native Grass - Seed Mix B**

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<tr>
<th>SYM</th>
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<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
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<tr>
<td>BRO CAR</td>
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<td>Bromus carinatus</td>
<td>NATIVE CALIFORNIA BROME</td>
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<td>CLA RUB</td>
<td>6</td>
<td>Chenopodium rubrum</td>
<td>SORREL</td>
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<td>ESE CAL</td>
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<tr>
<td>RES BA</td>
<td>6</td>
<td>Festuca idahoensis ssp. desertorum</td>
<td>IDAHO FESCUE</td>
<td>10'-0&quot;</td>
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<td>Hordeum brachyantherum</td>
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| HUS ICA | 6 | Juncus patens | CALIFORNIA GRAY RUSH | 10'-0"

**Bio Retention Seeds Mix**

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<th>SYM</th>
<th>QTY</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>WATER USE</th>
<th>SPACING</th>
<th>HEIGHT</th>
</tr>
</thead>
</table>
| ACH MIL | 1 | Achillea millefolium | WHITE YARROW | 3'-0" | L | O.C. | 3'-0"
| ART CAL | 1 | Artemisia californica | MUGWORT | 3'-0" | L | O.C. | 3'-0"
| BRO CAR | 1 | Bromus carinatus | NATIVE CALIFORNIA BROME | 3'-0" | L | O.C. | 3'-0"
| CAR BIV | 1 | Carex divulsa | BERMINEY SEDGE | 3'-0" | L | O.C. | 3'-0"
| CAR PAN | 1 | Carex pani | CALIFORNIA MEADOW SEDGE | 3'-0" | L | O.C. | 3'-0"
| RED RUB | 1 | Festuca rubra | RED FESCUE | 3'-0" | L | O.C. | 3'-0"
| HOR BBA | 1 | Hordeum brachyantherum | MEADOW BARLEY SALT TYPE | 3'-0" | L | O.C. | 3'-0"
| HOR CAL | 1 | Hordeum brachyantherum | CALIFORNIA BARLEY | 3'-0" | L | O.C. | 3'-0"
| JUN PAT | 1 | Juncus patens | CALIFORNIA GRAY RUSH | 3'-0" | L | O.C. | 3'-0"
| LEY TRI | 1 | Leymus triticoides | CREEDING WILD RYE | 3'-0" | L | O.C. | 3'-0"
| LIM CAL | 1 | Limonium californicum | CALIFORNIA LAUREL | 3'-0" | L | O.C. | 3'-0"
PLANT LIST

NATIVE GRASS PLANTING

- Hordeum California: California Barley
- Leymus Glauces: Blue Needlegrass
- Lupinus Nanus: Sky Lupine
- Eschscholzia Californica: California Poppy
- Poa Secunda: Native Pine Bluegrass
- Festuca Idahoensis: Idaho Fescue
- Clarkia Rubicunda: Wine Cup Clarkia
- Bromus Carinatus: Native California Brome
- Hordeum Californicum: California Barley
- Stipa Tenuis: Needle Grass
- Phleum Pungens: Needle Grass
PLANT LIST

**CALIFORNIA NATIVE SPECIES**

- Myrica californica, Pacific Wax Myrtle
- Heteromeles arbutifolia, Toyon
- Dendromecon rigida, Bush Poppy
- Leymus condensatus, Wild Blue Rye
- Grevillea fililoba, Spider Net Grevillea
- Festuca mairei, Atlas Fescue
- Frangula californica, California Coffeeberry
- Festuca mairei, California Coffeeberry
- Senecio cilindricus, Narrow-Leaf Chalksticks
- Eriogonum fasciculatum, California Buckwheat
- Ceanothus arboresus, California Lilac
- Arctostaphylos 'Emerald Carpet' Manzanita
- Rosmarinus prostratus, Prostrate Rosemary
- Seneio 'etarsted', Varroar Evergreen

**NON-NATIVE SPECIES**

- Zauschneria californica, California Fuchsia
- Sedum 'Autumn Glow', Stonecrop
- Leucadendron 'Safari Sunset', Conebush

**GRASS AND SHRUB PLANTING**

1. 225 Miller Avenue, Mill Valley, CA 94941
   T 415 383 7900 F 415 383 1433 www.rha.com

**SUBMITTAL:**

- Special Use Permit Formal Application Submittal
- Special Use Permit Formal Application Package - April 6, 2018

**PROJECT NO.:**

- San Mateo WWTP Nutrient Removal and Wet Weather Flow Management Upgrade and Expansion Project
- City Project No. 46T003

**SCALE:**

- 10048652

**QC CHK'D BY:**

- 04/06/18

**DRAWN BY:**

- 04/06/18

**PRELIMINARY)**

- Not for Construction or Recording
PLANT LIST

1. TREES

- **Acer negundo**, Box Elder Maple
- **Acer rubrum**, Freeman Maple
- **Koelreuteria paniculata**, Golden Rain Tree
- **Metrosideros excelsa**, New Zealand Christmas Tree
- **Pistacia chinensis**, Chinese Pistache
- **Platanus acerifolia**, London Plane Tree
- **Quercus agrifolia**, Coast Live Oak
- **Salix lotosa**, Yellow Willow
- **Ulmus parvifolia**, Chinese Elm

**San Mateo WWTP Nutrient Removal and Wet Weather Flow Management Upgrade and Expansion Project**

**City Project No. 46T003**

**Simplified Plant Images - TREES.png**
1,305 SF SOLAR READY ZONE
10% OF TOTAL 13,000 SF
ROOF AREA

LOCATION OF SHAD
PHOTOVOLTAIC SYSTEM PER SAN
MATEO MUNICIPAL CODE, IF
REQUIRED. PROJECT WILL
PROVIDE EITHER PV
INSTALLATION OR WASTE-GAS
ENERGY SOURCE FOR
ADMINISTRATION BUILDING

LOW SLOPE METAL ROOF
ASSEMBLY TO COMPLY WITH
MAXIMUM U-VALUES PER
SAN MATEO MUNICIPAL CODE,
TABLE 140.3

MECHANICAL
MECH. HATCH

ACCESS STAIR/
ROOF HATCH

SUNSHADE TRELLIS

LOW SLOPE METAL ROOF
PANELS (1/2"/FT)

SLOPE 1:12

MECHANICAL
EQUIPMENT

VRF

DOAS

MAU EXH. 1

EXH. 2

EXH. 3

3/9/2018

4/6/2018

3/9/2018
PROCESS BUILDING WALLS

MATERIAL: POURED-IN-PLACE CONCRETE
FINISH: HORIZ. & VERT. REVEALS
COLOR: -

MATERIAL: PORTLAND CEMENT PLASTER
FINISH: SMOOTH TROWELED / INTEGRAL COLOR
COLOR: TO MATCH TRESPA AMHURRAY RED

MATERIAL: COMPOSITE METAL PANELS
FINISH: PRE-WATERED ZINC
COLOR: PIGMENTO BLUE

MATERIAL: Poured-in-Place Concrete
FINISH: HORIZ. & VERT. REVEALS
COLOR: -

MATERIAL: Portland Cement Plaster
FINISH: Smooth Troweled / Integral Color
COLOR: To Match Trespa Mahogany Red

MATERIAL: Composite Metal Panels
FINISH: Pre-Weathered Zinc
COLOR: Pigmento Blue

STANDING SEAM METAL ROOF

MANUFACTURER: AEP SYNTH
PRODUCT: SPAN-LOK HP
COLOR: METALLIC SILVER

MANUFACTURER: KAWNEER OR EQUAL
PRODUCT: 451 & 1600
COLOR: CLEAR ANODIZED ALUMINUM

STAIR WINDOW WALL

MANUFACTURER: KAWNEER OR EQUAL
PRODUCT: 451 & 1600
COLOR: CLEAR ANODIZED ALUMINUM

MANUFACTURER: KAWNEER OR EQUAL
PRODUCT: 451 & 1600
COLOR: CLEAR ANODIZED ALUMINUM
SEE TRANSVERSE SECTIONS ON A2.07 & A2.08 FOR PLATE HEIGHTS
SEE A2.01 FOR MATERIAL PALETTE DETAILS
SEE A2.01 FOR MATERIAL PALETTE DETAILS