



SAN FRANCISCO PLANNING DEPARTMENT

Mandatory Discretionary Review Analysis

HEARING DATE: AUGUST 4, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Date: July 25, 2016
Case No.: **2016-004805DRM**
Project Address: **1 La Avanzada (aka 250 Palo Alto Avenue)**
Current Zoning: RH-1(D) (Residential House, One-Family - Detached)
40-X Height and Bulk District
Block/Lot: 2724/003
Project Sponsor: Sutro Tower Incorporated, represented by
Kristen Thall Peters, Cooper White & Cooper LLP
25 Cadillac Drive, Suite 208
Sacramento, CA 95825
Staff Contact: Seema Adina – (415) 575-8722
Seema.Adina@sfgov.org

PROJECT DESCRIPTION

This Mandatory Discretionary Review was initiated by the Planning Department pursuant to Resolution No. 11399, adopted by the Planning Commission on July 14, 1988, which established the Commission's policy requiring Mandatory Discretionary Review over building permit applications regarding Sutro Tower, its transmission equipment building, or any other part of its site (Lot 003 in Assessor's Block 2724).

The proposal is to allow the following modifications of Sutro Tower:

- Removal of five (5) existing antennas on the rooftop of the facilities building;
- Relocation of the remaining twenty-one (21) existing rooftop-mounted antennas to new locations on the roof of the facilities building;
- Installation of a 4' tall equipment screen (parapet) on the facilities building to screen the relocated antennas;
- Installation of new landscaping as part of overall site improvements.

No changes are proposed to tower lighting, the overall profile or structure of Sutro Tower, or the physical dimensions of the main transmission building.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located at 1 La Avanzada (also known as 250 Palo Alto Avenue). The 5.6-acre site is owned by Sutro Tower, Incorporated. The site contains a 977-foot tall steel communications tower (Sutro Tower), a three-story 31,000-square-foot facilities building, a one-story 1,200 square-foot garage and storage building, and a one-story guard station, emergency generators, underground storage tanks, ancillary antennas and equipment associated with radio communications, landscaping and a surface parking lot.

The facility, although not the entire parcel, is completely enclosed within a security fence. Most of the area immediately surrounding the facility, including the majority of the northern half of the Project Site, consists of open space. The Tower has been in operation since 1973.

The Tower is located on one of the highest points in San Francisco (834 feet above sea level) and is generally visible from most places throughout the City.

La Avanzada forms the northern and a portion of the eastern boundary of the Project Site. Roughly the southernmost 320 feet of La Avanzada is owned by Sutro Tower, Inc.

Recent modifications to Sutro Tower include: (1) the digital television upgrade (Case No. 2007.0206D; approved by the Planning Commission on October 23, 2008); (2) the addition of 15 new antennas (Case No. 2010.1006D, approved by the Planning Commission on January 27, 2011 for Clearwire, a wireless data service provider, which was recently acquired by Sprint); (3) ground level site improvements and the addition of 51 antennas, microwave dishes, and camera mounts on the Tower (Case No. 2014.1377D; approved by the Planning Commission on March 19, 2015); and (4) the addition of one low power FM antenna to service KQEA Chinese Public Radio (Case No.2015-00913DRM; approved by the Planning Commission on April 21, 2016).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is situated in the Twin Peaks neighborhood. The surrounding neighborhoods are characterized by single-family neighborhoods such as Midtown Terrace.

Summit Reservoir, owned and operated by the San Francisco Public Utilities Commission (SFPUC), is located adjacent to and east of the Sutro Tower facility. Open space exists on undeveloped land located immediately south of the Project Site. The closest residences to the Project Site are located along Dellbrook Avenue, Farview Court, and Palo Alto Avenue. Residential properties abut portions of the west side of the Project Site boundary; the nearest dwelling is located on Dellbrook Avenue, approximately 200 feet from the Tower.

ENVIRONMENTAL REVIEW

The addition of screening and antenna relocation is categorically exempt from CEQA under the Class 1 exemption.

The landscaping plan is categorically exempt from CEQA under the Class 4 exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	July 15, 2016	July 15, 2016	20 days*
Mailed Notice	10 days	July 25, 2016	July 22, 2016	13 days

**Notice placed on eight neighborhood locations as is past practice for Sutro Tower.*

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent Neighbor(s)	0	0	0
Neighborhood Groups	0	0	0
Other Neighbors	0	0	0

ISSUES AND OTHER CONSIDERATIONS

- As a condition of approval for Building Permit Application No. 2013.0412.4423 (Case No. 2014.1377D), the Planning Commission required Sutro Tower, Inc. to submit a conceptual landscaping plan to the Department, providing additional trees and landscaping to further screen the main transmission building, facility equipment, and fenced-in area from public view. The item before you is the Sutro Tower Landscaping Plan filed on February 2, 2016 (Building Permit Application No. 2016.0216.9652) seeking to meet the conditions of approval established by the Planning Commission.
- Additionally, as a separate condition of approval for Building Permit Application No. 2013.0412.4423, the Planning Commission required Sutro Tower, Inc. to initiate a review of potential screening systems for existing antennas and satellite dishes currently located on the roof and east-facing façade of the main transmission building. The item before you (Building Permit Application No. 2016.0216.9635) is a plan developed by Sutro Tower, Inc. to address visual concerns raised by some of its neighbors.
- All required public notifications were conducted in compliance with the Planning Code and adopted WTS policies.

REQUIRED COMMISSION ACTION

Pursuant to Section 306.9 of the Planning Code, Mandatory Discretionary Review is required for building permits submitted that include work to be performed on the site of Sutro Tower.

BASIS FOR RECOMMENDATION

This Project is necessary and desirable under Section 303 of the Planning Code for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan.
- The Project would provide screening of existing antennas on the facilities building.
- The Project would improve the overall condition of landscaping and grounds maintenance of the Sutro Tower site.
- The Landscaping Plan was developed in conjunction with interested neighborhood parties and Planning staff.

RECOMMENDATION:	Do not take DR and Approve as Proposed, Subject to the standard Sutro Tower Conditions of Approval
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Attachments:

Standard Sutro Tower Conditions of Approval
Parcel Map
Sanborn Map
Aerial Photograph
Zoning Map
Photo Simulations
CEQA Exemption
Reduced Plans

STANDARD ANTENNA CONDITIONS

The Conditions contained in this document were imposed by the Planning Commission on the antenna-related permits (the above-referenced permit application) at its hearing on February 16, 2006. It is the intent of the Commission, as so moved and adopted as Commission policy at said hearing, to impose these standard conditions (as a Notice of Special Restrictions) regarding inspections, RF levels (monitoring), operation and neighborhood communication (including notification) on all future antenna-related permits for Sutro Tower.

- A. **STRUCTURAL INSPECTIONS:** In June of 1999, the Department of Building Inspection accepted an Inspection Protocol governing Sutro Tower. Sutro Tower, Inc. (hereinafter STI) shall adhere to said Inspection Protocol as summarized below:

1. Annual Inspection (“Routine Inspection”):

- a. STI shall have an independent testing laboratory approved by the Department of Building Inspection (“independent laboratory”) conduct Annual Inspections. The Annual Inspection shall consist of visual observations and/or measurements needed to determine the physical and functional condition of the Tower and to identify any changes from the Baseline Inspection that was conducted in 1999 pursuant to the Inspection Protocols or from previously recorded conditions. Each Annual Inspection shall cover approximately one-third of the Tower such that the entire structure will be evaluated over a three-year interval.
- b. A California-licensed professional engineer retained by STI (“licensed engineer”) shall review the results of the Annual Inspection, along with prior inspection results, to determine the extent of remedial action that may be necessary. The licensed engineer shall also ensure that the detailed inspection plan for subsequent years is modified to reflect any additional inspection requirements or areas where more in-depth inspection is required.
- c. STI shall undertake all additional inspections recommended by the licensed engineer as a result of the Annual Inspection.
- d. STI shall undertake all remedial action recommended by the licensed engineer as a result of the Annual Inspection. A Special Inspection shall thereafter be conducted to assess the performance of any repairs resulting from the Annual Inspection.
- e. A report of each Annual Inspection shall be prepared by the licensed engineer and submitted to the Planning Department and to the Department of Building Inspection within 45 days of the inspection, and those reports shall be made available to members of the public.
- f. STI shall send notice of the availability of each Annual Inspection report to representatives of the Twin Peaks Improvement Association and Midtown Terrace Homeowners Association.

2. In-Depth Inspection:

- a. In 2004 and every five years thereafter or as otherwise required by the licensed engineer during an Annual Inspection or Event Inspection, STI shall have an independent laboratory conduct a close-up, hands-on inspection of one or more structural members or connections to identify problems not readily detectable with a visual review in the Annual Inspection.
- b. If recommended by the licensed engineer to fully ascertain the presence or extent of damage, STI shall have non-destructive field-testing, load tests, and/or materials tests performed by an independent testing laboratory.
- c. STI shall undertake all additional inspections recommended by the licensed engineer as a result of the In-Depth Inspection.
- d. STI shall undertake all remedial action recommended by the licensed engineer as a result of the In-Depth Inspection. A special Inspection shall thereafter be conducted to assess the performance of any repairs resulting from the In-Depth Inspection.
- e. A report of each In-Depth Inspection shall be prepared by the licensed engineer and submitted to the Planning Department and to the Department of Building Inspection within 45 days of the inspection, and those reports shall be made available to members of the public.
- f. STI shall send notice of the availability of each In-Depth Inspection report to representatives of the Twin Peaks Improvement Association and Midtown Terrace Homeowners Association.

3. Event Inspection (“Unscheduled Inspection”):

- a. As required by a licensed engineer, STI shall have an independent laboratory conduct an Event Inspection as soon as practical after the occurrence of a severe storm, earthquake, mudslide, or other triggering environmental event that exceeds the design load of the Tower (winds in excess of 70 miles per hour at 10 meters in elevation, or a 1000-year seismic event as defined in the dynamic analysis report of June 1999).
- b. Following a severe storm or earthquake, particular inspection attention shall be given to detecting damage and indirect signs of damage such as areas of missing cladding, paint cracking due to yielding of steel members, spalling of concrete, misalignment in connections, loosening or lengthening of bolts, or obvious structural displacements. Depending on the severity of the triggering storm or earthquake, an In-Depth Inspection may be appropriate in areas of local damage to the Tower.
- c. STI shall undertake all additional inspections recommended by the licensed engineer as a result of the Event Inspection.

- d. STI shall undertake all remedial action recommended by the licensed engineer as a result of the Event Inspection. A Special Inspection shall thereafter be conducted to assess the performance of any repairs resulting from the Event Inspection.
- e. A report of each Event Inspection shall be prepared by the licensed engineer and submitted to the Planning Department and to the Department of Building Inspection within 45 days of the inspection, and those reports shall be made available to members of the public.
- f. STI shall send notice of the availability of each In-Depth Inspection report to representatives of the Twin Peaks Improvement Association and Midtown Terrace Homeowners Association.

4. Special Inspections:

- a. STI shall have an independent laboratory conduct a Special Inspection to monitor repairs resulting from previous inspections or to otherwise assess the performance of repairs implemented to ensure the structural integrity of the Tower. The Special Inspection shall be undertaken as part of an Annual Inspection conducted within one year after completion of the repair, if practical, or during the next inspection cycle.
- b. STI shall have an independent laboratory conduct a Special Inspection as recommended by a licensed engineer for any reason, including monitoring defects, damage, local corrosion, or other conditions potentially affecting the structural integrity of the Tower.
- c. STI shall undertake all additional inspections recommended by the licensed engineer as a result of the Special Inspection.
- d. STI shall undertake all remedial actions recommended by the licensed engineer as a result of the Special Inspection.
- e. A report of each Special Inspection shall be prepared by the licensed engineer and submitted to the Planning Department and to the Department of Building Inspection within 45 days of the inspection, and those reports shall be made available to members of the public.
- f. STI shall send notice of the availability of each In-Depth Inspection report to representatives of the Twin Peaks Improvement Association and Midtown Terrace Homeowners Association.

5. Enforcement:

- a. Technical compliance with conditions regarding structural inspection shall be monitored and enforced by the Department of Building Inspection. The Planning Department shall enforce these conditions only at the recommendation of the Director of the Department of Building Inspection.

- b. STI shall provide to the Planning Department a complete set of all building permit application materials required by the Department of Building Inspection, including but not limited to: scaled drawings, elevations, site plans, engineering or structural analyses, and photographs.

B. RADIO-FREQUENCY (RF) LEVEL

1. **FCC Emission Compliance:** It shall be a continuing condition of this permit that the subject antennas be operated in such a manner so as not to contribute to ambient RF emissions in excess of the then-current FCC emission standards for public exposure. Violation of this condition shall be grounds for revocation.

2. Publicly-Accessible Property:

- a. Consistent with the agreement between STI and the Planning Commission at its February 26, 1998, hearing on DTV antenna installation, STI shall measure RF public exposure levels at 200 publicly-accessible sites within 1000 feet of the Tower. Measurement shall be made each three years, or within six months of the activation of any DTV broadcasting antenna, or within six months of any increase in power from any main DTV antenna's initial power level, whichever is earliest.
- b. STI shall notify the Department of Public Health at least three days before taking any RF exposure measurements at publicly accessible sites. A representative of the Department of Public Health and up to two community observers identified by the Department of Public Health may observe the measurement session and recommend sites for measurement.
- c. STI shall promptly remedy any ambient or localized field found by these measurements to exceed the FCC standard for RF exposure ("Guidelines for the Evaluation of the Environmental Effects of Radio Frequency Radiation") and then take new measurements to demonstrate compliance with the standard.
- d. A report of any RF exposure measurements required herein shall be submitted to the Planning Department and the Department of Public Health within 45 days of the measurements, and those reports shall be made available to members of the public.
- e. STI shall send notice of the availability of each RFR exposure report exposure to representatives of the Twin Peaks Improvement Association and Midtown Terrace Homeowners Association.

3. Private Property:

- a. Upon a written request to STI from an individual property owner within 1000 feet of the Tower, STI shall measure RF exposure levels at the accessible front yard and rear yard of the property. If RF levels in the yards comply with the 1996-FCC standard for RF exposure, then no additional measurements shall be thereafter required for

any reason until three years have elapsed, at which time the property owner may submit a new written request for exposure level measurements.

- b. With the cooperation and approval of the property owner, STI shall promptly remedy any ambient or localized field found by these measurements to exceed the FCC standard and then take new measurements to confirm compliance with the standard.
- c. With the written approval of the owner of the private property requesting the RF exposure level measurements, STI shall submit a report to the Planning Department and the Department of Public Health within 45 days of the measurements, and those reports shall be made available to members of the public.

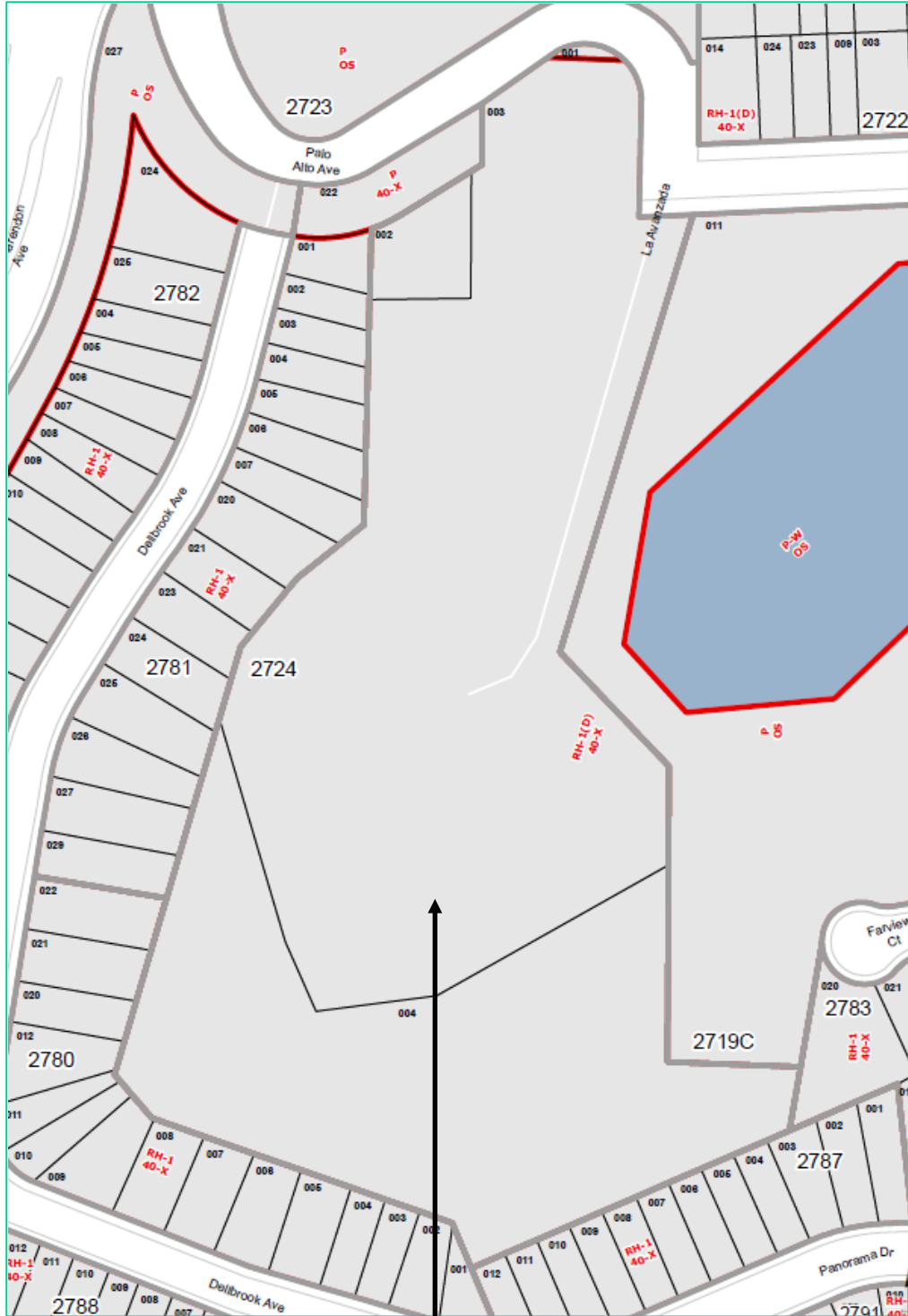
4. Enforcement:

- a. Technical compliance with conditions pertaining to RFR exposure shall be monitored and enforced by the Department of Public Health. The Planning Department shall enforce these conditions only at the recommendation of the Director of the Department of Public Health.

C. NEIGHBORHOOD COMMUNICATION

1. **Notice:** Within ten days of submitting any report required herein to any public agency, STI shall send notice of the availability of that report to representatives of the Twin Peaks Improvement Association, Forest Knolls Neighborhood Association and Midtown Terrace Homeowners Association.
2. **Community Liaison:** STI shall appoint a community liaison to respond to neighborhood inquiries and concerns. STI shall invite the Twin Peaks Improvement Association, Forest Knolls Neighborhood Association and the Midtown Terrace Homeowners Association to appoint one community liaison each with whom to communicate regarding Sutro Tower operations.

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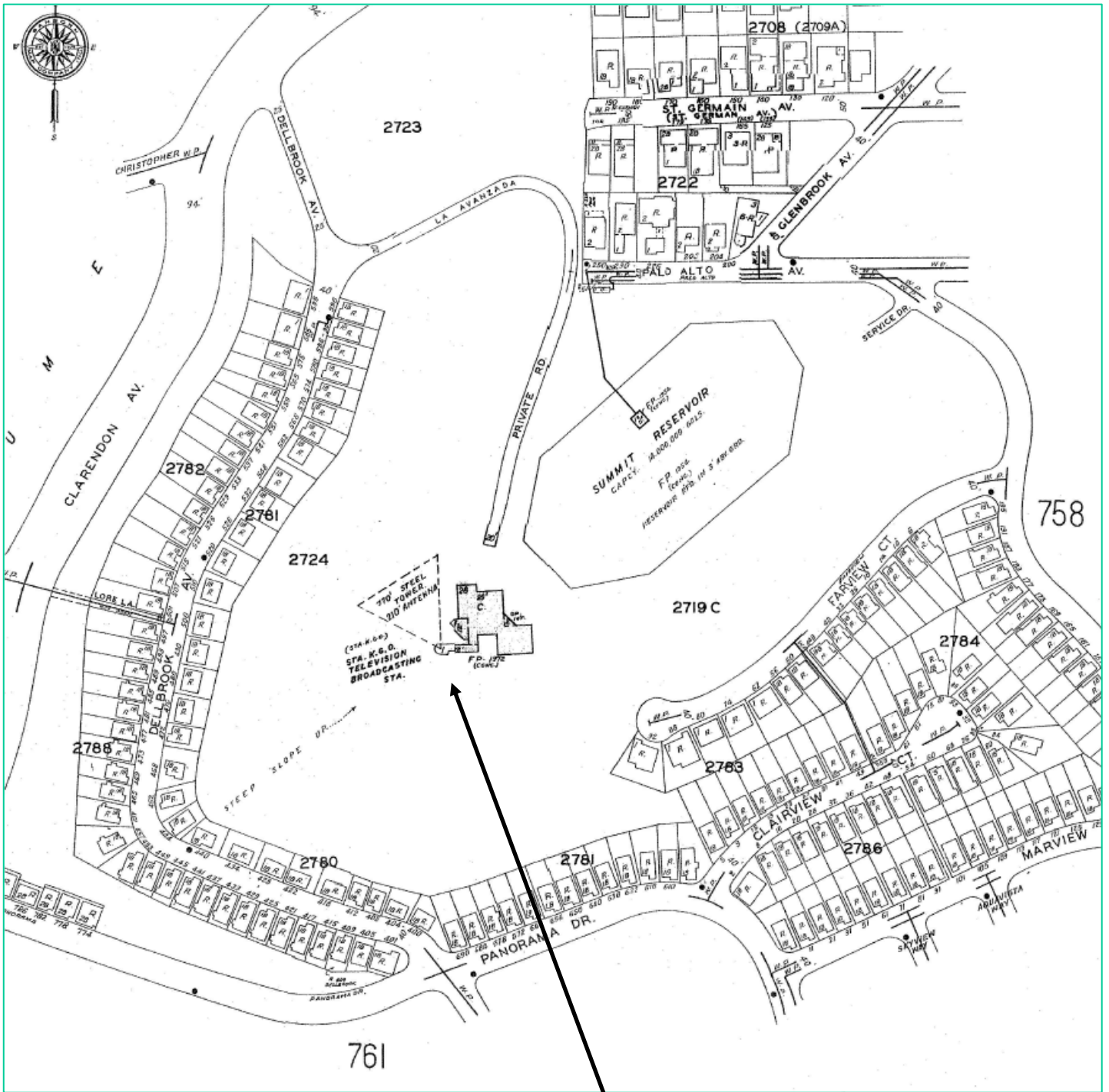


SUBJECT PROPERTY



Case Number 2016.004805DRM
Sutro Tower Modification Mandatory DR
1 La Avanzada (also 250 Palo Alto Avenue)

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SUBJECT PROPERTY

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Case Number 2016.004805DRM
Sutro Tower Modification Mandatory DR
1 La Avanzada (also 250 Palo Alto Avenue)

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SUBJECT PROPERTY

Case Number 2015.009913DRM
Sutro Tower Modification Mandatory DR
1 La Avanzada (also 250 Palo Alto Avenue)

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SUBJECT PROPERTY



Case Number 2016.004805DRM
Sutro Tower Modification Mandatory DR
1 La Avanzada (aka 250 Palo Alto Avenue)



Original photo taken 4-14-2016 no landscaping, no parapet extension



Photosim Location 1--Landscaping and parapet extension



Photosim Location 2--Landscaping and parapet extension



Photosim Location 3--Landscaping and parapet extension



Photosim Location 4--Landscaping and parapet extension



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ___

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
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<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ___

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature:</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name:</p>	<p>Signature:</p>
	<p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		

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SUTRO TOWER SITE-B
PROPOSED # TREES
LARGE 15 GAL 23
SMALL 15 GAL 23

PLANT NUMBERS, SIZES, & LOCATIONS ARE APPROXIMATE. FINAL NUMBERS, SIZES, & LOCATIONS TO BE DETERMINED BASED UPON FIELD CONDITIONS.

SUTRO TOWER SITE-A
PROPOSED # TREES
LARGE 36" BOX 5
LARGE 24" BOX & 15 GAL 8-15
SMALL 15 GAL 12-18

PLANT NUMBERS, SIZES, & LOCATIONS ARE APPROXIMATE. FINAL NUMBERS, SIZES, & LOCATIONS TO BE DETERMINED BASED UPON FIELD CONDITIONS.

SUTRO TOWER SITE-C
HYDROSEEDDED HILLSIDE
PROPOSED # TREES
1 GAL 42

TREES ON HILLSIDE:
COAST LIVE OAK
TOYON
SILK TASSEL
WAX MYRTLE

PUC SITE
PROPOSED # TREES
LARGE 24" BOX & 15 GAL 9-15
SMALL 15 GAL 18-28

PLANT NUMBERS, SIZES, & LOCATIONS ARE APPROXIMATE. FINAL NUMBERS, SIZES, & LOCATIONS TO BE DETERMINED BASED UPON FIELD CONDITIONS.

No.	Date	Description	By
8	02/02/16	PLANNING COMMENTS	SJW
7	1/11/16	FINAL PLAN SET	SJW
5	11/19/15	PLAN UPDATE	SJW
4	09/15/15	PLANNING REVIEW	SJW
3	02/15/13	ISSUED FOR PERMIT	SJW
2	01/31/13	ISSUED FOR CLIENT REVIEW	SJW
1	11/28/12	ISSUED FOR CLIENT REVIEW	SJW

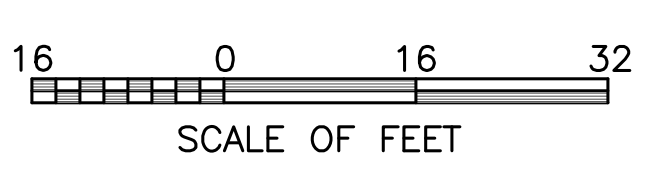
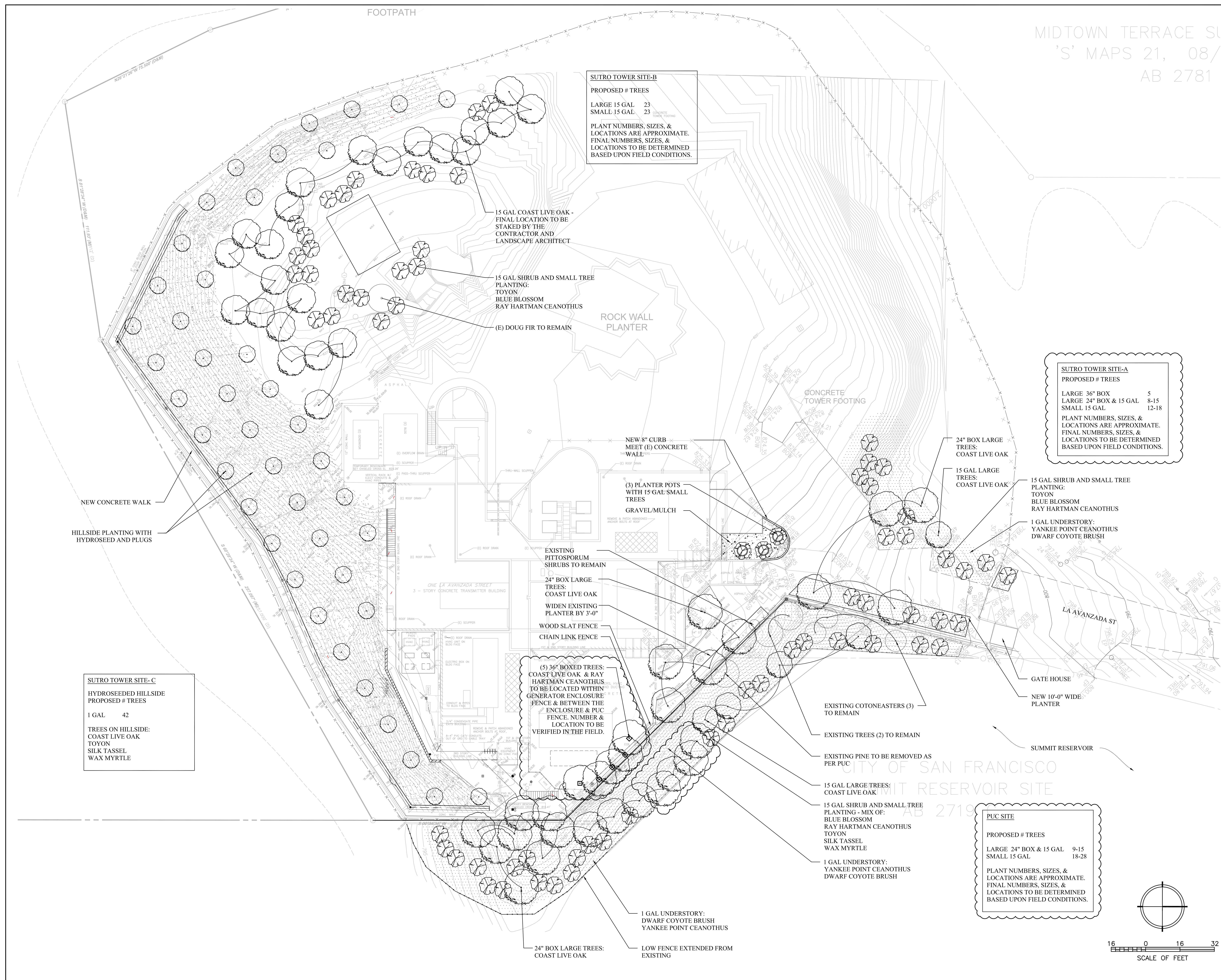
SITE & EROSION CONTROL IMPROVEMENTS FOR SUTRO TOWER
1 LA AVANZADA ST
SAN FRANCISCO
CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

Commission 212121	Checked SJW	Date 02/02/16
Drawn WH	Approved SJW	Scale 1/16"=1'-0"

Drawing No. **L-0**

Professional Seal: **STEPHEN J. WHEELER**, No. 2678, State of California, Landscape Architect, License No. 9992216, Date 02/02/16.



GENERAL NOTES

1. THE EXISTING SITE CONDITIONS INFORMATION SHOWN ON THESE PLANS WAS PROVIDED BY THE OWNER AND TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED IN JULY 2012 BY TRONOFF ASSOCIATES LAND SURVEYORS, 415-392-3215. SWLA MAKES NO REPRESENTATION AS TO THE ACCURACY OF THIS PLAN OR TO THE EXISTENCE OR LOCATION OF ON-SITE UTILITIES OR OTHER IMPROVEMENTS. SWLA ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD LIABLE FOR ANY COSTS, DELAYS IN THE WORK, OR DESIGN ERRORS DUE TO INACCURACIES IN THE BASE PLAN. CONTRACTOR SHALL VERIFY THE DIMENSIONS OF THE SITE AND THE LOCATION OF EXISTING SITE IMPROVEMENTS, EXISTING UTILITIES, AND GRADES PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE BASE PLAN PRIOR TO COMMENCEMENT OF WORK.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROTECTION OF ALL PROPERTY DURING CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS REGARDING THE USE OF HEAVY EQUIPMENT OR OTHER HAZARDOUS WORK AT THE JOB SITE.

3. SWLA SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES IN CONNECTION WITH THE WORK AND SWLA SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S ERRORS OF OMISSION OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

4. SWLA SHALL NOT BE RESPONSIBLE FOR JOB SITE SAFETY OR THE IDENTIFICATION, REMOVAL, TREATMENT OR CONSEQUENCES OF ANY HAZARDOUS WASTE, KNOWN OR UNKNOWN AT THE JOB SITE.

5. SWLA SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY UNAUTHORIZED CHANGES TO THE PLANS OR SUBSTITUTIONS OF SPECIFIED PRODUCTS. ALL PROPOSED CHANGES AND SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

6. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL CONTACT APPROPRIATE PUBLIC AGENCIES AS NECESSARY FOR REQUIRED REVIEW AND INSPECTION OF PLANS, WORK IN PROGRESS AND OF COMPLETED WORK. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING CODES, ORDINANCES AND REQUIREMENTS.

PLANTING NOTES

1. HYDROSEEDING:

A. SEED MIXES, MULCHES, BINDERS/TACKIFIERS, FERTILIZER, HUMATE, SOIL INOCULATES AND STRAW TO BE SPECIFIED BY PACIFIC COAST SEED, 925-373-4417. MIX BASED ON SITE CONDITIONS AND PLANTING TIME.

B. SEED MIXES: SEED VARIETIES AND QUANTITIES SHALL BE PREMIXED AND PACKAGED BY A COMMERCIAL SEED SUPPLIER IN BAGS OR CONTAINERS CLEARLY LABELED TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED NAMES, THE LOT NUMBER, NET WEIGHT, THE PERCENT OF WEED SEED CONTENT AND THE GUARANTEED PERCENTAGE OF PURITY AND GERMINATION. SEED SHALL BE OF COMMERCIAL QUALITY, OF THE BEST STANDARD OF PURITY AVAILABLE, AND CONFORM TO MINIMUM PURITY AND GERMINATION STANDARDS SPECIFIED BY SUPPLIER FOR EACH SPECIES. WEED SEED IN MIXES SHALL NOT EXCEED 0.5 PERCENT BY WEIGHT.

<u>SEED</u>	<u>#/1000 SF</u>
NATIVE HYDROSEED MIX (MIX TO BE DETERMINED)	10#/1000 SF (T.B.D.)
98% PURE / 85% GERMINATION	

C. HYDROSEEDING OF AREAS WITH TURF REINFORCEMENT MAT TO BE SEEDED PRIOR TO INSTALLATION OF MAT.

D. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION UNTIL SEEDS ARE ESTABLISHED.

E. HYDROSEED SHALL BE GUARANTEED FOR A PERIOD FROM ONE YEAR FROM THE TIME OF FINAL ACCEPTANCE OF THE PROJECT. AT THE END OF THIS PERIOD, AREAS OBSERVED BY THE LANDSCAPE ARCHITECT TO INDICATE SEED GERMINATION FAILURE SHALL BE RE-SEEDED AT NO ADDITIONAL COST TO THE OWNER.

2. TREE PLANTING:

A. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ON-SITE UTILITIES AND SUBGRADE IMPROVEMENTS PRIOR TO TREE PIT EXCAVATION.

B. CONTRACTOR AND LANDSCAPE ARCHITECT SHALL STAKE THE LOCATION OF ALL TREES PRIOR TO EXCAVATION OF THE TREE PITS, FOLLOWING EXCAVATION OF THE TREE PITS, THE LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT AND ORIENTATION OF ALL TREES.

C. CONTRACTOR SHALL HAND WATER TREES ON A WEEKLY BASIS UNTIL TREES ARE ESTABLISHED.

D. TREE PLANTING SHALL BE GUARANTEED FOR A PERIOD FROM ONE YEAR FROM THE TIME OF FINAL ACCEPTANCE OF THE PROJECT. AT THE END OF THIS PERIOD, SHOULD THE APPEARANCE OF ANY TREE INDICATE WEAKNESS OR NON-TYPICAL VIGOR, OR SHOULD A PLANT DIE-BACK AND LOSE THE FORM AND SIZE ORIGINALLY SPECIFIED DUE TO POOR IRRIGATION OR MAINTENANCE, THAT TREE SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.

3. FOR PLANT LIST SEE SHEET L2.0

4. FOR TREE PLANTING SEE 1/L2.0

5. FOR SHRUB PLANTING SEE 2/L2.0

6. FOR PLANT SPACING SEE 3/L2.0

7. FOR PLANTING SPECIFICATIONS, SEE L0.1

PLANTING SPECIFICATIONS

1. CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING ROOTS, INCLUDING GRINDING TREE STUMPS TO A MINIMUM OF 24" BELOW PROPOSED FINISH GRADE OF PLANTING OR PAVING AREAS.

2. FOLLOWING ACCEPTANCE OF GRADING, CONTRACTOR SHALL SUBMIT THREE 1-QUART SAMPLES FROM DIFFERENT SITE LOCATIONS TO A PRE-APPROVED INDEPENDENT SOILS TESTING LABORATORY. LAB SHALL EVALUATE SOIL CHEMICAL FERTILITY AND SHALL RECOMMEND SOIL AMENDMENTS TO IMPROVE FERTILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS OF ALL SOILS ANALYSIS.

3. CONTRACTOR SHALL SUBMIT CATALOG CUTS, GUARANTEED ANALYSIS AND/OR SAMPLES FOR THE FOLLOWING ITEMS FOR APPROVAL BY THE LANDSCAPE ARCHITECT:

A. LAWN SOD, SOIL AMENDMENTS, FERTILIZER AND PLANT TABLETS, BARK MULCH, REDDY STAKE, RHYZOME BARRIER, STEEL HEADER, AND GRAVEL PAVING.

4. SOIL PREPARATION:

A. CONTRACTOR SHALL PREPARE SOIL FOR PLANTING AS RECOMMENDED BY THE RESULTS OF THE SOILS TEST.

B. SUBSOIL IN ALL PLANTING AREAS SHALL BE SCARIFIED TO A DEPTH OF 12" WITH THE SPACING OF RIPPER TEETH NO GREATER THAN 1" ON CENTER. ALL ROCK AND OTHER DEBRIS MORE THAN 2" IN ANY DIMENSION SHALL BE REMOVED FROM THE PLANTING AREA.

C. DISTRIBUTE SOIL AMENDMENT AT RATE SPECIFIED BY RESULTS OF SOIL TEST.

D. TILL SOIL TO 12" DEPTH WITH ROTARY TILLER SO THAT AMENDMENT IS UNIFORMLY MIXED THROUGHOUT AND SOIL IS FRIABLE. IF SOIL IS DRY, ADD WATER TO OPTIMUM MOISTURE CONTENT. IF SOIL IS TOO WET, STOP WORK AND RESUME WHEN CONDITIONS ARE SATISFACTORY. REMOVE ALL ROCKS AND DEBRIS. LIMIT FINE GRADING TO AREAS WHICH CAN BE PLANTED SOON AFTER GRADING.

E. RAKE SMOOTH SOIL TO A FINISHED GRADE. PITCHED FOR PROPER DRAINAGE. ROUND ALL CHANGES IN GRADIENT AND ELIMINATE ALL DEPRESSIONS WHERE WATER WILL POOL.

5. WEED KILL:

A. FOLLOWING SOIL PREPARATION, ALL LANDSCAPE AREAS TO BE PLANTED OR SEEDED SHOULD BE IRRIGATED DURING A MINIMUM PERIOD OF 14 DAYS TO ALLOW FOR WEED GERMINATION.

B. FOLLOWING GERMINATION, AN APPROVED HERBICIDE SHALL BE APPLIED TO ALL PLANTING AREAS, ACCORDING TO MANUFACTURER'S RECOMMENDATION. CARE SHOULD BE TAKEN TO BUFFER SURROUNDING PROPERTIES, BUILDINGS AND EXISTING VEGETATION FROM OVERSPRAY.

C. ALLOW SPRAYED AREAS TO REMAIN UNTOUCHED FOR MINIMUM OF 10 DAYS OR ACCORDING TO MANUFACTURER'S RECOMMENDATION TO ALLOW FOR ADEQUATE WEED KILL.

D. WEEDS SHOULD BE CLEARED AND REMOVED PRIOR TO PLANTING.

E. LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR INSPECTION ON THE 10TH DAY AFTER APPLICATION. AREAS THAT DID NOT RECEIVE ADEQUATE TREATMENT AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL REQUIRE RE-APPLICATION.

6. FINISH GRADING:

A. WHEN WEEDING, SOIL PREPARATION, AND SOIL CONDITIONING HAVE BEEN COMPLETED AND SOIL HAS BEEN THOROUGHLY WATER SETTLED, ALL PLANTING AREAS SHALL BE SMOOTH GRADED, READY FOR PLACEMENT OF PLANT MATERIAL AND SODDING. SLOPE ALL GRADES AWAY FROM BUILDINGS AND MAKE MINOR ADJUSTMENTS TO DIRECT DRAINAGE TOWARD DRAINAGE FACILITIES.

B. FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH PLANTING.

7. FERTILIZATION:

A. APPLY TOP-DRESS FERTILIZER IN ALL LAWN, GROUND COVER, SHRUB AND VINE POCKET AREAS AS SPECIFIED BY RESULTS OF THE SOILS TEST. WATER BED THOROUGHLY AFTER FERTILIZER APPLICATION.

8. TREE PLANTING:

A. CONTRACTOR SHALL EXAMINE AREAS TO RECEIVE PLANTING PRIOR TO COMMENCEMENT OF WORK. ITEMS TO BE EXAMINED INCLUDE INSTALLATION OF HEADERS, ADJUSTMENT OF GRADES FOR MULCHING, IRRIGATION INSTALLATION, SOIL PREPARATION, AND COMPLETED WORK OF OTHER TRADES.

B. LAYOUT ALL PLANTS AT LOCATIONS SHOWN ON DRAWINGS. MAKE MINOR ADJUSTMENTS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, EXISTING SITE IMPROVEMENTS, ETC. SPOT TREES IN THEIR CONTAINERS OR STAKE LOCATIONS. SECURE APPROVAL OF LOCATIONS BY THE LANDSCAPE ARCHITECT BEFORE EXCAVATING HOLES.

C. EXCAVATE HOLES AS SHOWN ON THE DRAWINGS SO THAT AFTER SETTLEMENT, THE CROWN OF THE PLANT WILL BE 2" ABOVE SURROUNDING GRADE. SCARIFY ALL SIDES OF HOLE.

D. PLACE SPECIFIED FERTILIZER TABLETS 4-INCHES BELOW FINISHED GRADE IN AS FOLLOWS: 1 GALLON / 1 TABLET, 5 GALLON / 3 TABLETS, 15 GALLON / 5 TABLETS, 24" BOX / 8 TABLETS AND 36" BOX / 12 TABLETS.

E. PRUNE ONLY AS NECESSARY TO REMOVE INJURED TWIGS AND FOLIAGE UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

F. MULCH: FOLLOWING INSTALLATION OF PLANTS, MULCH ALL PLANTING AREAS WITH 2" OF SPECIFIED BARK OR 2" OF SPECIFIED GRAVEL MULCH AS SHOWN ON THE DRAWINGS.

9. HYDROSEEDING:

A. SEED MIXES, MULCHES, BINDERS/TACKIFIERS, FERTILIZER, HUMATE, SOIL INOCULATES AND STRAW TO BE SPECIFIED BY PACIFIC COAST SEED MIX BASED ON SITE CONDITIONS AND PLANTING TIME.

B. SEED MIXES: SEED VARIETIES AND QUANTITIES SHALL BE PREMIXED AND PACKAGED BY A COMMERCIAL SEED SUPPLIER IN BAGS OR CONTAINERS CLEARLY LABELED TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED NAMES, THE LOT NUMBER, NET WEIGHT, THE PERCENT OF WEED SEED CONTENT AND THE GUARANTEED PERCENTAGE OF PURITY AND GERMINATION. SEED SHALL BE OF COMMERCIAL QUALITY, OF THE BEST STANDARD OF PURITY AVAILABLE, AND CONFORM TO MINIMUM PURITY AND GERMINATION STANDARDS SPECIFIED BY SUPPLIER FOR EACH SPECIES. WEED SEED IN MIXES SHALL NOT EXCEED 0.5 PERCENT BY WEIGHT.

<u>SEED</u>	<u>#/1000 SF</u>
NATIVE HYDROSEED MIX (MIX TO BE DETERMINED)	10#/1000 SF
98% PURE / 85% GERMINATION	

10. TREE PLANTING:

A. TREE STAKES: 2" DIAMETER X 10' TALL LODGEPOLE PINE TREATED WITH COPPER NAPHTHATE, CHAMFERED TOP AND BOTTOM IN LENGTHS AS INDICATED ON THE DRAWINGS. INSTALL TWO PER 15-GALLON TREES, AS SHOWN ON THE DRAWINGS.

B. TREE STRAPS: ARBOR TIE, AS MANUFACTURED BY DEEP ROOT PARTNERS, SAN FRANCISCO, CA, 415-437-9700 OR EQUAL.

11. GUARANTEE/MAINTENANCE:

A. MAINTENANCE PERIOD: THAT PERIOD WHICH ENCOMPASSES ALL MAINTENANCE FROM SUBSTANTIAL COMPLETION OF THE PLANTING WORK AND ACCEPTANCE OF THE WORK FOR 90 CALENDAR DAYS THEREAFTER. FINAL ACCEPTANCE OF THE WORK WILL MARK THE END OF THIS PERIOD. MAINTENANCE SHALL INCLUDE:

I. ALL WATERING, WEEDING, CULTIVATION, AND SPRAYING NECESSARY TO KEEP THE PLANTS IN A HEALTHY, GROWING CONDITION AND TO KEEP THE AREAS NEAT AND ATTRACTIVE THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIODS.

II. FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY THE SOILS TEXT AND BY THE MANUFACTURER FOR THE LOCAL SEASONAL AND CLIMATIC CONDITIONS.

III. CONTRACTOR SHALL CHECK THE IRRIGATION SYSTEM FOR PROPER OPERATION ON A WEEKLY BASIS. THE CONTROLLER SHALL BE SET AND PROGRAMMED TO MEET THE SEASONAL REQUIREMENTS FOR THE PLANT MATERIAL. ALL HEADS SHALL BE ADJUSTED TO PROVIDE FULL COVERAGE. ANY DAMAGED OR MALFUNCTIONING HEADS SHALL BE REPLACED WITHIN ONE WATERING PERIOD AT NO COST TO THE OWNER.

IV. CONTRACTOR SHALL KEEP THE PROJECT SITE FREE OF DEBRIS AND IN A NEAT AND ATTRACTIVE CONDITION DURING THE MAINTENANCE PERIOD.

B. GUARANTEE PERIOD: THAT PERIOD WHICH ENCOMPASSES THE REPLACEMENT OF DYING OR UNHEALTHY PLANT MATERIAL DUE TO MALFUNCTION OF THE IRRIGATION SYSTEM FROM THE TIME OF FINAL ACCEPTANCE FOR ONE FULL CALENDAR YEAR.

C. DURING THE CONSTRUCTION, MAINTENANCE, AND GUARANTEE PERIODS, SHOULD THE APPEARANCE OF ANY PLANT INDICATE WEAKNESS OR NON-TYPICAL VIGOR, OR SHOULD A PLANT DIE-BACK AND LOSE THE FORM AND SIZE ORIGINALLY SPECIFIED DUE TO MALFUNCTION OF THE IRRIGATION SYSTEM THAT PLANT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.

12. PROJECT CLOSE-OUT:

A. NO LESS THAN 30 DAYS BEFORE THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST THE LANDSCAPE ARCHITECT IN WRITING, TO INSPECT THE PLANTING WORK.

B. INSPECTION OF ALL PLANTING WORK IS TO DETERMINE THAT ALL PLANT MATERIAL IS ALIVE AND HEALTHY AND CONFORMS TO THE REQUIREMENTS OF THE CONTRACT.

C. ACCEPTANCE OF PLANT MATERIAL AND LAWN BY THE LANDSCAPE ARCHITECT IN WRITING, WILL CONSTITUTE PROJECT CLOSE-OUT.

13. CLEAN UP:

A. CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES.

B. ANY SOIL, MULCH OR OTHER MATERIAL THAT HAS BEEN BROUGHT ONTO PAVED AREAS SHALL BE REMOVED PROMPTLY UPON COMPLETION OF THE DAY'S PLANTING. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE FOLLOWING THE COMPLETION OF PLANTING.

C. UPON COMPLETION OF WORK, REMOVE ALL SURFACE MATERIAL, TOOLS RUBBISH AND DEBRIS RESULTING FROM THE WORK.

SIMPSON GUMPERTZ & HEGER
 Engineering of Structures and Building Enclosures

Simpson Gumpertz & Heger Inc.
 The Landmark @ One Market, Suite 600
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No.	Date	Description	By
8	02/02/16	PLANNING COMMENTS	SJW
7	1/11/16	FINAL PLAN SET	SJW
5	11/19/15	PLAN UPDATE	SJW
4	09/15/15	PLANNING REVIEW	SJW
3	02/15/15	ISSUED FOR PERMIT	SJW
2	01/31/13	ISSUED FOR CLIENT REVIEW	SJW
1	11/28/12	ISSUED FOR CLIENT REVIEW	SJW

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SITE & EROSION CONTROL IMPROVEMENTS FOR SUTRO TOWER
**1 LA AVANZADA ST
 SAN FRANCISCO
 CALIFORNIA**

Project

LANDSCAPE NOTES

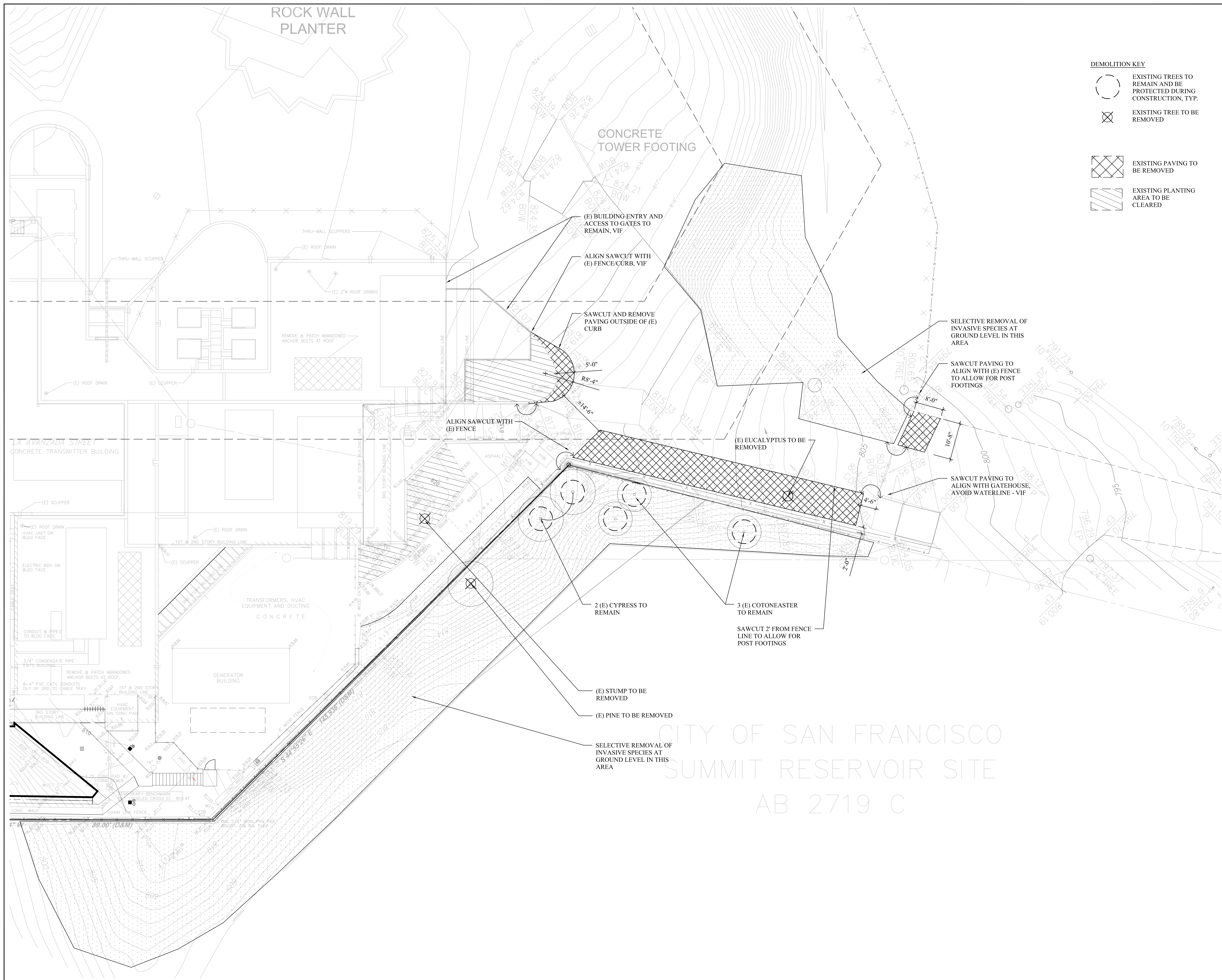
Drawing Title

Commission 212121	Checked SJW	Date 02/02/16
Drawn WH	Approved SJW	Scale —

Drawing No.

L-0.1

Seal



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SITE & EROSION CONTROL IMPROVEMENTS FOR SUTRO TOWER
 1 LA AVANZADA ST
 SAN FRANCISCO
 CALIFORNIA

Project

DEMOLITION PLAN

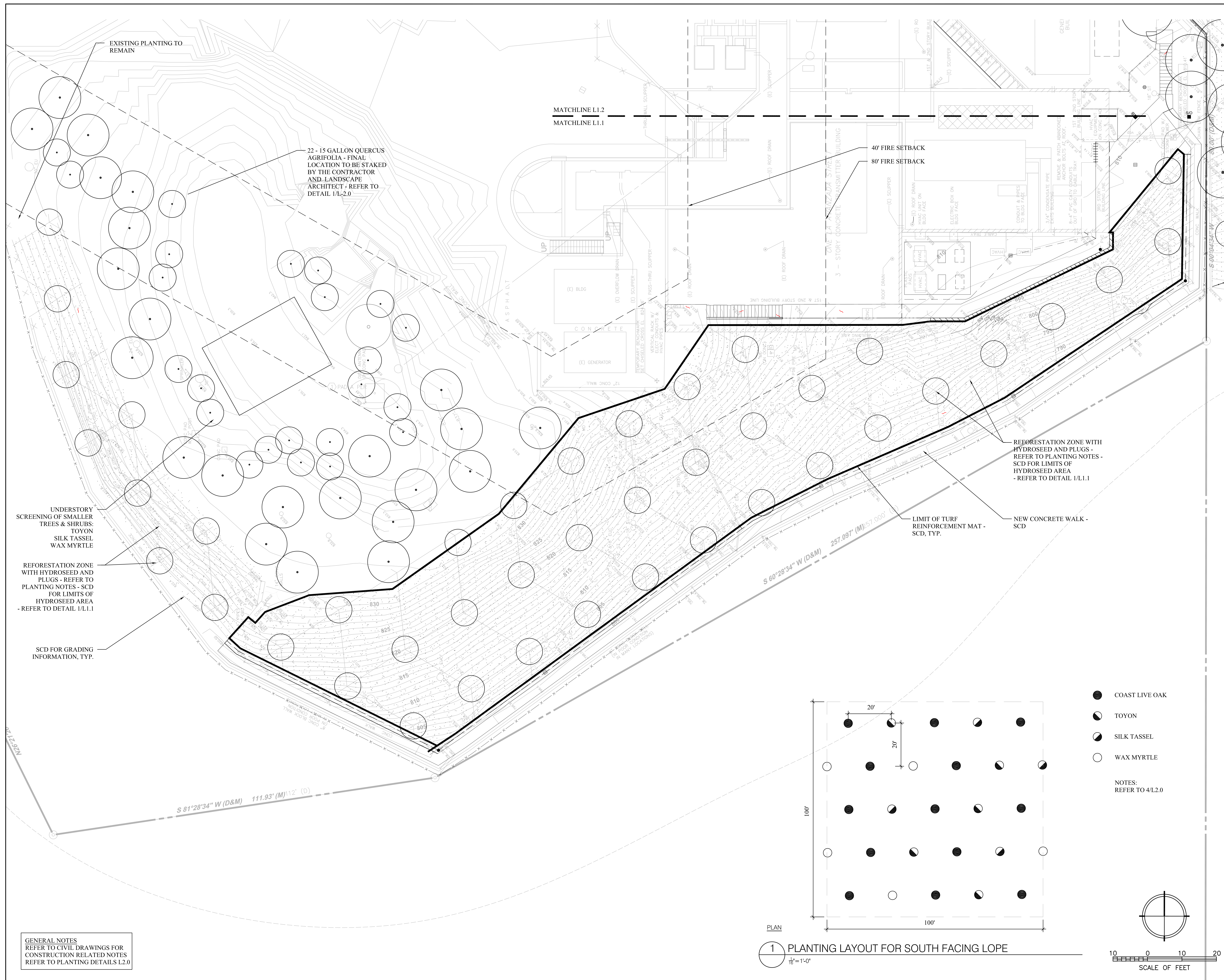
Drawing Title

Commission 212121	Checked SJW	Date 02/02/16
Drawn WH	Approved SJW	Scale 1"=10'-0"

Registered Landscape Architect
 No. 2678
 Stephen J. Wheeler
 Signature
 03/31/16
 Renewal Date
 09/02/16
 Date
 02/02/16

Drawing No.
L-1.0

Seal

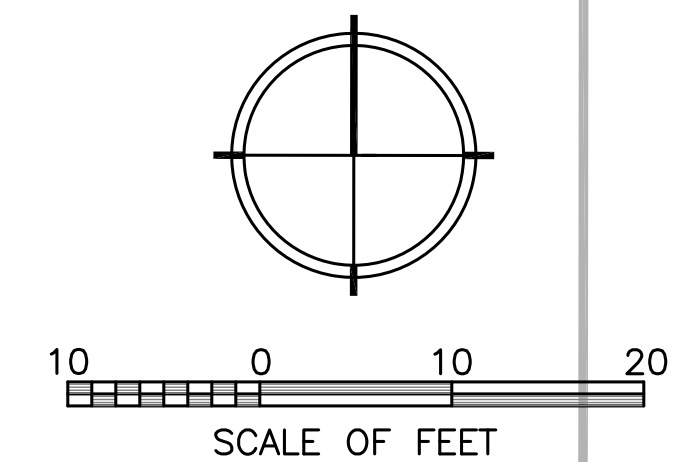


GENERAL NOTES
 REFER TO CIVIL DRAWINGS FOR
 CONSTRUCTION RELATED NOTES
 REFER TO PLANTING DETAILS L2.0

1 PLANTING LAYOUT FOR SOUTH FACING LOPE
 1/8" = 1'-0"

- COAST LIVE OAK
- ◐ TOYON
- ◑ SILK TASSEL
- WAX MYRTLE

NOTES:
 REFER TO 4/L2.0



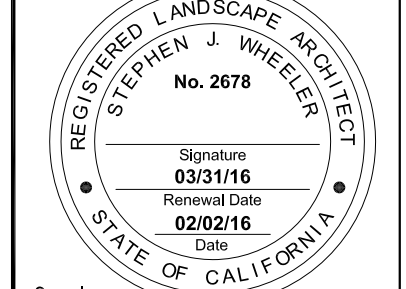
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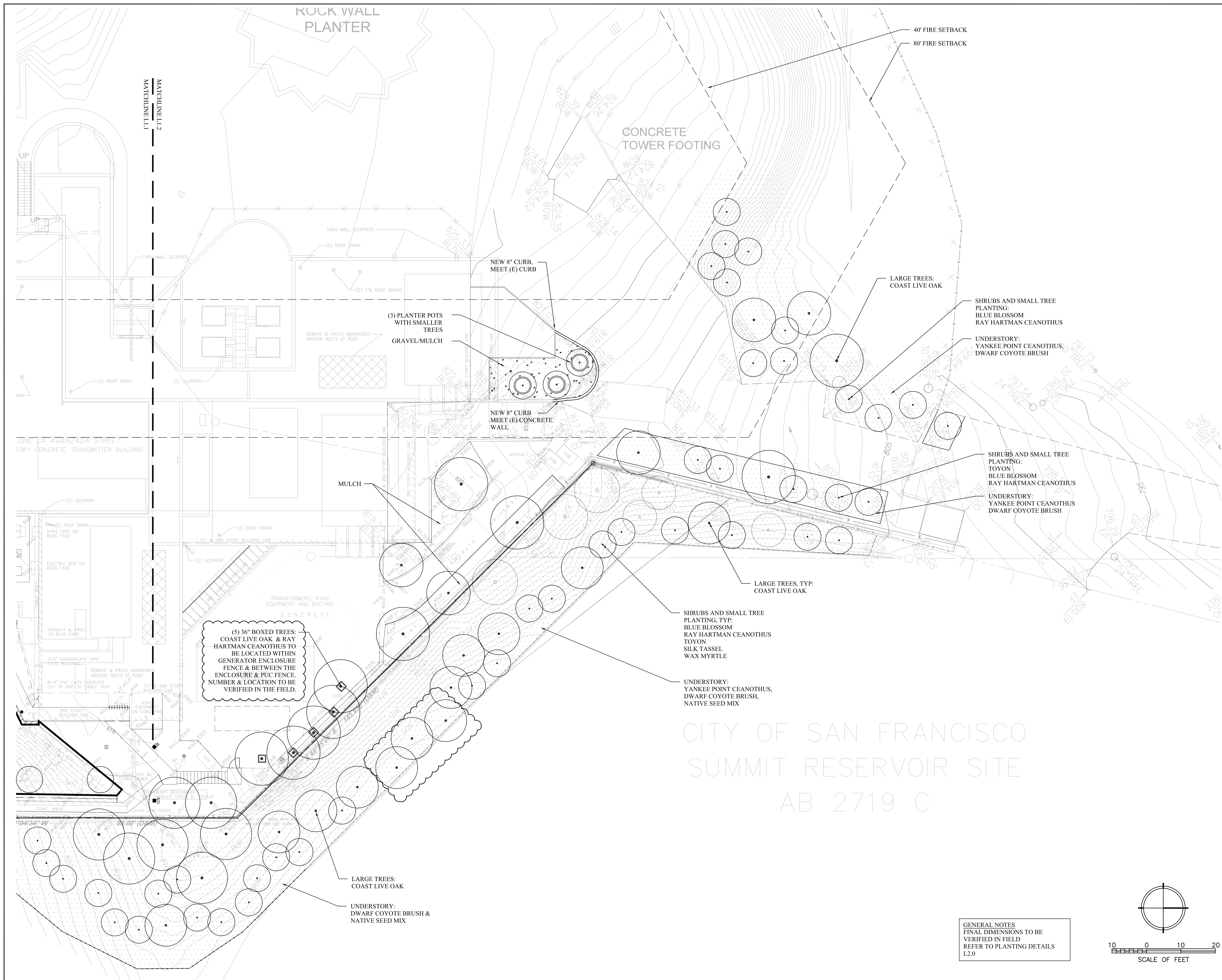
**SITE &
 EROSION CONTROL
 IMPROVEMENTS FOR
 SUTRO TOWER**
 1 LA AVANZADA ST
 SAN FRANCISCO
 CALIFORNIA

PLANTING PLAN

Commission 212121	Checked SJW	Date 02/02/16
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L-1.1



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SITE & EROSION CONTROL IMPROVEMENTS FOR SUTRO TOWER
 1 LA AVANZADA ST
 SAN FRANCISCO
 CALIFORNIA

Project

PLANTING PLAN

Drawing Title

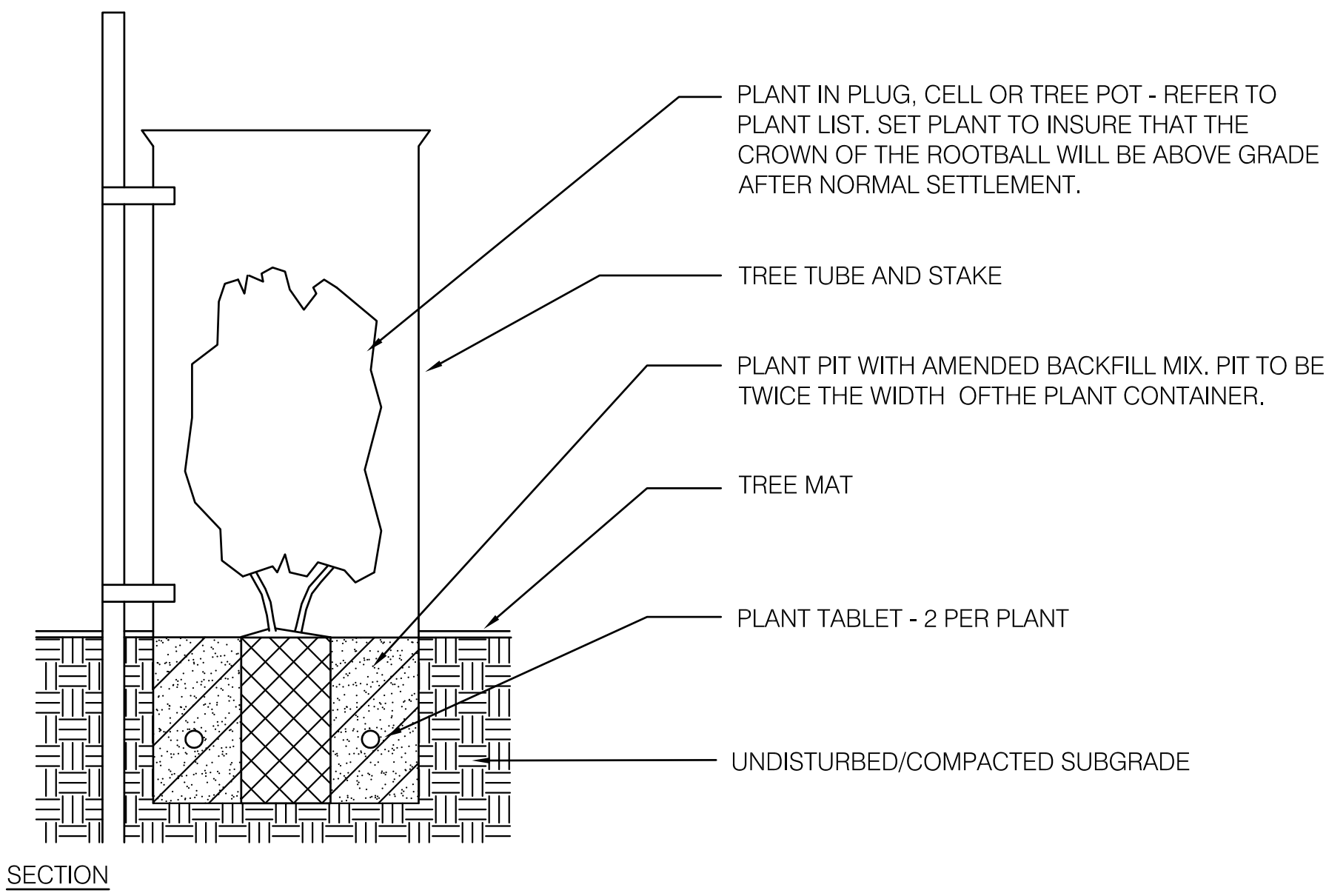
Commission 212121	Checked SJW	Date 02/02/16
Drawn WH	Approved SJW	Scale 1"=10'-0"

Drawing No.

L-1.2

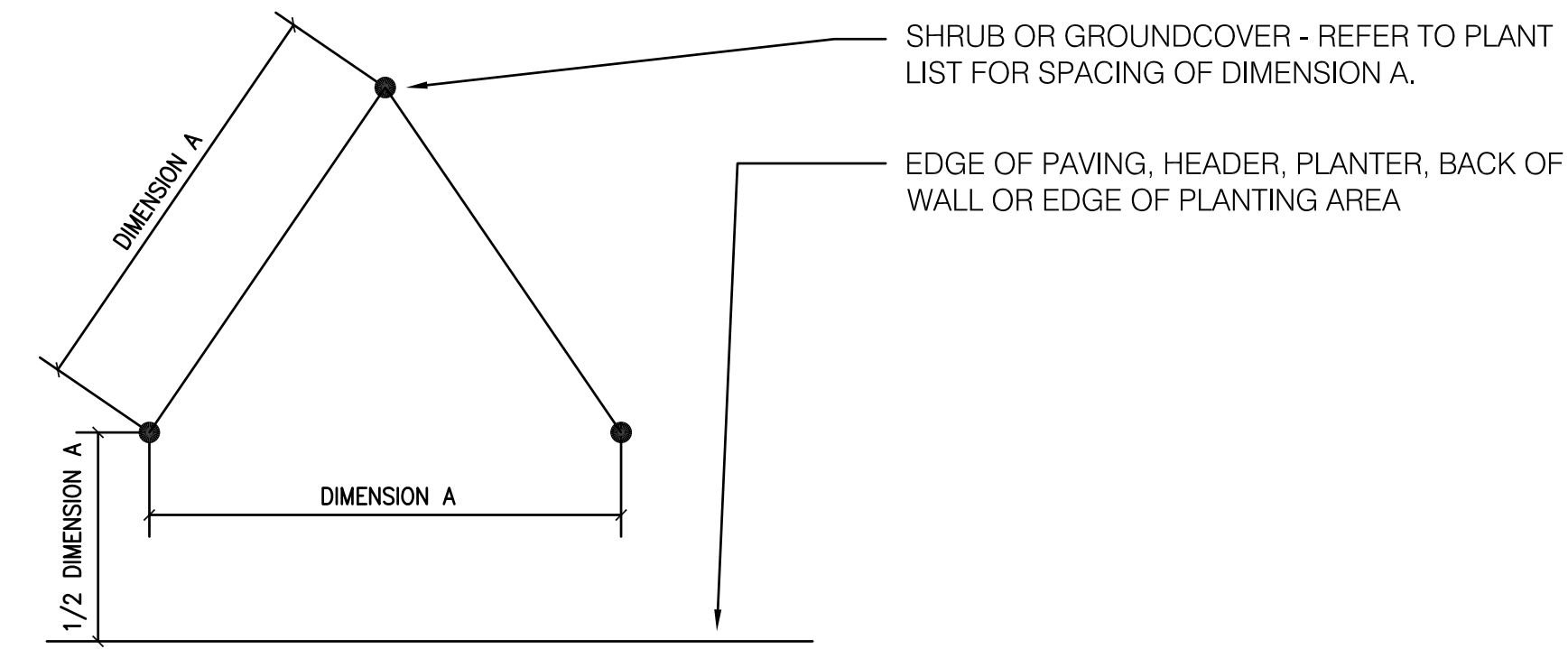
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GENERAL NOTES
 FINAL DIMENSIONS TO BE
 VERIFIED IN FIELD
 REFER TO PLANTING DETAILS
 L2.0



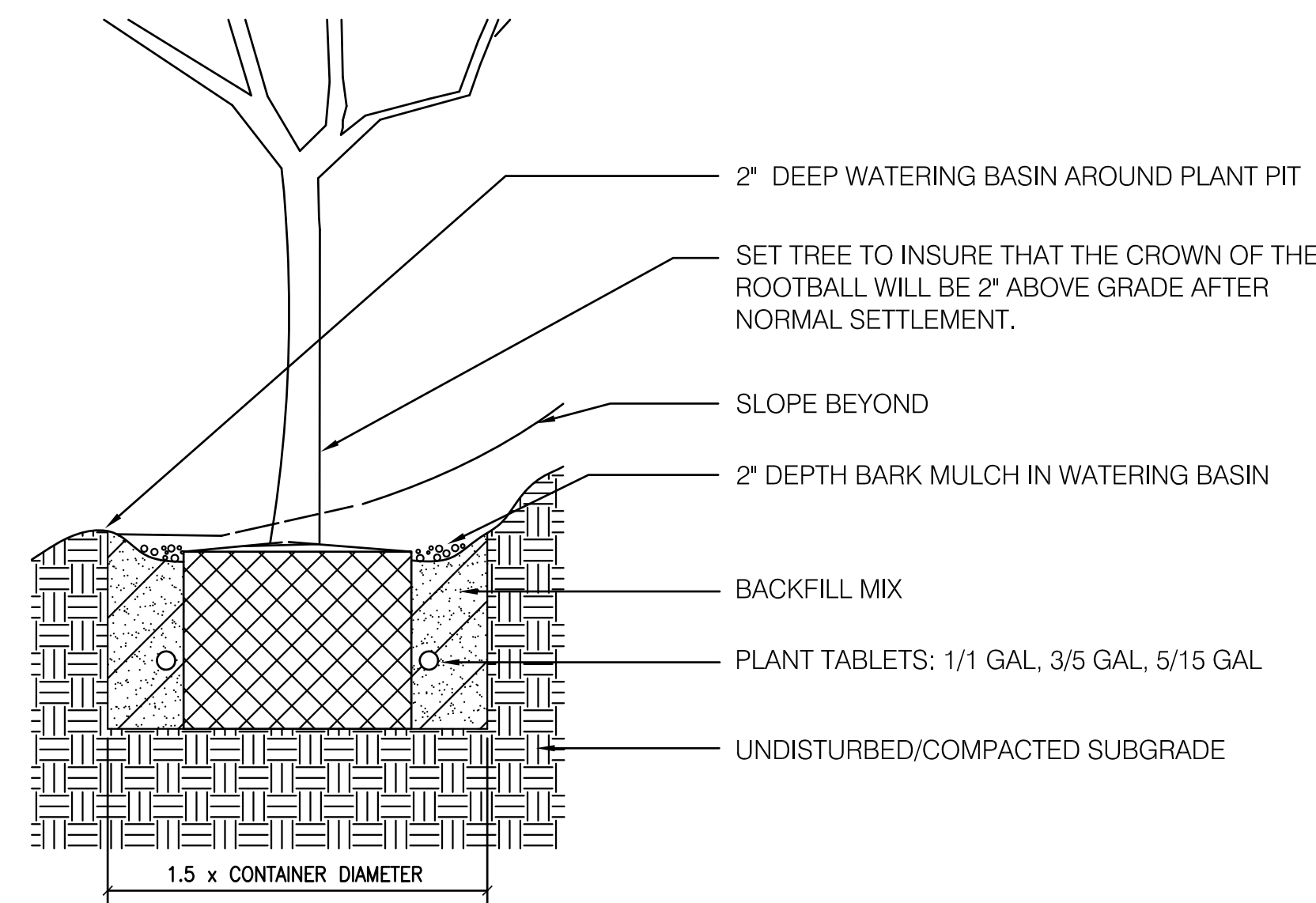
SECTION

4 REVEGETATION PLANTING
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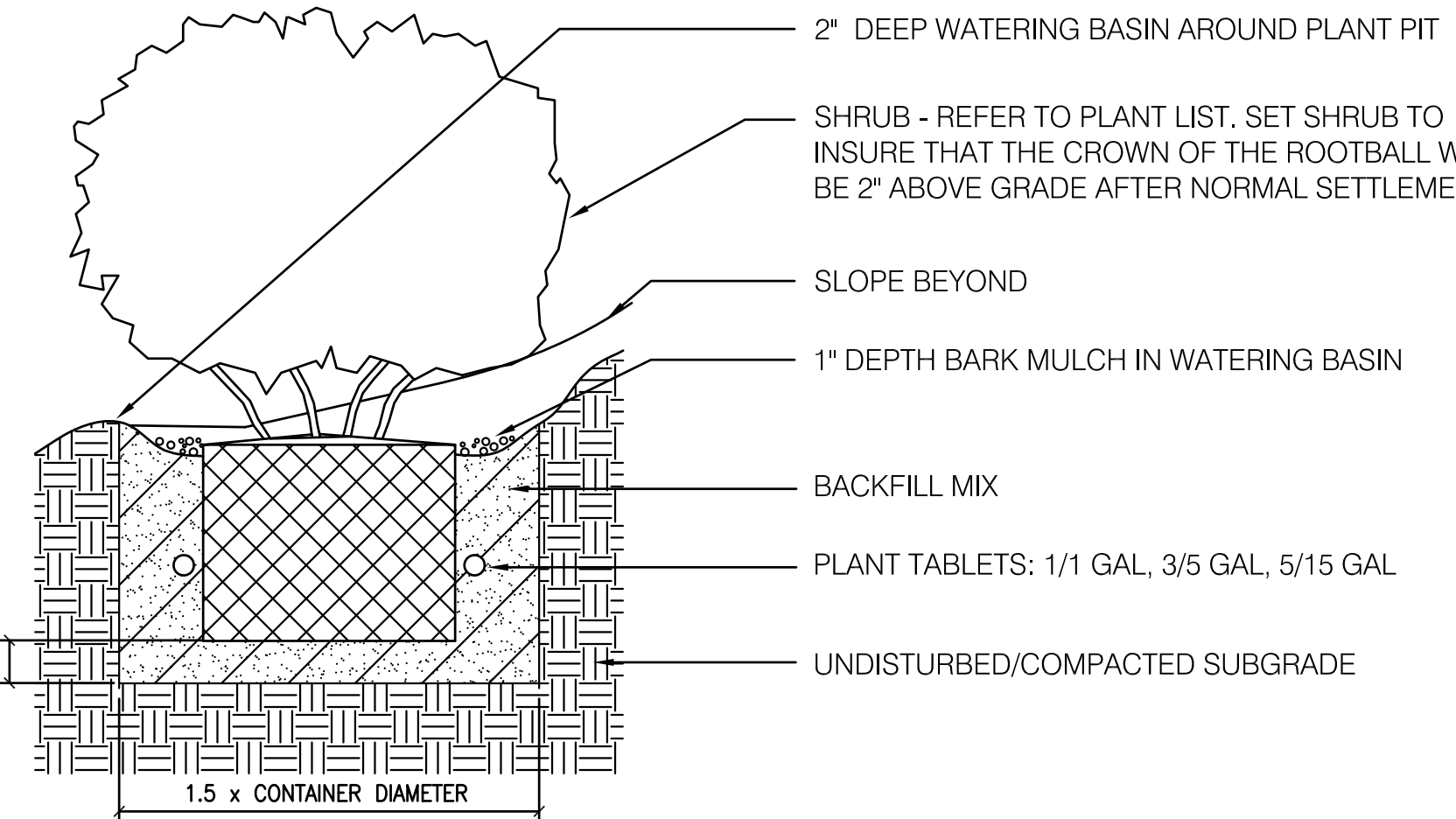
PLAN

2 TRIANGULAR SPACING
NO SCALE



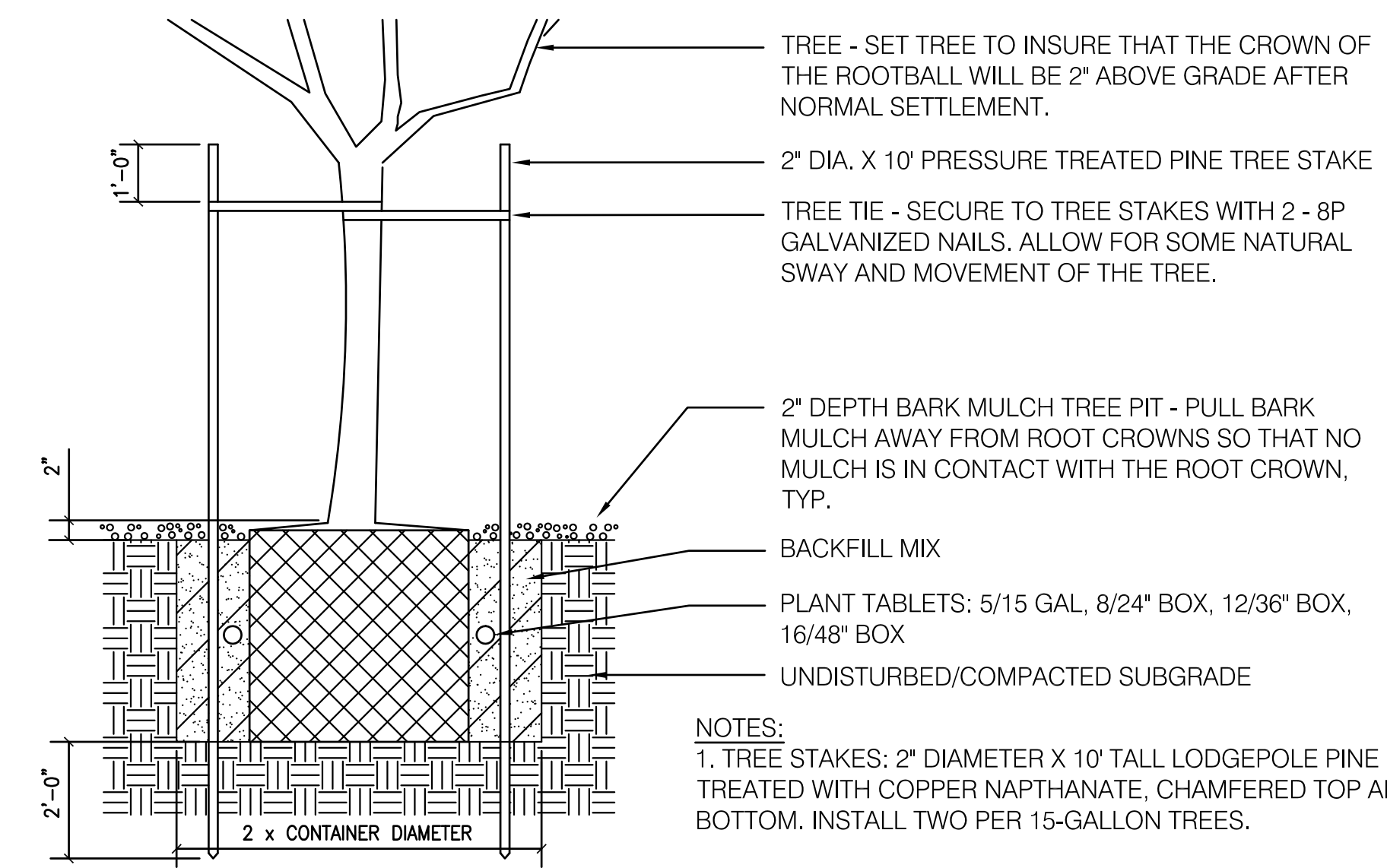
SECTION

4 HILLSIDE PLANTING
NO SCALE



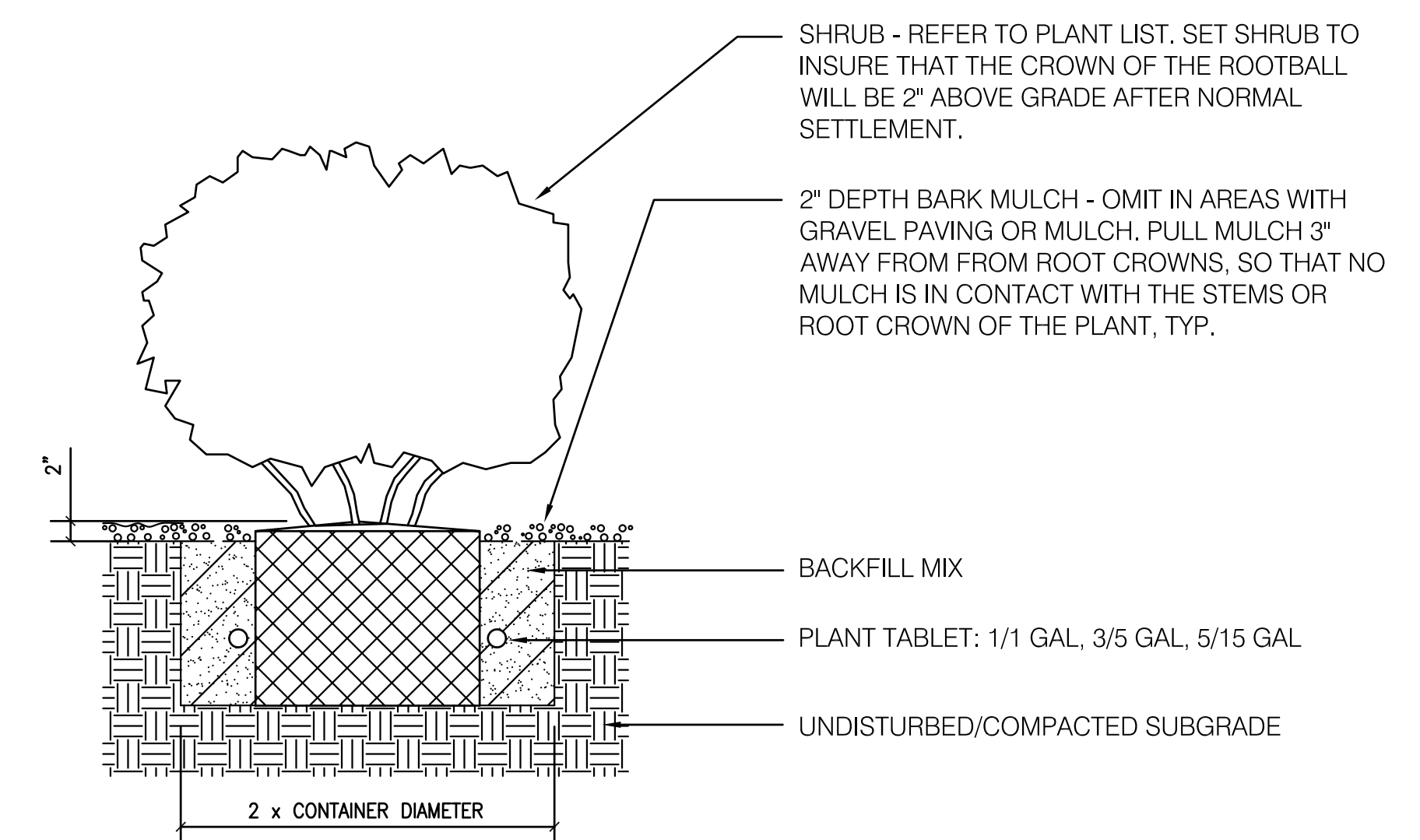
SECTION

6 HILLSIDE PLANTING
NO SCALE



SECTION

1 TREE PLANTING
NO SCALE



SECTION

2 SHRUB PLANTING
NO SCALE

PLANT LIST						
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
CRH		CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN CALIFORNIA LILAC	REFER TO PLANS		
GE		GARRYA ELLIPTICA	SILK TASSEL	15 GAL		
HIA		HETEROMELES ARBUTIFOLIA	TOYON	15 GAL		
QA		QUERCUS AGRIFOLIA	COAST LIVE OAK	REFER TO PLANS		
SHRUBS						
CTT		CEANOTHUS THYRSIFLORUS	CALIFORNIA LILAC BLUE BLOSSOM	5 GAL		
MC		MYRICA CALIFORNICA	WAX MYRTLE	5 GAL		
GROUNDCOVERS						
-	BPP	BACCHARIS PILLULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GAL	5' O.C.	
-	CYP	CEANOTHUS GRISEUS 'HORIZONTALIS' 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	1 GAL	8' O.C.	
SEED MIXES						
SAN FRANCISCO HABITAT MIX			REFER TO SPECIFICATIONS			

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SITE & EROSION CONTROL IMPROVEMENTS FOR SUTRO TOWER
1 LA AVANZADA ST
SAN FRANCISCO
CALIFORNIA

PLANTING DETAILS

Commission 212121	Checked SJW	Date 02/02/16
Drawn WH	Approved SJW	Scale SHOWN

Drawing No. **L-2.0**

REGISTERED LANDSCAPE ARCHITECT
STEPHEN J. WHEELER
No. 2678
Signature
03/31/16
Renewed Date
09/02/16
Date
STATE OF CALIFORNIA
Seal

Trees, shrubs, and Ground Cover Recommended for Planting at Sutro Tower Site

1

Trees

Characteristics:

Species	Foliage	Leaf Color	Flowers/Fruit	Shape	Mature Height (ft)	Rate of Height Growth ("/yr)	Screen	Hedge
Coast Live Oak (<i>Quercus agrifolia</i>)	evergreen	dark glossy green	inconspicuous flowers acorn	rounded, umbrella	65	24	✓	✓
Toyon (<i>Heteromeles arbutifolia</i>)	evergreen	dark glossy green	showy, white flowers small red berry	rounded or vase Shape	25	12-24	✓	✓
Silk tassel (<i>Garrya elliptica</i>)	evergreen	gray green or dark green	showy, green or yellow flowers small purple berry	rounded	25	24	✓	✓
Wax myrtle (<i>Myrica californica</i>)	evergreen	dark glossy green	Inconspicuous flowers purple single seeded berry	conical or oval	20-25	24	✓	✓

Site Conditions:

Species	Sunset Zone ¹	USDA Hardiness Zone ²	Exposure	Soil Moisture	Drought Tolerance	Soil Texture	Soil pH	Litter Maintenance Issues	Fire Resistance	Wildlife Habitat Value
Coast Live Oak (<i>Quercus agrifolia</i>)	5-7 10-12 14-24	9-10	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	high
Toyon (<i>Heteromeles arbutifolia</i>)	5-9 14-24	9-11	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	high
Silk tassel (<i>Garrya elliptica</i>)	5-9 14-21	7-10	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	moderate
Wax myrtle (<i>Myrica californica</i>)	4-9 14-24	7-10	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	moderate

¹ San Francisco = 17; ² San Francisco = 10

Shrubs

Characteristics:

Species	Foliage	Leaf Color	Flowers/Fruit	Shape	Mature Height (ft)	Rate of Height Growth ("/yr)	Screen	Hedge
Blue Blossom (<i>Ceanothis thyrsiflorus</i>)	evergreen	glossy, medium to dark green	Showy blue flowers Small black or purple capsule	Oval or rounded	10-20	24-36	✓	
Ray Hartman Ceanothus (<i>Ceanothus arboreus x C. griseus</i>)	evergreen	dark green	showy, medium blue flowers small purple capsule	Oval or rounded	10-20	12-24	✓	
Silver Lupine (<i>Lupinus albilrons</i>)	evergreen	gray green or dark green	Light blue flowers small purple berry	rounded	3-5	24	✓	✓

Site Conditions:

Species	Sunset Zone ¹	USDA Hardiness Zone ²	Exposure	Soil Moisture	Drought Tolerance	Soil Texture	Soil pH	Litter Maintenance Issues	Fire Resistance	Wildlife Habitat Value
Blue Blossom (<i>Ceanothis thyrsiflorus</i>)	4-7 14-24	8-10	Full sun to partial shade	Moist to dry	tolerant	loam or sand	Highly acid to slightly alkaline	none	favorable	moderate
Ray Hartman Ceanothus (<i>Ceanothus arboreus x C. griseus</i>)	4-7 14-24	9-11	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	moderate
Silver Lupine (<i>Lupinus albilrons</i>)	5-9 14-21	6-10	Full sun	Moist to dry	tolerant	loam or sand, well drained	Slightly acid to slightly alkaline	none	low	Host plant for Mission blue butterfly

¹ San Francisco = 17; ² San Francisco = 10

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Ground Cover

Characteristics:

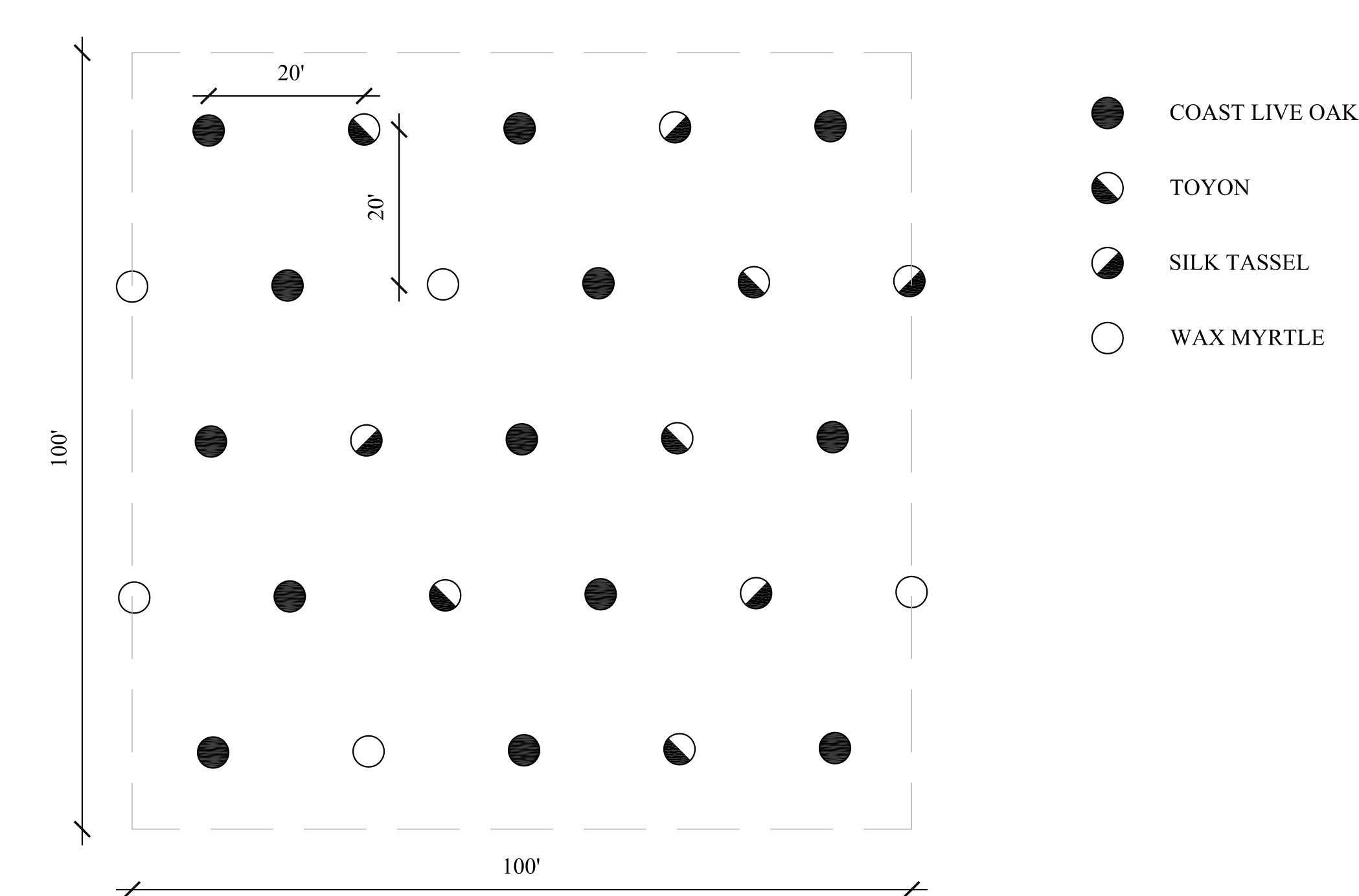
Species	Foliage	Leaf Color	Flowers/Fruit	Shape	Mature Height (ft)	Rate of Height Growth ("/yr)
Yankee Point California Lilac (<i>Ceanothis griseus horizontalis</i> 'Yankee Point')	evergreen	glossy, dark green	Showy medium blue flowers Small black or purple capsule	Flat to rounded	3	??
Dwarf Coyote Brush (<i>Baccharis pilularis</i> 'Twin Peaks')	evergreen	dark green	Small white flowers small achene	Flat to rounded	1-2	??

Site Conditions:

Species	Sunset Zone ¹	USDA Hardiness Zone ²	Exposure	Soil Moisture	Drought Tolerance	Soil Texture	Soil pH	Litter Maintenance Issues	Fire Resistance	Wildlife Habitat Value
Yankee Point California Lilac (<i>Ceanothis griseus horizontalis</i> 'Yankee Point')	4-7 14-24	8-10	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Slightly acid to slightly alkaline	none	favorable	low
Dwarf Coyote Brush (<i>Baccharis pilularis</i> 'Twin Peaks')	5-11 14-24	8-11	Full sun	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	low

¹ San Francisco = 17; ² San Francisco = 10

3



PLAN
1 PLANTING LAYOUT FOR SOUTH FACING LOPE
NTS

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SITE & EROSION CONTROL IMPROVEMENTS FOR SUTRO TOWER
1 LA AVANZADA ST
SAN FRANCISCO
CALIFORNIA

PLANT KEY

Drawing Title

Commission 212121	Checked SJW	Date 02/02/16
Drawn WH	Approved SJW	Scale

Drawing No.

L-3.0

REGISTERED LANDSCAPE ARCHITECT
STEPHEN J. WHEELER
No. 2678
Signature
03/31/16
Retained Date
03/31/16
Date
STATE OF CALIFORNIA
Seal