

7 June 2012

Project Name: California Water Service Bayshore District office

Project description:

California Water Service Company plans to construct a two story office and operations facility on the land they currently own bordered by Poplar Ave. on the north, Delaware St. on the east, and Claremont St. on the west. The southern border is residential housing. The land parcel is approximately 3.23 acres and the new building will be constructed on the site of the current administration building which located on the south east quadrant of the property.

Current Operations:

Currently the company operates out of buildings totaling approximately 13,250 square feet. The buildings were originally built as part of the Turnbull Elementary School which began operation in 1922. One of the original buildings still exists and the newer buildings were built as late as 1961.

Given the age of the buildings, the inefficient configuration, and the related seismic, hazmat, and site issues, the company needs a new facility to increase its operational efficiency and reduce risk. Currently there are no training facilities, inadequate space to store valuable inventory, the staff and customer facilities are terribly cramped and outdated, and there is insufficient space to provide work stations for all necessary staff. The current facility has outlived its useful and functional life and maintenance costs are very high. Also the current site does not adequately drain in a storm which results in flooding.

Proposed New Building:

The proposed new building will be a two story building of approximately 18,700 square feet and will contain much improved customer interface, staff work and break areas, an enlarged storage area for valuable inventory currently exposed to the elements, and all of the required parking and yard space. The building, which is depicted in the provided exhibits, will be LEED certified, and will meet all C3 requirements.

Curb cuts providing ingress and egress will be located on Delaware adjacent to the new building and on Claremont and will be different from those currently used. We will close the entry and exit points on Poplar and Delaware near the existing bus stop. The ingress and egress will take pressure off of the intersection of Poplar Ave. and Delaware St. We will remove the current drive through access from Delaware to Claremont. It is not need and is used many times by traffic trying to avoid the corner. In addition, it is our intent to relocate the current bus stop to a better and safer location south of the existing stop. We will have more than sufficient customer parking, and there will be safe and secure bicycle racks for long and short term storage. We will not create any additional traffic from our site as a result of the new building.

The new building will be set back nearly 75 feet from the current residential edge to the south and additional trees will be added to buffer the residents. The resident's privacy will be maintained.

The exterior materials include two colors of brick, metal panel, storefront glazing and precast concrete. Refer to the building elevations for additional information.

The new site will continue to have an above ground gasoline storage tank which is currently located on a raised concrete platform. The tank will be relocated because the current location conflicts with the new building. The tank is currently OSHA compliant and will continue to be in its new location. The site will also contain outside storage for materials used in the conduct of their operation. This includes gravel, sand, and other materials used when water facilities are repaired. The inner site area will be primarily used for company parking. The northern portion of the site will not be improved other than to re-slurry the surface.

It is our intent to remove just the minimum number of trees along the site perimeter to accommodate the new building. Trees will be added on the south perimeter and between the Service Yard and the Visitor Parking Lot. It is our intention to remove the current outer fence and remove the asphalt paving from around the base of the existing trees on Delaware and Claremont. The asphalt will be replaced by ground cover to be determined. The existing trees on the Poplar Ave. edge will be trimmed and thinned out as necessary. Most are no longer good specimens since they have been topped many times, but it is our opinion that the Poplar Ave edge can be made much more attractive and infuse much more light. The existing perimeter fence on Poplar Ave. will be retained to secure the trees location and keep out unwanted tree climbers.

The fencing will remain a secure chain link fence for security purposes. The chain link will be updated with new slats and where possible we will plant vines to create a living fence. With the perimeter edges on all sides being upgraded with new ground cover, the setting will be much more pleasant for our neighbors. We will be providing perimeter lighting for the entire site.

During the course of construction to include demolition of existing facilities, the company will operate from trailers that will be placed on site at the northwest quadrant. This condition will likely exist for up to 15 months once we get underway.

The Corporate Yard:

The corporate yard will be used as it always has been used. It will accommodate parking for company vehicles, parking and storage for equipment used in excavation, or loading and unloading. It will be used to store inventory that is too large and impractical to be accommodated indoors, such as major pipe segments, and other water company inventory that will not be harmed by the elements. As stated above, materials such as sand, gravel, and asphalt are also stored to be used when the water company replaces pipes and it requires street patching. The Yard is an essential piece of the working environment for the company. The use for the yard will continue as it is currently. All we are doing is upgrading the building and the customer service areas.

Changes from Previous Application:

About 2 years ago we proposed a new building on the northwest quadrant of the site. The building was a different configuration and would have required tree removal from the Poplar Ave. edge. The building was not approved by the Public Utilities Commission and thus we designed a different and less expensive building. We have reduced some site and landscape work and still provided an attractive addition to the neighborhood. The previous building provided too much activity for Poplar Ave. and the new building removes and congestion due to truck traffic. Our new project is a totally different project from the last one proposed.

LEED:

As a utility company, California Water is a critical steward of the natural environment and is highly interested in making the project environmentally friendly. The goals of the District align with the requirements of the City of San Mateo; the project will earn a minimum certification level of LEED Silver. Three areas within the LEED rating system will be targeted in particular: water conservation, energy efficiency and indoor environmental quality.

As a water company, taking a leading effort in water conservation is important. In addition to implementing forward thinking best-practices in the building energy systems, the District will implement water efficiency strategies that recognize the preciousness of this resource and promote the awareness of conservation efforts and techniques to its customer base. Specifically, the project will utilize drought tolerant landscaping, native plant species, on-site storm water treatment systems and high efficiency plumbing fixtures that will save thousands of gallons of water every year in this facility.

To maximize energy performance, the building systems will be commissioned. Commissioning is the process of testing, verifying, achieving and documenting that the systems, subsystems and equipment in the building meet or exceed the design. Commissioning maximizes the system's efficiency, saves energy and prolongs the life of the equipment, which translates to saving energy and money.

Neighborhood Meeting:

On January 26 we held a neighborhood meeting with HANSCM to discuss our new project and the changes in location and design. It was well attended and the project was well received. Many expressed they preferred the new design and location to the old design and location. Bertha Sanchez conducted the meeting and the audience included the Mayor of San Mateo. There were no negative comments and the fact that we would retain the trees on Poplar St. was very well received. In all, it was a very cordial meeting and we believe that we have the community support for our new project.