



REGULAR MEETING AGENDA

Date: 1/12/2016
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

7:00 p.m. Regular Meeting

A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. Study Session

D1. Presentation of 2015 Community Survey Results by Bryan Godbe of Godbe Research and discussion in preparation for upcoming Council Goal Setting session

E. Public Comment

Under "Public Comment," the public may address the City Council on any subject not listed on the agenda. Each speaker may address the City Council once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The City Council cannot act on items not listed on the agenda and, therefore, the City Council cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

F. Consent Calendar

F1. Adopt a resolution authorizing the City Manager to accept the MTC OneBayArea Grant in the amount of \$498,783 and execute the Program Supplement Agreement No. 016-N with Caltrans and subsequent amendments necessary for the construction of the Menlo Park/Atherton Pedestrian and Bicycle Improvement Project (Staff Report # 16-006-CC)

F2. Approve a resolution confirming that the cultivation of medical marijuana is prohibited pursuant to the City's Permissive Zoning Ordinance (Staff Report # 16-004-CC)

F3. Approve minutes for the City Council meeting of December 15, 2015 (Attachment)

G. Public Hearing

G1. Consider a request for Architectural Control, Major Subdivision, Below Market Rate (BMR) Housing Agreement, and Heritage Tree Removal Permit to allow the demolition of existing garden nursery

buildings, and construction of 24 attached townhouse-style residential units and associated site improvements, located at 133 Encinal Avenue in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district (Staff Report # 16-005-CC)

H. Regular Business

- H1. First reading of ordinance and resolutions to allow Menlo Park to: 1) join Peninsula Clean Energy (PCE), 2) appoint City representatives to the PCE Board, and 3) provide direction to City PCE representatives regarding the characteristics of power and rates that the City prefers (Staff Report # 16-001-CC)
- H2. First reading of the required update to the Water Efficient Landscape Ordinance (WELO) (Staff Report # 16-002-CC)

I. Informational Items

- I1. Update on 2015 City Council goals (Staff Report # 16-003-CC)

J. Councilmember Reports

K. City Manager's Report

L. Adjournment

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At every Regular Meeting of the City Council, in addition to the Public Comment period where the public shall have the right to address the City Council on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the City Council's consideration of the item.

At every Special Meeting of the City Council, members of the public have the right to directly address the City Council on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

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STAFF REPORT

City Council

Meeting Date: 1/12/2016
Staff Report Number: 16-006-CC

Consent Calendar: Adopt a Resolution authorizing the City Manager to accept the MTC OneBayArea Grant in the amount of \$498,783 and execute the Program Supplement Agreement No. 016-N with CalTrans and subsequent amendments necessary for the construction of the Menlo Park/Atherton Pedestrian and Bicycle Improvement Project

Recommendation

Staff recommends that the City Council adopt a resolution (Attachment A) authorizing the City Manager to accept the Metropolitan Transportation Commission (MTC) OneBayArea Grant (OBAG) in the amount of \$498,783 and execute the Program Supplement Agreement No. 016-N (Attachment B) with Caltrans and Subsequent Amendments Necessary to Administering Agency-State Agreement No. 04-5273R for the construction of the Menlo Park/Atherton Pedestrian and Bicycle Improvement Project (Project) that includes isolated locations on El Camino Real, Valparaiso Avenue, Glenwood Avenue, and Middlefield Road.

Policy Issues

This Project is consistent with several policies (e.g. II-A-12, II-D-2, II-E-4, etc.) stated in the 1994 General Plan Circulation Element. These policies seek to maintain and strengthen a circulation system that provide for the safe and efficient movement of people and goods throughout Menlo Park for residential and commercial purposes.

Background

In 2012, under the City of Menlo Park's Safe Routes to School (SR2S) Program, the City developed a comprehensive Valparaiso SR2S plan (Attachment C) to address safety concerns for children and families that use Valparaiso Avenue and surrounding streets to travel to and from nearby schools. The pedestrian and bicycle improvements identified in the Project were developed under the Valparaiso SR2S plan.

In 2012/2013, the City submitted an application to the City/County Association of Governments of San Mateo County (C/CAG) for project funding consideration under the MTC OBAG Program. The fund is intended to supplement the total construction cost of the Project, which includes improvements to locations on El Camino Real, Valparaiso Avenue, Glenwood Avenue, and Middlefield Road.

MTC is the transportation planning, coordinating and financing agency for the nine-county San Francisco Bay Area while C/CAG is the governing agency for San Mateo County. The OBAG program is a 5-year

(2012-2016), federally funded program to better integrate a region's transportation programs. These programs include local agency transportation elements such as bicycle and pedestrian improvement, SR2S, local streets and roads preservations, etc.

Analysis

On November 20, 2015, the City received the Program Supplement Agreement No. 016-N (Agreement) from Caltrans, the agency responsible for administering the grant fund for the Federal government. This Agreement covers the City's obligations regarding the use of Federal funds and the administration of the Project. A summary of the Project improvements include:

- Pedestrian pathway improvements on the southern side of Valparaiso Avenue between Pulitzer Drive and University Drive
- In-road warning light crosswalk system at two unsignalized intersections and red curb treatments along Valparaiso Avenue
- Green bicycle lane treatment in existing bicycle lanes along Valparaiso Avenue, Glenwood Avenue, and Middlefield Avenue at the conflict areas approaching intersections
- Bicycle safety signs along Valparaiso Avenue
- Audible pedestrian signal system at six existing signalized intersections along El Camino Real

The implementation of the Project will improve the existing pedestrian and bicyclist environment by providing the following:

- A continuous pedestrian pathway along Valparaiso Avenue free of intruding vegetation and other obstructions
- Existing bicycle lanes enhanced with green bike lane treatments that highlight existing vehicular and bicycle conflict areas
- Improved pedestrian and bicyclist crossings along Valparaiso Avenue and El Camino Real

Execution of this Agreement is required to enable Caltrans to reimburse the City for Project construction costs. Project construction is expected to occur begin Spring 2016.

Impact on City Resources

The estimated Project construction cost is \$564,007. Per the OBAG program requirement, the OBAG program share of the Project cost is approximately 88.5 percent, or \$498,783, of the total Project cost. The City is responsible for the remaining 11.5 percent or \$65,224 of the Project construction cost and any additional necessary cost to fully construct the Project. The total cost, including staff time, is budgeted in the current 5-Year Capital Improvement Program (CIP) and has sufficient funding for the completion of the Project.

Environmental Review

The Project is categorically excluded under Section 326 of Chapter 3 of title 23 of the United State Code

(23 U.S.C. 326), Code of Federal Regulation 771.117(c)(3) under the National Environmental Policy Act (NEPA). Under this code, the state determines that the construction of pedestrian and bicycle paths has no significant environmental impact as defined by NEPA.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Additional outreach will be conducted for property owners along Valparaiso Avenue between Pulitzer Drive and University Drive in early 2016 to notify residents of upcoming construction.

Attachments

- A. Resolution authorizing the City Manager to accept the MTC OBAG Grant and execute the Program Supplement Agreement No. 016-N for the Menlo Park/Atherton Pedestrian and Bicycle Improvement Project
- B. Program Supplement Agreement No. 016-N
- C. Hyperlink to Valparaiso Draft Final Safe Routes to School Plan:
<http://www.menlopark.org/DocumentCenter/Home/View/649>

Report prepared by:
Kevin Chen, Assistant Engineer

Report reviewed by:
Kristiann Choy, P.E., Senior Engineer

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RESOLUTION NO.

ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE MTC ONEBAYAREA GRANT IN THE AMOUNT OF \$498,783 AND EXECUTE THE PROGRAM SUPPLEMENT AGREEMENT NO. 016-N WITH CALTRANS AND SUBSEQUENT AMENDMENTS NECESSARY FOR THE CONSTRUCTION OF THE MENLO PARK/ATHERTON PEDESTRIAN AND BICYCLE IMPROVEMENT PROJECT

WHEREAS, the City of Menlo Park is eligible to receive Federal funding for pedestrian and bicycle improvement projects through the California Department of Transportation (Caltrans);

WHEREAS, in 2012, the City applied and was approved for the Metropolitan Transportation Commission (MTC) OneBayArea Grant (OBAG) fund in the amount of \$498,783 for the construction of the Menlo Park/Atherton Pedestrian and Bicycle Improvement Project (Project);

WHEREAS, on November 20, 2015, staff received the Program Supplement Agreement No. 016-N from Caltrans, the agency responsible for administering the grant fund for the Federal government, which incorporates the Administering Agency (City) - State Agreement for Federal Aid executed on April 17, 2008, and stipulates the City's obligations regarding the use of Federal funds and administration of the Project during the construction phase; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of Menlo Park does hereby authorize the City Manager to accept the OBAG fund in the amount of \$498,783 and execute the Program Supplement Agreement No. 016-N to Administering Agency-State Agreement for Federal-Aid Project No. 04-5273R to construct the Project; and,

I, Pamela Aguilar, City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the twelfth day of January, 2016, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this twelfth day of January, 2016.

Pamela Aguilar
City Clerk

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PROGRAM SUPPLEMENT NO. N016
 to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR FEDERAL-AID PROJECTS NO 04-5273R

Adv Project ID **Date:** November 13, 2015
 0414000457 **Location:** 04-SM-0-MLP
 Project Number: CML-5273(025)
 E.A. Number:
 Locode: 5273

This Program Supplement hereby adopts and incorporates the Administering Agency-State Agreement for Federal Aid which was entered into between the Administering Agency and the State on 04/17/08 and is subject to all the terms and conditions thereof. This Program Supplement is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. _____ approved by the Administering Agency on _____ (See copy attached).

The Administering Agency further stipulates that as a condition to the payment by the State of any funds derived from sources noted below obligated to this PROJECT, the Administering Agency accepts and will comply with the special covenants or remarks set forth on the following pages.

PROJECT LOCATION:

Menlo Park and Atherton: El Camino Real, Valparaiso Avenue, Glenwood Avenue, Middlefield Road

TYPE OF WORK: Bike Path

LENGTH: 0.0(MILES)

Estimated Cost	Federal Funds		Matching Funds	
	M0E3		LOCAL	OTHER
\$564,007.00	\$498,783.00		\$65,224.00	\$0.00

CITY OF MENLO PARK

STATE OF CALIFORNIA
Department of Transportation

By _____
 Title _____
 Date _____
 Attest _____

By _____
 Chief, Office of Project Implementation
 Division of Local Assistance
 Date _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer  **Date** 11/16/15' **\$498,783.00**

Chapter	Statutes	Item	Year	Program	BC	Category	Fund Source	AMOUNT

STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION
PROGRAM SUPPLEMENT AND CERTIFICATION FORM
PSCF (REV. 01/2010)

TO: STATE CONTROLLER'S OFFICE Claims Audits 3301 "C" Street, Rm 404 Sacramento, CA 95816	DATE PREPARED: 11/13/2015	PROJECT NUMBER 0414000457
	REQUISITION NUMBER / CONTRACT NUMBER: RQS 041600000408	

FROM: DEPARTMENT OF TRANSPORTATION

SUBJECT: ENCUMBRANCE DOCUMENTS

VENDOR / CONTRACTOR: CITY OF MENLO PARK

CONTRACT AMOUNT: \$498,783.00

PROCUREMENT TYPE: LOCAL ASSISTANCE

I HEREBY CERTIFY UPON MY OWN PERSONAL KNOWLEDGE THAT BUDGETED FUNDS ARE AVAILABLE FOR THIS ENCUMBRANCE AND PURPOSE OF THE EXPENDITURE STATED ABOVE.

CHAPTER	STATUTES	ITEM	YEAR	PEC / PECT	TASK / SUBTASK	AMOUNT
10	2015	2660-102-890	2016	20.30.010.820	2620/0400	\$498,783.00
					TOTAL	\$498,783.00

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SPECIAL COVENANTS OR REMARKS

1. A. The ADMINISTERING AGENCY will advertise, award and administer this project in accordance with the current published Local Assistance Procedures Manual.

B. ADMINISTERING AGENCY agrees that it will only proceed with work authorized for specific phase(s) with an "Authorization to Proceed" and will not proceed with future phase(s) of this project prior to receiving an "Authorization to Proceed" from the STATE for that phase(s) unless no further State or Federal funds are needed for those future phase(s).

C. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer within 60 days of project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract.

Failure to do so will cause a delay in the State processing invoices for the construction phase. Attention is directed to Section 15.7 "Award Package" of the Local Assistance Procedures Manual.

D. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices at least once every six months commencing after the funds are encumbered for each phase by the execution of this Project Program Supplement Agreement, or by STATE's approval of an applicable Finance Letter. STATE reserves the right to suspend future authorizations/obligations for Federal aid projects, or encumbrances for State funded projects, as well as to suspend invoice payments for any on-going or future project by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period.

If no costs have been invoiced for a six-month period, ADMINISTERING AGENCY agrees to submit for each phase a written explanation of the absence of PROJECT activity along with target billing date and target billing amount.

ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current Local Assistance Procedures Manual.

E. Administering Agency shall not discriminate on the basis of race, religion, age, disability, color, national origin, or sex in the award and performance of any Federal-assisted contract or in the administration of its DBE Program Implementation Agreement. The Administering Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of Federal-assisted contracts. The Administering Agency's DBE Implementation Agreement is incorporated by reference in this Agreement. Implementation of the DBE Implementation Agreement, including but not limited to timely reporting of DBE commitments and utilization, is a legal

SPECIAL COVENANTS OR REMARKS

obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Administering Agency of its failure to carry out its DBE Implementation Agreement, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

F. Any State and Federal funds that may have been encumbered for this project are available for disbursement for limited periods of time. For each fund encumbrance the limited period is from the start of the fiscal year that the specific fund was appropriated within the State Budget Act to the applicable fund Reversion Date shown on the State approved project finance letter. Per Government Code Section 16304, all project funds not liquidated within these periods will revert unless an executed Cooperative Work Agreement extending these dates is requested by the ADMINISTERING AGENCY and approved by the California Department of Finance.

ADMINISTERING AGENCY should ensure that invoices are submitted to the District Local Assistance Engineer at least 75 days prior to the applicable fund Reversion Date to avoid the lapse of applicable funds. Pursuant to a directive from the State Controller's Office and the Department of Finance; in order for payment to be made, the last date the District Local Assistance Engineer can forward an invoice for payment to the Department's Local Programs Accounting Office for reimbursable work for funds that are going to revert at the end of a particular fiscal year is May 15th of the particular fiscal year. Notwithstanding the unliquidated sums of project specific State and Federal funding remaining and available to fund project work, any invoice for reimbursement involving applicable funds that is not received by the Department's Local Programs Accounting Office at least 45 days prior to the applicable fixed fund Reversion Date will not be paid. These unexpended funds will be irrevocably reverted by the Department's Division of Accounting on the applicable fund Reversion Date.

G. As a condition for receiving federal-aid highway funds for the PROJECT, the Administering Agency certifies that NO members of the elected board, council, or other key decision makers are on the Federal Government Exclusion List. Exclusions can be found at www.sam.gov.

H. STATE and ADMINISTERING AGENCY agree that any additional funds which are made available for any new phase(s) of work by future Federal obligations will be encumbered on this PROJECT by use of a Federal Highway Administration-approved "Authorization to Proceed" (E-76) STATE Finance Letter. ADMINISTERING AGENCY agrees that Federal funds available for reimbursement will be limited to the amounts obligated by the Federal Highway Administration.



STAFF REPORT

City Council

Meeting Date: 1/12/2016
Staff Report Number: 16-004-CC

Consent Calendar: Adopt a resolution confirming that the cultivation of medical marijuana is prohibited pursuant to the City's Permissive Zoning Ordinance

Recommendation

Review and approve the attached Resolution confirming that the cultivation of medical marijuana in the City of Menlo Park ("City") is prohibited pursuant to the City's permissive Zoning Ordinance.

Policy Issues

If the City wants to maintain authority to prohibit or regulate the cultivation of Medical Marijuana under the Medical Marijuana Regulation and Safety Act ("Act"), it must either expressly or otherwise under the principles of permissive zoning, regulate or prohibit such cultivation by March 1, 2016. Adopting this Resolution confirms that the cultivation of Medical Marijuana is not allowed and therefore prohibited under the City's permissive zoning ordinance and protects the City's control over the cultivation of medical marijuana within the City.

Background

The Act prohibits the cultivation of medical marijuana without first obtaining a license, permit or other entitlement that specifically permits such cultivation from the City and/or the State of California. Under the Act, if the City does not have a land use ordinance in place regulating or prohibiting the cultivation of marijuana, either expressly or otherwise under the principles of permissive zoning by March 1, 2016, the State Department of Food and Agriculture will be the *sole* licensing authority for medical marijuana cultivation applications and the City will have no ability to prohibit or regulate the cultivation of marijuana in the City of Menlo Park.

Analysis

A permissive zoning ordinance is one which provides that any use not enumerated in the code is presumptively prohibited. The City's Zoning Ordinance provides, "Except as provided in this chapter, no land shall be used and no structure shall be erected, used, reconstructed, enlarged, altered or moved except as hereinafter specifically provided and allowed in the districts in which such land and structures are located." City's Zoning Ordinance Section 16.08.030. Therefore, the City's Zoning Ordinance is permissive. Because the City's Zoning Ordinance does not specifically allow the cultivation of medical marijuana, it is prohibited.

The League of California Cities recommends that all cities take one of the following actions:

1. If an express ban or regulation on the cultivation of medical marijuana exists, nothing further needs to be done;
2. If the zoning ordinance is permissive, but does not contain express provisions concerning the cultivation of medical marijuana, a city should adopt a resolution confirming permissive zoning principles, and confirming that the cultivation of medical marijuana is prohibited in the city;
3. If the zoning ordinance is not permissive and does not expressly regulate or prohibit cultivation of medical marijuana, a city should enact a zoning ordinance expressly prohibiting or regulating the cultivation of medical marijuana.

The above must be implemented by March 1, 2016.

In order to preserve the City's authority to regulate the cultivation of medical marijuana, it is recommended that the City adopt the attached Resolution stating that cultivation of medical marijuana is prohibited under the City's permissive Zoning Ordinance and, therefore, under California Health & Safety Code § 11362.777(b)(3), the Department of Food and Agriculture is not permitted to issue a license for the cultivation of medical marijuana within the City.

Impact on City Resources

There is no impact on City resources.

Environmental Review

No environmental review is required for this item.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. Resolution of the City Council of the City of Menlo Park Confirming that the Cultivation of Medical marijuana is Prohibited Pursuant to the City's Permissive Zoning Ordinance.

Report prepared by:

William L. McClure, City Attorney

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MENLO PARK CONFIRMING THAT THE CULTIVATION
OF MEDICAL MARIJUANA IS PROHIBITED IN THE CITY
OF MENLO PARK PURSUANT TO THE CITY'S
PERMISSIVE ZONING ORDINANCE.**

WHEREAS, the Medical Marijuana Regulation and Safety Act (AB 243) provides, in part, that a person shall not cultivate medical marijuana without first obtaining a license, permit or other entitlement, specifically permitting cultivation, from the City of Menlo Park ("City") and/or the State of California;

WHEREAS, California Health & Safety Code § 11362.777(b)(3) states that the Department of Food and Agriculture may not issue a state license to cultivate medical marijuana within a city that prohibits cultivation either expressly or under the principles of permissive zoning; and

WHEREAS, a permissive zoning ordinance is one that provides any use not enumerated in the Code is presumptively prohibited; and

WHEREAS, the City has a permissive Zoning Ordinance in that Section 16.08.030 provides that only uses specified within the Zoning Ordinance or those uses that are similar in nature, will be allowed; and

WHEREAS, the cultivation of medical marijuana or any use similar in nature is not authorized in any City zoning district.

NOW, THEREFORE, the City Council of the City of Menlo Park does RESOLVE as follows:

1. Pursuant to the City's Zoning Ordinance the cultivation of medical marijuana is prohibited in all zoning districts in the City of Menlo Park.
2. Under California Health & Safety Code § 11362.777(b)(3), the Department of Food and Agriculture is not permitted to issue a license for the cultivation of medical marijuana with the City of Menlo Park.

I, Pamela Aguilar, City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the twelfth day of January, 2016, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this twelfth day of January, 2016.

Pamela Aguilar
City Clerk



SPECIAL AND REGULAR MEETING MINUTES - DRAFT

Date: 12/15/2015
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

5:45 p.m. Closed Session (City Hall Administration Building, 1st floor conference room)

Mayor Cline called the closed session to order at 5:55 p.m. All Councilmembers were present except for Councilmember Carlton.

Menlo Park resident Henry Riggs commented on this item.

- CL1.** Closed Session pursuant to Government Code Section §54957.6 to confer with labor negotiators regarding current labor negotiations with the Menlo Park Police Officers Association (POA) and upcoming labor negotiations with the American Federation of State, County and Municipal Employees (AFSCME), Local 829 and Service Employees International Union (SEIU), Local 521

Attendees: City Manager Alex McIntyre, Administrative Services Director Nick Pegueros, City Attorney Bill McClure, Interim Human Resources Director Dave Bertini, Interim Finance Director Clay Curtin, Labor Counsel Charles Sakai, Compensation Consultant Koff & Associates, Georg Krammer

Council adjourned to the regular meeting at 6:55 p.m.

7:00 p.m. Regular Session

A. Call To Order

Mayor Cline called the meeting to order at 7:07 p.m.

B. Roll Call

Present: Cline, Keith, Mueller, Ohtaki (arrived at 7:25 p.m.); Councilmember Carlton joined the meeting via telephone from China at 8:20 p.m.

Absent: Councilmember Carlton was absent for agenda items A – I and J – M

Staff: City Manager Alex McIntyre, City Attorney Bill McClure, City Clerk Pamela Aguilar

C. Pledge of Allegiance

Mayor Cline led the pledge of allegiance.

D. Report from Closed Session

E. Presentations and Proclamations

E1. Presentation by Menlo Park Boys and Girls Club of their Service Learning Project ([Presentation](#))

Desiree Caliguiran, Unit Director and Maribel Guzman, Middle School Director were present with the following students who will made a presentation entitled 'Food Desert':

Shontelle Watkins, Jackie Baltiera, Jennifer Zarate, Nateja Hill, Tatiana Jackson, LaMarrisha Clemons, Mariah Noblin, Adrian Estrabo

Mayor Cline presented certificates for Outstanding Community Service to each student.

E2. Presentation of Helen Putnam Award to the Menlo Park Police Department

Due to illness, the League of California Cities representative was unable to appear and this item is continued to a future Council meeting.

F. Commission/Committee Vacancies and Appointments, and Reports

F1. Quarterly update from the Transportation Commission

Commission Chair Bianca Walser gave the report and Commission Michael Meyer gave an update regarding the Oak Grove Avenue bike boulevard.

F2. Quarterly update from the Parks and Recreation Commission ([Attachment](#))

Vice Chair Christopher Harris gave the report.

G. Public Comment

- David Arthur Dailey spoke regarding transportation, traffic and police activities
- Art Roose expressed a complaint regarding a sign on his building
- Kate Comfort Harr, HIP Housing, distributed the 2016 HIP Housing calendar

H. Consent Calendar

Mayor Cline pulled items H9 and H10 and Councilmember Keith pulled item H5 for further discussion.

H1. Approve the annual report of the Below Market Rate (BMR) Housing Program, including the status of the BMR in-lieu fees collected as of June 30, 2015 in accordance with Government Code Section 66000 et.seq ([Staff Report# 15-182-CC](#))

H2. Review of the annual report on the status of the Transportation Impact, Storm Drainage, Recreation In-Lieu and Building Construction Road Impact Fees collected as of June 30, 2015, and make findings regarding funds collected but not expended ([Staff Report# 15-181-CC](#))

H3. Approve a letter to the California Public Utilities Commission (CPUC) regarding power charge indifference adjustment fees charged by PG&E for Community Choice Energy (CCE) customers

([Staff Report# 15-192-CC](#))

- H4. Award a construction contract of the Sand Hill Road Signal Interconnect Project to W. Bradley Electric, Inc. in the amount of \$568,713 and authorize a total construction contract budget of \$740,000 ([Staff Report# 15-185-CC](#))
- H5. Adopt a resolution of the City of Menlo Park supporting the Middle Avenue Pedestrian and Bicycle Undercrossing Project and submitting an application of Measure A Pedestrian and Bicycle Program Funding ([Staff Report# 15-186-CC](#))
- H6. Adopt **Resolution 6295** accepting fiscal year 2015-16 State Supplemental Local Law Enforcement Grant (COPS Frontline) in the amount of \$100,000; and approve a spending plan ([Staff Report# 15-184-CC](#))
- H7. Adoption **Resolution 6296** approving the City Council subcommittee recommendations regarding the 2015-16 Community Funding allocation in the amount of \$177,750 ([Staff Report# 15-188-CC](#))
- H8. Adopt **Resolution 6297** and award a construction contract for the Belle Haven Youth Center Playground Replacement Project to Ross Recreation in the amount of \$169,595.87, and authorize a total budget of \$228,485 for construction, contingencies, inspection and project management ([Staff Report# 15-187-CC](#))
- H9. Approve 2016 City Council meeting schedule ([Staff Report# 15-190-CC](#))
- H10. Approve minutes for the City Council meetings of November 10 and 17 and December 1, 2015 ([Attachment](#))

ACTION: Motion and second (Keith/Ohtaki) to approve all items on the Consent Calendar except H5, H9 and H10 passes 4-0-1 (Councilmember Carlton absent).

Councilmember Keith commented on item H5 expressing that is a great grant opportunity to facilitate the Middle Avenue Pedestrian/Bicycle Undercrossing Project.

ACTION: Motion and second (Keith/Ohtaki) to adopt **Resolution 6298** of the City of Menlo Park supporting the Middle Avenue Pedestrian and Bicycle Undercrossing Project and submitting an application of Measure A Pedestrian and Bicycle Program Funding passes 4-0-1 (Councilmember Carlton absent).

Council made the following changes to item H9, the 2016 City Council meeting schedule:

- Move the November 8, 2016 meeting to November 1, 2016 (due to the Presidential election)
- Delete the July 12 and August 16, 2016 meetings

ACTION: Motion and second (Keith/Ohtaki) to approve item H9 with the proposed modifications passes 4-0-1 (Councilmember Carlton absent).

Regarding item H10, the Council meeting minutes of November 10th, City Clerk Pam Aguilar

clarified that information was obtained after the council meeting indicating that no time change will take place in parking Lot 4 and data on that lot will be collected throughout the trial period.

Councilmember Mueller requested that regarding item H10, the Council meeting minutes of November 17th Agenda Item G1, two items - public benefit and measures for encouraging retail - be added to the list of considerations for staff to review regarding the El Camino/Downtown Specific Plan.

ACTION: Motion and second (Ohtaki/Mueller) to approve item H10 with the proposed modification passes 4-0-1 (Councilmember Carlton absent).

I. Regular Business

City Attorney McClure was recused from participating in the following item due to a conflict of interest that his business location is in proximity of the subject of this item and left the Council chambers at 8:00 p.m.

I1. Review of Council direction on the El Camino Real/Downtown Specific Plan Biennial Review ([Staff Report# 15-194-CC](#))

Principal Planner Thomas Rogers gave a brief verbal presentation.

ACTION: Motion and second (Keith/Ohtaki) to accept items 1-10 listed in the staff report as items Council agreed by consensus at its November 17th meeting to direct staff to pursue passed 4-0-1 (Councilmember Carlton absent).

Public Comment:

- Andrew Barnes spoke regarding residential density along the El Camino Real/Specific Plan corridor
- Skip Hilton commended Council for approving the grant request for the Middle Avenue undercrossing and spoke regarding parking in-lieu fees
- Adina Levin spoke regarding transportation demand management and housing

At this point, the City Council addressed items 1 through 8 listed under the analysis of the staff report.

1. Hotel Incentives

ACTION: Motion and second (Ohtaki/Keith) to pursue the Public Benefit Bonus FAR as recommended passes 4-0-1 (Councilmember Carlton absent).

ACTION: Motion and second (Ohtaki/Mueller) to direct staff to report through the GPAC regarding potential hotel incentive options and to later come before the City Council passes 4-0-1 (Councilmember Carlton absent).

Councilmember Carlton joined the meeting via telephone at 8:20 p.m.

2. Infrastructure project list, outreach

ACTION: Motion and second (Mueller/Keith) for staff to report back with a public benefit list in a study session at which time Council can amend as appropriate; further, staff should determine which projects are infrastructure versus public amenity; if an infrastructure project, staff to provide fiscal modeling, expected cost, and funding mechanism; last, the public benefit list should be reviewed by the appropriate commissions. The motion passes unanimously.

3. Encouragement of housing, in particular affordable housing

ACTION: Motion and second (Keith/Ohtaki) to add additional encouragements and/or incentives for affordable housing, including the recommendation to revise the Specific Plan to cite the existing Affordable Housing Overlay (AHO) option, and authorizing staff to work with a consultant passes unanimously.

4. Downtown parking garage and entertainment uses

ACTION: Motion and second (Keith/Carlton) with friendly amendments from Councilmembers Ohtaki and Mueller to direct staff to review a non-parking component that incorporates primarily entertainment uses and mixed use with parking passes 4-1 (Mayor Cline dissents).

5. Downtown style guide

Councilmember Ohtaki withdraws his previous request to pursue this item.

6. Middle Ave., grade-separated crossing

The City Council is satisfied with the current progress on this item.

7. Parking in-lieu fees

The City Council concurs with staff's recommendation on this item.

8. Massing and modulation requirements

The City Council concurred there are no changes required on this item at this time.

There was consensus among Council to review the preservation of small businesses and retail, including protection, incentivizing and tools for consideration. City Manager McIntyre suggested holding a study session on this topic.

12. Appoint City Council representatives and alternates to various regional agencies and liaisons to City advisory bodies and Council subcommittees ([Staff Report# 15-191-CC](#)) ([Exhibit A](#))

ACTION: Motion and second (Ohtaki/Mueller) to approve the Council assignments as outlined in

Exhibit A to the minutes passes 4-0-1 (Councilmember Carlton participated in the discussion, but left the meeting prior to the vote being taken)

J. Informational Items

- J1. Update on and next steps for community engagement activities supporting 2015-16 Capital Improvement Projects for parks ([Staff Report# 15-189-CC](#))

Councilmember Carlton submitted a written comment that Council put the dog park on the CIP as a place holder for a future decision and not as a vote in favor.

Councilmember Ohtaki stated that staff has removed green space near playground at Nealon Park from consideration and instead two possible locations are being reviewed: the area near the tennis courts by Middle Avenue and the site where the large oak tree was removed by Little House. An open house meeting on this topic will be held in March.

Community Services Director Cherise Brandell responded to Mayor Pro Tem Keith's questions regarding an irrigation system, water fountains and lighting at the potential dog park. She also stated that postcard updates will be sent to the community as well as flyers in the park.

- J2. Information on Police Department audio/video recording destruction request and waiver ([Staff Report# 15-183-CC](#))

Councilmember Mueller thanked staff for its work on this item.

K. Councilmember Reports

- K1. Provide direction to the City's voting delegate to the City Selection Committee regarding regional vacancies to be voted on at the December 18, 2015 meeting ([Staff report# 15-195-CC](#))

Council discussed the one contested seat to be voted on at the City Selection Committee meeting and, by acclamation, agreed that Councilmember Maureen Freschet of San Mateo will be recommended for the San Mateo County Transportation Authority Central Cities seat.

Mayor Cline reported on the recent Rail Subcommittee meeting and announced that the Council goal setting meeting will be on January 25, 2016.

Councilmember Mueller thanked staff for its work on the grade separation and reported that he attended a San Mateo County Housing Task Force meeting where a tool kit of best practices was discussed to be implemented throughout the county.

L. City Manager's Report

City Manager McIntyre reported that the City Hall Administration offices will be closed from December 23, 2015 through January 3, 2016. Public Works staff will be on-call in case of emergencies, and the Police, Library and Community Services departments will maintain normal business hours during that time.

Public Comment:

- Michael Francois thanked Council for its decision on Round-Up and mentioned the potential raising of interest rates

M. Adjournment

Mayor Cline adjourned the meeting at 10:20 p.m.



STAFF REPORT

City Council

Meeting Date: 1/12/2016
Staff Report Number: 16-005-CC

Public Hearing: Consider a Request for Architectural Control, Major Subdivision, Below Market Rate (BMR) Housing Agreement, and Heritage Tree Removal Permit to Allow the Demolition of Existing Garden Nursery Buildings, and Construction of 24 Attached Townhouse-style Residential Units and Associated Site Improvements, Located at 133 Encinal Avenue in the SP-ECR/D (El Camino Real/Downtown Specific Plan) Zoning District

Recommendation

Staff recommends that the City Council concur with the recommendations of the Planning Commission to take the following actions associated with the proposed project:

1. **Approve the Below Market Rate (BMR) Housing Agreement**, to provide three on-site BMR units (Attachment B);
2. **Adopt a Resolution Approving the Heritage Tree Removal Permits**, to allow the removal of five heritage trees (Attachment C);
3. **Make Findings and Approve the Architectural Control**, to review the design of the 24 townhouse-style residential units and associated site improvements; and,
4. **Make Findings and Approve the Major Subdivision**, to create 24 condominium units.

The full recommended actions and conditions of approval are included as Attachment A, and a set of the project plans are included as Attachment F.

Policy Issues

Each BMR Housing Agreement, Heritage Tree Removal Permit, Architectural Control, Major Subdivision request is considered individually. The City Council should consider whether the required Architectural Control and Subdivision findings can be made for the proposal.

Background

Site location

The subject site is approximately 1.7 acres located at 133 Encinal Avenue in the SP-ECR/D (El Camino Real/ Downtown Specific Plan) zoning district. The site is on the north side of Encinal Avenue between El Camino Real and the Caltrain railroad tracks. Adjacent uses include attached townhouses to the north, the Caltrain railroad tracks to the east, apartments to the south, and offices to the west. A location map is included as Attachment D.

The subject site operated as Roger Reynolds Nursery, a commercial garden nursery, from 1919 through 2013, and has since been unoccupied. There are currently three buildings and several storage sheds associated with the former nursery use.

Housing Commission recommendation

The proposed Below Market Rate (BMR) Housing proposal was reviewed by the Housing Commission at its meeting on May 6, 2015. The Housing Commission unanimously recommended approval for the provision of three BMR units on site consisting of one low-income BMR unit and two moderate-income BMR units, which is discussed in more detail in the Below Market Rate Housing Agreement section below, and minutes from the Housing Commission meeting are included as Attachment H.

Environmental Quality Commission recommendation

The proposed heritage tree removals were reviewed by the Environmental Quality Commission (EQC) at its meeting on June 24, 2015. The EQC unanimously recommended the retention of additional heritage and non-heritage trees in the front half of the site, along with more stringent measures to ensure the health of retained trees throughout the construction process. Their recommendation is discussed in more detail in the Trees and Landscaping section below, and minutes from the EQC meeting are included as Attachment I.

Planning Commission recommendation

The proposed project was reviewed by the Planning Commission at its meeting on October 19, 2015. At the meeting, the Planning Commission also heard comments from seven neighbors who expressed concerns regarding privacy and overall project design. The Planning Commission unanimously recommended approval of the project, with direction for the applicant to continue to work with neighbors and staff to modify building D at the rear of the site to better address privacy concerns. Revisions to the project pursuant to the Planning Commission's recommendations are discussed in more detail below, and excerpt minutes from the Planning Commission meeting are included as Attachment J.

Overall project review

The subject application was submitted in August 2014. Review of the project took time to address the concerns raised by the neighbors, refine the site layout and architectural design, and the need to verify full compliance with the Specific Plan's extensive design standards and guidelines. The initial development included 26 units in nine three-story townhouse-style buildings and a community building. Neighbors along Stone Pine Lane to the rear of the site expressed concerns regarding the overall development density, design, and privacy issues with this initial proposal. In response to neighbors' concerns, the applicant reduced the unit count from 26 to 24 units, reconfigured the site layout and building design at the rear, and removed the community building. These changes are discussed in the Correspondence section below. While the overall architectural style did not change as part of the review process, the applicant did make key changes in response to comments from staff and staff's design consultant to address key Specific Plan standards and guidelines. Technical reports, including the arborist report and acoustic analysis, required multiple revisions in order to provide enhancements and clarifications that are discussed in a following section.

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Analysis

Project description

The applicant is proposing to construct 24 residential townhouse-style units and associated site improvements. The residential units would be distributed in seven buildings throughout the site, with each building containing between two and five units. A data table summarizing parcel and project attributes is included as Attachment E. The project plans and the applicant's project description letter are included as Attachments F and G, respectively.

Residential dwelling units are a permitted use in the El Camino Real Mixed Use land use designation. The residences would include four three-bedroom units and 20 four-bedroom units. The proposal would meet the Specific Plan's Base level standards, which were established to achieve inherent public benefits, such as the redevelopment of underutilized properties, the creation of more vitality and activity, and the promotion of healthy living and sustainability. As specified by the Specific Plan, the development would be required to achieve LEED Silver certification (condition 6f).

The development would have a residential density of 13.8 dwelling units per acre, well under the limit of 20 dwelling units per acre (which would equate to 34 dwelling units for this size parcel). The project would have a FAR (Floor Area Ratio) of 0.73, below the 0.75 maximum. The FAR has been calculated per the definition of Gross Floor Area, which includes all levels of a structure, with exemptions for covered parking and certain non-usable/non-occupiable areas. The development would adhere to the building height (38 feet) limit, and the façade height (30 feet) limit along both the front and rear. The proposed front setback would be between 16.2 and 18.2 feet, and would accommodate a 15-foot wide public sidewalk, entry walkways, landscaping, and the preservation of an existing heritage tree.

The subject site currently consists of one parcel with a 40-foot wide utility easement along the entire length of the right side property line for a water pipeline. The City and County of San Francisco Public Utilities Commission (SFPUC) has rights to this easement, and has imposed restrictions on improvements within the easement area that would preclude any structures, use for emergency access, and the planting of large trees and shrubs. The applicant has coordinated with SFPUC to ensure that the proposed landscape and hardscape improvements within the easement would be in compliance with SFPUC's requirements. Although no structures are permitted within the easement, the easement area still contributes towards the maximum allowable FAR and minimum open space.

The applicant has submitted a tentative map for a major subdivision to allow the 24 residential units to be sold individually as condominiums on the existing shared common lot. With the exception of exclusive use easements for private open space, all shared facilities and landscaping would be maintained by the future homeowner's association. The applicant has indicated that all units will have Encinal Avenue addresses.

Design and materials

Staff has prepared a detailed Standards and Guidelines Compliance Worksheet (Attachment K), which discusses all relevant Specific Plan Chapter E (Land Use and Building Character) requirements in detail. The proposal complies with all standards (which are required), and the majority of guidelines (which are recommended). Where guidelines are only partially complied with, the basis/context for that is noted.

General design

The site plan is organized so that most buildings would be set parallel with the front lot line, with the sides of end units facing the Caltrain tracks to limit noise impacts on units. Primary open spaces would be at the northeast and northwest corners of the site where prominent groves of oaks and redwoods would be

preserved, and along the eastern edge of the site where paved seating areas and garden plots are proposed.

The craftsman-style buildings would be clad in dark stained cedar shingles and cedar horizontal lap siding with contrasting white painted window groupings, deck railings, trim and decorative brackets. The color scheme would use two general color groups, brown and grey, for building cladding and roofing color. Gable roof edges, entry porches with stone base walls supporting pairs of wood posts, and large window bays would punctuate the façades. The streetscape façade for the two buildings fronting on Encinal Avenue would have some common forms, but would be more balanced than repetitive in overall façade composition. The porches would be somewhat underscaled given the three-story building mass as seen along Encinal Avenue, but the corner porches to each side of the main entry drive would be well located to articulate the corners of buildings A and G at the ground floor and mark the project's entry point on the street. Additionally, the projecting building forms above the corner porches and elsewhere on the side walls of buildings A and G would effectively provide scale to the building form and articulation to the upper wall mass.

There would be one building break along Encinal Avenue, which would serve as the project entry point for both cars and pedestrians. At the visual termination of the main drive aisle would be several new trees, including a larger specimen (48-inch box) flowering tree and several evergreen trees.

The site layout and building orientation are designed such that parking and garages would not be visible from Encinal Avenue, nor prominently visible along the site's main access driveway and internal pedestrian walkways. Most of the parking would be tucked between buildings and accessed from secondary drive aisles. At building F where units front the main drive aisle, tandem parking would be used within garages so that single wide garage doors face the drive aisle instead of double wide doors.

At the center of the site would be ten units in buildings B and C that face each other along a pedestrian path perpendicular to the main entry drive. The pedestrian path would lead to the unit entries as well as to the gardens along the east side of the site within the SFPUC easement. The west side of the pedestrian path would face a courtyard entry space to two units in building F. Decorative paving would link the linear pedestrian path with the courtyard to strengthen the visual cross axis.

Overall, while constraints with the SFPUC easement make planning townhouse-style units somewhat difficult, the general design approach has been managed to highlight building and landscape features, and downplay parking and garages.

Buildings and units

With the exception of the three two-story units in building D at the rear, all the buildings and townhouse units would consist of three stories. Typical townhomes would have two-car garages, with entries and an extra bedroom on the first floor, living areas and a deck on the second floor, and three bedrooms on the third floor. Some units vary from this formula.

Building D, which faces the Stone Pine Lane townhouse development in the rear, is a two-story building where the second story is stepped back from the rear, and is designed with high sill height windows on the second floor to limit privacy impacts on the adjacent rear neighbors. The three units in this building would feature living areas on the ground floor and bedrooms on the second floor. This building has been revised since the Planning Commission meeting, in order to address neighbor concerns, as is discussed further in the Correspondence section.

Noise control is a factor with the project's location next to the train tracks. Buildings A, B, C, and D would have noise attenuated windows on their north, south, and east walls. Noise attenuation would be provided with the use of double glazed windows plus an additional interior sash.

Parking and circulation

Vehicular

As required by the Specific Plan, a minimum of 1.85 parking spaces per dwelling unit would be provided for each of the 24 residences. Each unit is designed with a two-car garage, where 22 units have side-by-side garages, and two units have garages in a tandem configuration. Additionally, five uncovered parking spaces would be provided throughout the site. Tandem parking is not typically permitted for required parking spaces; however, the two tandem garages may be approved because the overall parking supply of 51 standard (non-tandem) parking spaces on the site would exceed the 45 spaces that are required to be provided. As a result, the second tandem space in these garages is considered surplus.

Per the Specific Plan, a minimum of three residential parking spaces are required to be provided with an electric vehicle charger. The plans currently designate all three charging stations to be installed in private garages, with one charging station each in buildings E, F, and G, which meets the Specific Plan requirement.

There is currently on-street parking on Encinal Avenue along the project frontage. Future build-out of the Specific Plan identifies a future Class II/Class III bicycle route on Encinal Avenue between El Camino Real and the railroad tracks. Future implementation of the bicycle lane would likely necessitate the removal of existing on-street parking along the project site's frontage, but it is not anticipated that this improvement would result in changes to the location of the existing curb. Given that the proposed development would provide off-street parking spaces in excess of the minimum requirement, there would be sufficient parking provided on the site such that the development would not be affected by the presence or absence of on-street parking.

Bicycle

In addition to automobile parking, the Specific Plan requires bicycle parking for all new developments, for both short-term and long-term use. Since all residential units would have private garages, the long-term requirement is addressed by each unit's garage. The short-term requirement would need to be addressed through the installation of at least three bicycle parking spaces, which would be clarified as part of the building permit submittal (condition 6g).

Pedestrian

In this area, the Specific Plan specifies that sidewalks should have a 15-foot total width, made up of a five-foot furnishings zone and a ten-foot clear walking zone. As shown on the site plan and landscape plan, a minimum of ten feet of unobstructed sidewalk would be provided on the interior side of the furnishings zone along the majority of the frontage. To account for the fact that the adjacent properties have narrower, attached sidewalks (and may continue to for some time), the proposed furnishings zone would be paved as it approaches the sides, allowing pedestrians to transition from the new detached sidewalk to the older attached sidewalks. A walking zone narrower than 10-feet would be installed at the right side property line, which staff believes would be necessary in order to preserve an existing tree and provide a better transition to the existing pedestrian crossing at the railroad tracks. For the portion of the sidewalk that extends onto the subject property, a Public Access Easement (PAE) would need to be recorded (condition 5g).

The residential homes along Encinal Avenue would feature entries with direct access from the Encinal Avenue sidewalk. Pedestrian access to/from the rest of the site would be provided by pedestrian paths along the drive aisle. Where drive aisle widths limit the ability to install pedestrian walkways to access residential entries, decorative pavers would be used to identify key driveway crossing points. This paving could be driven on, but vehicle/pedestrian conflicts should be limited given the relatively low on-site traffic volumes and speeds.

With the addition of new housing at the site, the City anticipates an increase in pedestrian crossing demand at Garwood Way, to connect to nearby destinations including the Menlo Park Caltrain station. The proposed project includes a new marked crosswalk on Encinal Avenue at Garwood Way to improve pedestrian connections to transit facilities and downtown.

Subdivision

As noted earlier, the applicant is proposing a major subdivision to allow the 24 dwelling units to be bought and sold independently. State law outlines factors that the Planning Commission (or City Council, if applicable) may consider in reviewing the request for subdivisions. Specifically, there are five factors for the decision-making body to consider.

The first consideration is whether the proposed subdivision is in conformance with the City's General Plan. The General Plan land use designation for the subject property is El Camino Real/Downtown Specific Plan, which is consistent with the SP-ECR/D zoning district. The proposed subdivision would not conflict with General Plan goals and policies, and would comply with the Zoning Ordinance and Subdivision Ordinance.

The second factor to consider is whether the site of the subdivision is physically suitable for the proposed type or density of the development. The proposed subdivision would meet all applicable regulations of the Subdivision Ordinance as well as all development regulations pertaining to the El Camino Real North-East – Low Density (ECR NE-L) district within the Specific Plan. The existing lot contains two commercial buildings and the proposed subdivision would result in 24 townhouse residences.

The third and fourth factors are concerned with whether the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or serious public health problems. The proposed subdivision is located within a fully developed neighborhood and all necessary utilities are readily available. In addition, the development of the properties would need to adhere to specific conditions of the Engineering Division, all applicable building codes and requirements of other agencies such as the Sanitary District, Menlo Park Fire Protection District, and other utility companies. Adherence to the conditions and all applicable codes would eliminate substantial or serious environmental or public health impacts.

The final factor to consider is whether the proposed subdivision would conflict with any public access easements. No public access easements currently exist on the site, so there is no conflict. As part of the proposed sidewalk improvements, the proposed development would dedicate a public access easement for the portion of the new sidewalk that encroaches onto private property. Staff has determined that the dedication of the public access easement would improve sidewalk access and usability.

Staff has reviewed the tentative map and has found the map to be in compliance with State and City regulations subject to the conditions outlined in Attachment A. All standard and project specific conditions of approval would need to be complied with prior to recordation of the final map. The applicant would need to apply for the final map within two years of the approval date of the tentative map. In order to deny the

proposed subdivision, the City Council would need to make specific findings that would identify conditions or requirements of the State law or the City’s ordinance that have not been satisfied.

Trees and landscaping

There are 30 heritage trees on and near the project property, including a grove of heritage redwood trees in the northwest corner, a grove of heritage oak trees in the northeast corner, six heritage trees on the adjacent property to the west (1600 El Camino Real), three heritage trees on the adjacent property to the north (192 Stone Pine Lane), and one heritage street tree along Encinal Avenue. The overall site layout is designed to preserve the two groves of trees at the northwest and northeast corners of the property, while trees elsewhere on the property are proposed for removal.

The applicant has submitted an arborist report (Attachment L) to evaluate 36 trees on and near the subject property, including 30 heritage trees and six non-heritage trees. The report determines the present condition, discusses the impacts of the proposed improvements, and provides recommendations for tree preservation. Some tree preservation measures during construction include installation of tree protection fencing, hand excavation within close proximity to trees, and arborist monitoring during grading excavation. All recommendations identified in the arborist report would be ensured through condition 5f.

Heritage trees

The applicant is proposing to remove five heritage trees, summarized in the following table:

Table 1: Proposed Heritage Tree Removals			
Heritage Tree	Size (diameter in inches)	Condition	Location
Tree #7: Coast redwood (<i>Sequoia sempervirens</i>)	15.8	Good	Front
Tree #10: Incense cedar (<i>Calocedrus decurrens</i>)	18.3	Good	Front
Tree #23: Coast redwood (<i>Sequoia sempervirens</i>)	37.0	Good	Front
Tree #25: Japanese maple (<i>Acer palmatum</i>)	20.8	Fair	Front
Tree #46: Coast redwood (<i>Sequoia sempervirens</i>)	16.8	Fair	Center

The City Arborist had reviewed the arborist report and conducted a site visit to independently evaluate the health and condition of each tree, and had recommended tentative approval for the removal of all five heritage trees. The proposed heritage tree removals were considered by the EQC at its meeting on June 24, 2015. The EQC was generally supportive of staff’s recommendation for the heritage tree removals, with the exception of trees #23 and #25, which the EQC expressed a desire to be retained, although it was acknowledged that retention of tree #23 would be challenging due to its location. The EQC also recommended the retention of trees #2 (non-heritage Japanese maple) and #15 (non-heritage crape myrtle) that were proposed for removal due to construction impacts. Additionally, the EQC expressed concerns over potential damage to and removal of heritage trees during the construction process, and requested that Planning staff explore prohibiting the transfer of title should the Heritage Tree Ordinance be violated during construction. The minutes from the EQC meeting are included as Attachment I. The draft resolution approving the heritage tree removal permits for the five trees listed in Table 1 is included as Attachment C.

In response to the EQC's recommendation, the applicant was able to retain tree #15 by realigning the sidewalk to taper around this tree, but retention of the other trees proved to be infeasible.

Tree #23 is still proposed for removal because it is in direct conflict with the footprint of proposed building A. Tree #23 is located within the rear portion of building A, and its retention would require significantly redesigning the building with the potential loss of one or more units. Retention of tree #23 would be more feasible with the removal of tree #11 (heritage incense cedar) at the front of the building, thus allowing the building to be pushed forward closer to the street. While the applicant initially requested the removal of tree #11, the City Arborist recommended its retention due to its prominence along the street and its suitability for preservation, and the applicant has accommodated this request by redesigning the building with the middle units pushed back to enable its preservation. The proposed project could accommodate the retention of one, but not both trees, and the City Arborist's evaluation determined that of the two, tree #11 would be more suitable for preservation.

Tree #25 is still proposed for removal due to conflicts with the proposed construction. While not within the proposed building footprint, it is within close proximity to proposed building A, and significant construction activity would occur within the dripline of this tree such that its health would be compromised. Furthermore, the City Arborist has indicated that tree #25 is not a suitable candidate for preservation.

Non-heritage tree #2, located along the front of the property, is still proposed for removal because it is in direct conflict with the location of the proposed sidewalk. The Specific Plan requires a 15-foot wide sidewalk consisting of a 10-foot wide clear walking zone and five-foot wide furnishings zone along the street frontage. The applicant had explored retention of tree #2, but found that doing so would result in a substandard sidewalk width of five feet, four inches as the sidewalk tapers around tree #2, and due to the encroachment of the existing utility pole and guy wire obstructions, the full width could not be used for walking. Therefore, retention of this tree would significantly compromise the usability of the sidewalk. Furthermore, the City Arborist has indicated that tree #2 is not a suitable candidate for preservation. An additional consideration is that redevelopment of the adjacent property to the left would necessitate building out the full 15-foot wide sidewalk along Encinal Avenue to connect to the proposed sidewalk. Staff believes removal of tree #2 would improve the usability of the sidewalk and would facilitate future sidewalk connections to the adjacent property to the left.

According to the City Attorney, the City's Heritage Tree ordinance specifies the enforcement mechanism for the illegal removal of a heritage tree during development. Restricting title transfer and effectively prohibiting the sale of the proposed for-sale residential units is not consistent with the provisions of the City's Heritage Tree ordinance and might expose the City to a claim of a regulatory taking by the City for depriving the owner of utility or value for the property until the unit can be sold and therefore exposing the City to a claim for damages for such taking. In past experience, requiring a bond to be posted to ensure the health of heritage trees over a period of time (consistent with the City's Heritage Tree ordinance) has proven to be an effective mechanism to ensure compliance with the Heritage Tree Ordinance. For this project, staff is proposing a requirement for the applicant to post a bond on all heritage trees that would potentially be affected by construction as part of the recommended conditions of approval (condition 6b). The bond would be posted for a period of five years to ensure the viability of the heritage trees for a sufficient length of time to gauge any impacts during the construction process.

The preliminary landscape plan shows 21 heritage tree replacements to compensate for the loss of five heritage trees, which represents a ratio of 4.2 replacement trees for each heritage tree proposed for removal. The preliminary landscape plan also indicates that approximately 68 new trees would be planted throughout the site, including four street trees along Encinal Avenue. The proposed play

equipment in the redwood grove would have low impact to the trees, and would provide a recreational amenity. The proposed street trees would consist of 15-gallon sweet bay trees, although the final size and species would require the City Arborist's approval.

Open space

The project would meet the El Camino Real North-East – Low Density (ECR NE-L) minimum open space requirement of 20 percent of the lot, with 41.3 percent proposed. The majority of the open space would be met at ground level through at-grade porches, patios, the front sidewalk, private yards, landscaped SFPUC easement, and the preservation of two groves of trees in the rear corners. Eight of the 24 units (units in buildings D, E, and F) would face the interior or rear lot lines, and would have small private yard areas. Upper level decks would provide additional usable private open space.

Trash and recycling

Each residential unit would store individual refuse bins in the private garages. The bins would be wheeled out to the private driveway on service day for collection. The plans have been reviewed and tentatively approved by the City's refuse collector, Recology.

Below Market Rate Housing Agreement

The proposed project is required to comply with Chapter 16.96 of City's Municipal Code, ("BMR Ordinance"), and with the BMR Housing Program Guidelines adopted by the City Council to implement the BMR Ordinance ("BMR Guidelines"). Residential use is allowed by the applicable zoning regulations on the subject property. In accordance with the BMR Ordinance, a residential development of 20 or more units is required to provide not less than 15 percent of the units at below market rates to very low-, low-, and moderate-income households. If the number of units required for a residential development includes a fraction of a unit, the developer shall provide either a whole unit or a prorated in lieu payment to account for the fraction of a unit. The BMR obligation for the proposed 24-unit project is 3.6 BMR units. The applicant's original BMR proposal included three moderate-income BMR units on site and payment of an in lieu fee for the remaining 0.6 fraction of a unit.

At the May 6, 2015 Housing Commission meeting, the Housing Commission expressed a strong preference for one low-income and two moderate-income units with no in lieu fee, but were willing to consider the applicant's initial proposal of three moderate-income units with an in lieu fee should provision of their preferred option prove infeasible. The provision of one low-income unit is preferred because there is a greater need for units at this income level. The minutes from the Housing Commission meeting are included as Attachment H.

In response to the Housing Commission's recommendation, the applicant has revised the BMR proposal to align with the Housing Commission's desire for one low-income and two moderate-income units with no in lieu fee. The applicant's BMR proposal and the draft BMR Housing Agreement are included as Attachments G and B, respectively.

The three proposed BMR units would be distributed throughout the subject site. Unit A would be located in Building A fronting along Encinal Avenue, and would be an end unit that is adjacent to the site's open space amenity and nearest the railroad tracks. Unit B would be located in Building C on the interior of the site, and like Unit A, it would also be an end unit that is adjacent to the site's open space amenity and nearest the railroad tracks. Unit C would be located in Building F in the western portion of the site adjacent to an existing office development, and would be an interior unit within the building. The locations, floor plans, and elevations for each unit are provided in Attachment B. The bedroom and bathroom counts, approximate unit sizes, and garage configurations are summarized in the table below:

Unit	Bedrooms / Bathrooms	Approximate Square Footage	Garage Type	Location
A	4 bedrooms/ 3.5 bathrooms	1,889 sq.ft.	2 side-by-side spaces	Building A
B	4 bedrooms/ 3.5 bathrooms	1,889 sq.ft.	2 side-by-side spaces	Building C
C	4 bedrooms / 4 bathrooms	2,131 sq.ft.	2 tandem spaces	Building F

Other characteristics of the BMR units, including Design and Materials as well as Legal Characteristics shall be as set forth in the BMR Guidelines. According to the applicant, the exteriors of the BMR units would be indistinguishable from those of the market-rate units, and the interiors of the BMR units would be similar to those of the market-rate units, with the exception of upgrades purchased by individual buyers.

Correspondence

The applicant’s initial proposal included development of 26 residential units, including three three-story buildings along the rear where each building contained two units. The applicant and the neighbors to the rear along Stone Pine Lane met several times to discuss the concerns raised by the neighbors. At the request of the neighbors, the applicant has erected story poles to illustrate the proposed heights for building D.

Staff has received correspondence on the initial development proposal and/or subsequent revisions from eight neighbors, a letter signed by 58 neighbors in the Stone Pine Lane development, and Planning Commissioner Larry Kahle writing in as an individual. These pieces of correspondence are included as Attachment O. Table 3 below summarizes the above feedback, and revisions to the proposed project that the applicant has incorporated, with the intent of addressing these concerns:

Neighbors’ Concerns	Revisions to the Project
1) Overall building height, massing, and shadow impacts as it relates to adjacent properties to the rear.	<ul style="list-style-type: none"> Height of building D along the rear has been reduced from three stories at a height of 35 feet, 10 inches, to two-stories at a height of 26 feet, 8 inches; Design changes have been incorporated throughout the project to improve massing, articulation, and design details consistent with the craftsman style; and, Overall improvement to the quality and aesthetics of building materials, including aluminum clad windows instead of vinyl windows, and wood lap siding instead of fiber cement lap siding.
2) Privacy concerns due to the location of living spaces and proximity of units to adjacent properties to the rear.	<ul style="list-style-type: none"> The unit count along the rear property line has been reduced from six to three units, reducing the overall number units that are potentially impacted; Building D has been reduced from three to two stories. The one-story community building has been removed to accommodate a larger second floor rear setback, from 20 feet to approximately 33 feet;

	<ul style="list-style-type: none"> • All living areas in proposed rear-facing units were shifted from the second story to the first story. Second story areas now consist of bedrooms with no living spaces; • Overall reduction in the number of upper story windows facing the rear as compared with the original proposal; • All second story windows on the rear elevation of building D would be designed with high sill height windows (minimum of 5-foot sill heights); and, • Additional trees and shrubs are proposed to be planted along the rear property line to provide landscape screening.
3) Potential impacts to heritage trees due to construction activity, in particular, the existing heritage oak tree (tree #52).	<ul style="list-style-type: none"> • Reduced the total number of tree removals on the site to allow retention of one heritage tree (tree #11) and one non-heritage tree (tree #15); • Increased building D's setback from tree #52; • Reduced the amount of paving proposed within the dripline of tree #52; • Trimming of tree #52 would still be required to accommodate construction of building D, although this may be lessened with the reduction in the overall building height and increase in the second floor setback from the tree; and, • The arborist report has been revised to include more detailed tree protection measures.
4) Desire for a mixed-use development on the site, particularly for light retail and/or small office.	<ul style="list-style-type: none"> • A mixed-use development for the subject property is not required under the Specific Plan; therefore, no revisions have been made to incorporate a commercial component to the proposed project; and, • The overall residential density has been reduced from 26 to 24 units, which is below the maximum allowable residential density of 34 units.
5) Potential traffic and school impacts with proposed residential use.	<ul style="list-style-type: none"> • Traffic and school impacts have been evaluated under the Specific Plan EIR, and the proposed development would be in conformance with the EIR; and, • According to trip generation rates published by the Institute of Transportation Engineers, the proposed residential development would result in fewer trips (daily trips as well as peak hour trips) as compared with the pre-existing commercial nursery use.
6) Safety issues related to the proximity of the proposed driveway to the existing driveway on the adjacent left property at 1600 El Camino Real.	<ul style="list-style-type: none"> • Potential safety issue would exist only if a large truck parked between the existing and proposed driveways, blocking views of oncoming traffic. A future bicycle route is planned along Encinal Avenue that would eliminate on-street parking along this portion of the street.
7) Reduce street elevation of building A by stepping back the upper floor.	<ul style="list-style-type: none"> • Building A's front street elevation includes inset wall planes and upper story window treatments that help break up building massing.
8) Building massing along the left side property line should incorporate more articulation, particularly the left side elevation of building G.	<ul style="list-style-type: none"> • Left side elevation of building G has been revised to include an upper story pop-out, deck opening, and trimwork.
9) Kneebraces supporting the roof structures is "chunky" and could use some refinement.	<ul style="list-style-type: none"> • Kneebraces have been revised with smaller members, from 6" x 8" to 4" x 6".

While the applicant has generally been responsive in addressing many of the concerns that have been raised, neighbors along Stone Pine Lane have expressed outstanding concerns regarding privacy and the design of building D. According to the applicant, building D's overall rear setback of 20 feet could not be increased further due to compliance with emergency vehicle access requirements to the rear of the site. However, this building has since been redesigned in order to increase the second floor rear setback from 20 feet to approximately 33 feet, which was achieved by reducing the second floor footprint, moving more of the living space to the first floor, and removing the community building to accommodate the enlarged first floor. It is worth noting that the 20-foot setback was established to provide an appropriate transition to lower-density residential districts abutting the Specific Plan area, and that other districts within the Specific Plan have a smaller rear setback requirement. Staff would also note that the proposal's residential use, heights, and density are generally similar to that of the Stone Pine Lane townhouse development. Plan sheet A4.3 shows clearly how building D would be well within the façade height and building profile limits that can be permitted.

Conclusion

The proposed project would occupy an existing underutilized site and provide housing near downtown, including providing three BMR housing units. The proposal would adhere to the extensive standards and guidelines established by the Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet. The applicant has redesigned the project to accommodate the requests of the Stone Pine Lane area neighbors by reducing density and shifting the height and mass of buildings away from the neighbors, incorporating design measures to reduce privacy impacts, and improving the quality of the building materials and finishes. Heritage tree removals are justified by conflicts with buildings and low suitability for preservation, and remaining heritage trees would be protected and ensured through the recommended bond condition. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. In addition, the recommended conditions of approval include payment of the Transportation Impact Fee (TIF) (condition 6h), the El Camino Real/Downtown Specific Plan Preparation Fee (condition 6i), and Recreation In Lieu Fee (condition 6e). These required fees were established to account for projects' proportionate obligations.

Environmental Review

The Specific Plan process included detailed review of projected environmental impacts through a program Environmental Impact Report (EIR), as required by the California Environmental Quality Act (CEQA). In compliance with CEQA requirements, the Draft EIR was released in April 2011, with a public comment period that closed in June 2011. The Final EIR, incorporating responses to Draft EIR comments, as well as text changes to parts of the Draft EIR itself, was released in April 2012, and certified along with the final Plan approvals in June 2012.

The Specific Plan EIR identifies no impacts or less-than-significant impacts in the following categories: Aesthetic Resources; Geology and Soils; Hydrology and Water Quality; Land Use Planning and Policies; Population and Housing; and Public Services and Utilities. The EIR identifies potentially significant environmental effects that, with mitigation, would be less than significant in the following categories: Biological Resources; Cultural Resources; Hazards and Hazardous Materials. The EIR identifies

potentially significant environmental effects that will remain significant and unavoidable in the following categories: Air Quality; Greenhouse Gases and Climate Change; Noise; and Transportation, Circulation and Parking. The Final EIR actions included adoption of a Statement of Overriding Considerations, which is a specific finding that the project includes substantial benefits that outweighs its significant, adverse environmental impact.

As specified in the Specific Plan EIR and the CEQA Guidelines, program EIRs provide the initial framework for review of discrete projects. In particular, projects of the scale of the proposed development are required to be analyzed with regard to whether they would have impacts not examined in the Program EIR. This conformance checklist, which analyzes the project in relation to each environmental category in appropriate detail, is included as Attachment M. As detailed in the conformance checklist, the proposed project would not result in greater impacts than were identified for the Program EIR. Relevant mitigation measures have been applied and would be adopted as part of the Mitigation Monitoring and Reporting Program (MMRP), which is included as Attachment N. Full compliance with the MMRP would be ensured through condition 6a. No new impacts have been identified and no new mitigation measures are required for the proposed project. Mitigations include construction-related best practices regarding air quality and noise, payment of transportation-impact-related fees (condition 6h), and implementation of a Transportation Demand Management (TDM) program.

The MMRP includes two fully completed mitigation measures relating to cultural resources, which are required to be addressed at the application submittal stage. First, for Mitigation Measure CUL-1: due to the age of the structures being greater than 50 years, a historic resource evaluation was conducted by a qualified architectural historian and concluded that the existing garden nursery structures do not qualify as a historic resource. Although the existing Carriage Stop building may be considered a memorable feature, it has been determined to not be a historical resource and may be demolished. Therefore, the redevelopment project can proceed without impacts to historic resources. Second, for Mitigation Measure CUL-2a: a cultural resources study performed by a qualified archaeologist/cultural resources professional determined that the proposed project will have no impact on cultural resources.

The proposed development would place future residents, who are considered sensitive receptors, within close proximity to the Caltrain railroad tracks. Additional technical analyses have been prepared as part of an initial evaluation of Mitigation Measures AIR-7, NOI-3 and NOI-4, which evaluate exposure to toxic air contaminants (TACs), interior noise levels, and groundborne vibration to sensitive receptors, respectively. For Mitigation Measure AIR-7, recommendations from the health risk assessment included measures to control dust and exhaust during construction, and for the installation of air filtration units with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher for the residential units. Potential impacts from exposure to TACs would be reduced to a less than significant level with implementation of these recommendations. As part of Mitigation Measures NOI-3 and NOI-4, acoustical and vibration analyses were prepared by a qualified acoustical engineer, which included recommendations for window, door, and wall assemblies for noise attenuation, as well as recommended foundation system to reduce vibration transferred into the building. With the implementation of the recommended measures, potential impacts associated with noise and vibration exposure would be reduced to a less than significant level.

All of the studies are available for review upon request.

Specific Plan Maximum Allowable Development

Per Section G.3, the Specific Plan establishes the maximum allowable net new development as follows:

Residential uses: 680 units; and
 Non-residential uses, including retail, office and hotel: 474,000 square feet.

These totals are intended to reflect likely development throughout the Specific Plan area. As noted in the Plan, development in excess of these thresholds will require amending the Specific Plan and conducting additional environmental review.

If the project is approved and implemented, the Specific Plan Maximum Allowable Development would be revised to account for the net changes as follows:

Description	Dwelling Units	Commercial Square Footage
Existing	0	6,166
Proposed	24	0
Net Change	24	-6,166
% of Maximum Allowable Development	3.5%	-1.3%

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

- A. Recommended Actions
- B. Draft Below Market Rate Housing Agreement
- C. Draft Resolution Approving the Heritage Tree Removal Permits for the Property Located at 133 Encinal Avenue
- D. Location Map
- E. Data Table
- F. Project Plans
- G. Project Description Letter and Inclusionary Housing Plan
- H. Minutes from May 6, 2015 Housing Commission Meeting
- I. Minutes from June 24, 2015 Environmental Quality Commission Meeting (without attachments)
- J. Excerpt Minutes from October 19, 2015 Planning Commission Meeting
- K. Specific Plan Standards and Guidelines Compliance Worksheet
- L. Arborist Report by McClenahan Consulting, LLC, dated July 6, 2015
- M. Specific Plan Program EIR Conformance Checklist
- N. Mitigation Monitoring and Reporting Program (MMRP)
- O. Correspondence
 - Emails from John Onken, dated September 7, 2014 through April 29, 2015
 - Email from Bianka Skubnik and Scott Phillips, dated September 16, 2014

- Email from Peri Caylor, dated September 27, 2014
- Email from In Lee, dated September 28, 2014
- Letter from Ursula Feusi, dated received September 29, 2014
- Letter from neighbors on Stone Pine Lane, Forest Lane, and Buckthorn Way, dated received on September 29, 2014
- Letter from Michael Brady, dated June 29, 2015
- Letter from Fritz Yambrach, dated received July 14, 2015
- Email from Scott Phillips, dated July 16, 2015
- Email from Bianka Skubnik, dated October 18, 2015
- Email from In Lee, dated October 19, 2015
- Email from Scott Phillips, dated October 19, 2015
- Email from Ursula Feusi, dated October 19, 2015
- Email from Roderick Shepard, dated October 19, 2015
- Email from Larry Kahle, dated October 29, 2015

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to be Provided at Meeting

Color and Materials Boards

Report prepared by:

Jean Lin, Senior Planner

133 Encinal Avenue – Recommended Actions

LOCATION: 133 Encinal Avenue	PROJECT NUMBER: PLN2014-00054	APPLICANT: Hunter Properties	OWNER: SFP Las Positas LLC
REQUEST: Request for architectural control and major subdivision to allow the demolition of existing garden nursery buildings, and construction of 24 attached townhouse-style residential units and associated site improvements in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. A tentative map would be required to create 24 residential condominium units. Five heritage trees are proposed for removal as part of the proposed development. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Agreement for the provision of three on-site BMR units for this project.			
DECISION ENTITY: City Council		DATE: January 12, 2016	ACTION: TBD
VOTE: TBD (Carlton, Cline, Keith, Mueller, Ohtaki)			
ACTION:			
<ol style="list-style-type: none"> 1. Make findings with regard to the California Environmental Quality Act (CEQA) that the proposal is within the scope of the project covered by the El Camino Real/Downtown Specific Plan Program EIR, which was certified on June 5, 2012. Specifically, make findings that: <ol style="list-style-type: none"> a. A checklist has been prepared detailing that no new effects could occur and no new mitigation measures would be required (Attachment M). b. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program (Attachment N), which is approved as part of this finding. c. Upon completion of project improvements, the Specific Plan Maximum Allowable Development will be adjusted by 24 residential units and negative 6,166 square feet of non-residential uses, accounting for the project's net share of the Plan's overall projected development and associated impacts. 2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval: <ol style="list-style-type: none"> a. The general appearance of the structure is in keeping with the character of the neighborhood. b. The development will not be detrimental to the harmonious and orderly growth of the City. c. The development will not impair the desirability of investment or occupation in the neighborhood. d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking. e. The development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment K). 3. Make findings that the proposed major subdivision is technically correct and in compliance with all applicable State regulations, City General Plan, Zoning and Subdivision Ordinances, and the State Subdivision Map Act. 4. Approve the Below Market Rate Housing Agreement to provide three on-site BMR units in accordance with the City's Below Market Rate Housing Program (Attachment B). 5. Approve the architectural control and major subdivision subject to the following standard conditions: 			

133 Encinal Avenue – Recommended Actions

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DECISION ENTITY: City Council		DATE: January 12, 2016	ACTION: TBD
VOTE: TBD (Carlton, Cline, Keith, Mueller, Ohtaki)			
<p>ACTION:</p> <ul style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by KTG Y Group consisting of 115 plan sheets, dated received December 15, 2015, and approved by the City Council on January 12, 2016, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. b. Minor modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be approved by the Community Development Director or designee, based on the determination that the proposed modification is consistent with other building and design elements of the approved Architectural Control and will not have an adverse impact on the character and aesthetics of the site. The Director may refer any request for revisions to the plans to the Planning Commission for architectural control approval. A public meeting could be called regarding such changes if deemed necessary by the Planning Commission. c. Major modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be allowed subject to obtaining an architectural control permit from the Planning Commission, based on the determination that the proposed modification is compatible with the other building and design elements of the approved Architectural Control and will not have an adverse impact on the character and aesthetics of the site. A public meeting could be called regarding such changes if deemed necessary by the Planning Commission. d. Major revisions to the development plan which involve material changes, or expansion or intensification of development require public meetings by the Planning Commission and City Council. e. The Tentative Subdivision Map shall expire two years from the date of approval if the applicant does not submit a complete building permit application within that time, or apply for an extension with the Planning Commission and City Council. Within two years from the date of approval of the tentative map, the applicant shall submit a Final Map for City Council approval. f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance. Prior to demolition permit issuance, the applicant shall retain an on-site arborist who shall be designated with the responsibility and authority to insure that the instructions for tree protection are properly executed throughout the construction of the project. g. Prior to recordation of the Final Map, the applicant shall install new improvements as shown on the project plans per City standards along the entire property frontage subject to the 			

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DECISION ENTITY: City Council		DATE: January 12, 2016	ACTION: TBD
VOTE: TBD (Carlton, Cline, Keith, Mueller, Ohtaki)			
<p>ACTION:</p> <p>review and approval of the Engineering Division. The applicant shall obtain an encroachment permit, from the appropriate reviewing jurisdiction, prior to commencing any work within the right-of-way or public easements. If determined appropriate and subject to the approval of the Engineering Division, the applicant shall enter into a Subdivision Improvement Agreement and provide a performance bond for the completion of the work subsequent to the recordation of the Final Map. The Final Map shall include the Public Access Easement (PAE) along the property frontage to accommodate the full ten-foot clear walking zone.</p> <ul style="list-style-type: none"> h. Frontage improvements and dedication of easements shall be to the satisfaction of the Engineering Division. i. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. j. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. k. Simultaneous with the submittal of a complete building permit application and application for the Final Map, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to issuance of a grading, demolition or building permit. Prior to Final Map approval, the applicant shall submit engineered Improvement Plans (including specifications & engineers cost estimates), for review and approval of the Engineering Division, showing the infrastructure necessary to serve the Project. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities, traffic control devices, retaining walls, sanitary sewers, and storm drains, pump/lift stations, street lightings, common area landscaping and other project improvements. l. Prior to issuance of a demolition, grading, and/or building permit, the applicant shall provide documentation of the recordation of the Final Map at the County Recorder's Office for review and approval of the Engineering Division and the Planning Division. Application for a grading permit may be made prior to recordation. m. Concurrent with the submittal for a demolition permit, the applicant shall submit a plan for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review and approval by the 			

133 Encinal Avenue – Recommended Actions

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DECISION ENTITY: City Council		DATE: January 12, 2016	ACTION: TBD
VOTE: TBD (Carlton, Cline, Keith, Mueller, Ohtaki)			
<p>ACTION:</p> <p>Building, Engineering, and Planning Divisions prior to issuance of a demolition permit. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing demolition.</p> <ul style="list-style-type: none"> n. Simultaneous with the application for a grading permit, the applicant shall submit a draft "Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement" with the City subject to review and approval by the Engineering Division. With the executed agreement, the property owner is responsible for the operation and maintenance of stormwater treatment measures for the project. The agreement shall run with the land and shall be recorded by the applicant with the San Mateo County Recorder's Office. The applicant shall enter into and record a Stormwater Treatment Measures Operations and Maintenance Agreement prior to finalizing the building permit for the first residential unit. o. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division. p. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering, and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. q. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a utility plan that shows all existing communications lines along the site's frontage to be undergrounded, subject to the approval of the Engineering Division. r. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 2,500 square feet of irrigated landscaping, it is subject to the City' Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application. In accordance with City Council Resolution 6261 in response to the 2014 Water Shortage Contingency Plan (WSCP), as required by the State of California to address the present drought, potable irrigation water may only be delivered by drip or micro-spray irrigation devices. The landscaping shall be installed prior to final building inspection. 			

133 Encinal Avenue – Recommended Actions

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DECISION ENTITY: City Council		DATE: January 12, 2016	ACTION: TBD
VOTE: TBD (Carlton, Cline, Keith, Mueller, Ohtaki)			
<p>ACTION:</p> <ul style="list-style-type: none"> s. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a lighting plan, providing the location, architectural details and specifications for all exterior lighting subject to review and approval by the Planning Division. t. Simultaneous with the submittal of a complete building permit application, a design-level geotechnical investigation report shall be submitted to the Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards. The report shall identify building techniques appropriate to minimize seismic damage. u. Prior to issuance of each building permit, the applicant shall pay the applicable Building Construction Street Impact Fee in effect at the time of payment. The current fee is calculated by multiplying the valuation of the construction by 0.0058. v. A complete building permit application will be required for any remediation work that requires a building permit. No remediation work that requires approval of a building permit shall be initiated until the applicant has received building permit approvals for that work. All building permit applications are subject to the review and approval of the Building Division. w. For construction activity resulting in a land disturbance of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board under the Construction Activities Storm Water General Permit (General Permit). The NOI indicates the applicant's intent to comply with the San Mateo Countywide Stormwater Pollution Prevention Program, including a Stormwater Pollution Prevention Plan (SWPPP). The applicant shall prepare a Notice of Intent and submit a copy to the Engineering Division for the proposed grading operation. x. Simultaneous with the submittal of a complete building permit application, the applicant shall submit the City's "NPDES Permit Compliance Checklist", and provide for permanent stormwater control measures selected from the City's "Local Source Control Measures List", as appropriate, for review and approval of the Engineering Division. For potential solutions, the Applicant may refer to "Start at Source", a Manual developed by the Bay Area Stormwater Management Agencies Association by (BASMMA). y. If construction is not complete by the start of the wet season (October 1 through April 30), the applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing 			

133 Encinal Avenue – Recommended Actions

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DECISION ENTITY: City Council		DATE: January 12, 2016	ACTION: TBD
VOTE: TBD (Carlton, Cline, Keith, Mueller, Ohtaki)			
<p>ACTION:</p> <p>disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction.</p> <p>z. The applicant shall retain a civil engineer to prepare "as-built" or "record" drawings, and the drawings shall be submitted in AutoCad format to the Engineering Division.</p> <p>6. Approve the architectural control and major subdivision subject to the following project-specific conditions:</p> <p>a. The applicant shall address all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment N). Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.</p> <p>b. Prior to demolition permit issuance, the applicant shall furnish a certificate of deposit with the City Finance Division equal to the value of the heritage trees in the vicinity of the construction project for five years to ensure the preservation, maintenance and health of the trees. The five-year time period will commence upon issuance of the demolition permit. The bond may be released after five years upon verification that the heritage trees have been successfully preserved and protected under the Heritage Tree Ordinance, subject to inspection of the City Arborist. Should any heritage trees to be preserved suffer injury or removal as a result of construction activities, the applicant shall be required to replace the damaged Heritage Tree(s) with one or more containerized trees having a material value of not less than the appraised value of the Heritage Trees. Appraisal shall be determined prior to demolition permit issuance using the Trunk Formula Method from the Council of Tree & Landscape Appraisers, Guide for Plant Appraisal, 9th edition, and subject to review and approval of the City Arborist.</p> <p>c. Simultaneous with the application for a Final Map, the applicant shall submit covenants, conditions and restrictions (CC&Rs) for the approval of the City Engineer and the City Attorney. The CC&Rs shall be recorded as deed restrictions with the Final Map. The CC&Rs shall include the following provisions:</p> <ul style="list-style-type: none"> i. All heritage trees shall be maintained pursuant to the Heritage Tree Ordinance; ii. Provision for funding and maintenance of all common facilities, such as streets and utilities, not accepted for maintenance by a public agency. The CC&Rs shall stipulate that the HOA is responsible for maintaining landscaping consistent with the 			

133 Encinal Avenue – Recommended Actions

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DECISION ENTITY: City Council		DATE: January 12, 2016	ACTION: TBD
VOTE: TBD (Carlton, Cline, Keith, Mueller, Ohtaki)			
<p>ACTION:</p> <ul style="list-style-type: none"> iii. Landscape Maintenance Agreement; and iii. The CC&Rs shall describe how the Stormwater Best Management Practices (BMPs) associated with privately owned improvements and landscaping shall be funded and maintained by the HOA. d. Simultaneous with the application for a Final Map, the applicant shall execute the Below Market Rate (BMR) Housing Agreement and submit it to the Planning Division. Prior to recordation of the Final Map, the applicant shall record the fully executed BMR Housing Agreement at the County of San Mateo Recorder's Office. e. Prior to recordation of the Final Map, the applicant shall pay any applicable recreation fees (in lieu of dedication) per the direction of the Engineering Division in compliance with Section 15.16.020 of the Subdivision Ordinance. The estimated recreation in-lieu fee is \$1,881,600 (based on \$9.8 million value of acreage). f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated LEED Checklist, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP should submit a cover letter stating their qualifications, and confirm that they have prepared the Checklist and that the information presented is accurate. Confirmation that the project conceptually achieves LEED Silver certification shall be required before issuance of the building permit. Prior to final inspection of the building permit, the applicant shall submit verification that the development has achieved final LEED Silver certification. g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans clearly specifying that a minimum of three short-term bicycle parking spaces shall be provided on the development, not in conflict with any other site improvements, subject to review and approval of the Planning Division. h. Prior to issuance of the building permit, the applicant shall pay the citywide Transportation Impact Fee (TIF), which is currently estimated at \$17,699.90. This was calculated by multiplying the fee of \$1,927.02 per multi-family unit by 24 units for new uses and a credit for 6,166 square feet of existing commercial uses. This fee is updated annually on July 1st based on the Engineering News Record Bay Area Construction Cost Index. i. Prior to issuance of the building permit, the applicant shall pay the El Camino Real/Downtown Specific Plan Preparation Fee, which is established at \$1.13/square foot for all net new development. For the subject proposal, the fee is estimated at \$55,355.31 (\$1.13 x 48,987 net new square feet). 			

THIS DOCUMENT IS RECORDED FOR THE BENEFIT
OF THE CITY OF MENLO PARK AND
IS EXEMPT FROM FEE PER
GOVERNMENT CODE SECTIONS 27383 AND 6103.

WHEN RECORDED MAIL TO:)
)
COMMUNITY DEVELOPMENT DEPARTMENT)
CITY OF MENLO PARK)
701 Laurel Street)
Menlo Park, CA 94025-3483)
Attention: Community Development Director)
)

BELOW MARKET RATE FOR-SALE AGREEMENT
133 ENCINAL AVENUE

BELOW MARKET RATE FOR-SALE AGREEMENT

This Below Market Rate For-Sale Agreement ("Agreement") is made as of this _____ day of _____ 2016 by and between THE CITY OF MENLO PARK, a California municipality ("City") and SFP LAS POSITAS, LLC, a California corporation ("Owner"), with respect to the following:

RECITALS

A. Owner is the owner of certain real property located in the City of Menlo Park, County of San Mateo, State of California ("Property"), more particularly described in Exhibit A attached hereto. The Property is commonly known as 133 Encinal Avenue and consists of Assessor's Parcel Number 060-344-270.

B. Pursuant to City Municipal Code Chapter 16.96, the City's BMR Housing Ordinance ("BMR Ordinance"), and the City's Below Market Rate Housing Program Guidelines ("Guidelines") attached hereto as Exhibit B, Owner is required to enter into this Agreement for the benefit of the City to insure compliance with the City's BMR Ordinance and the Guidelines, which is a prerequisite to obtaining final development approvals and "Final Inspection" of the units from the Building Division.

C. Owner plans to redevelop the Property by constructing a total of twenty-four (24) new attached for-sale single-family residential units of which three (3) shall be below market rate units ("BMR Units"), as required by, and in full compliance with the City's BMR Ordinance and the Guidelines.

D. The BMR Units shall be sold to third parties who meet the eligibility requirements set forth in the BMR Ordinance and the Guidelines, and with prices determined in accordance with this Agreement.

E. This Agreement is for the benefit of Owner and the City. The deeds to the BMR Units shall contain restrictions that limit the sales price of the BMR Units in accordance with the BMR Ordinance and the Guidelines. These deed restrictions relating to the three (3) BMR Units shall be binding on the future owners of those units.

NOW, THEREFORE, the parties agree as follows:

1. The three (3) BMR Units are to be completed and sold in accordance with the BMR Ordinance and the Guidelines with the appropriate deed restrictions. For purposes of Section 8 of the Guidelines, a BMR Unit shall be deemed "available for purchase" when the City has issued a letter that states that the BMR Unit meets the requirements of the Guidelines and satisfies the provisions of this Agreement. The letter will be issued when the BMR Unit is substantially ready for occupancy, as reasonably determined by the City's Community Development Director, and when the BMR Unit has passed Final Inspection by the Building Division.

2. Section 5.1 of the Guidelines requires the BMR Units to generally be of the same size as the market rate units and be distributed throughout the development. The locations of the three (3) BMR Units are shown as BMR Units A, B, and C on Exhibit C attached hereto. The floor plans showing the size and layout of the BMR Units are shown on Exhibit D attached hereto.

3. The elevations of the BMR Units will be as approved by the City Council.

4. The exterior materials used in the construction of the BMR Units will be similar and indistinguishable from those used on the market rate units. The interior finishes of the BMR Units shall be similar to those of the market rate units, except for upgrades purchased by individual buyers.

5. Each BMR Unit shall be affordable to households which are U.S. Department of Housing and Urban Development ("HUD") low or moderate income eligible as defined in Section 50079.5 of the California Health and Safety Code, as described in the Guidelines, and are of the smallest household size eligible for the BMR Unit on the BMR waiting list maintained by the City on the date that the Sales Price is set, as more particularly described below. The BMR Sales Price shall be calculated according to the following formula by reference to the definitions and standards set forth in Sections 6.1 and 6.2, below. Of the three BMR Units, one unit shall be affordable to low-income households, and two units shall be affordable to moderate-income households.

6.1 The "**Sales Price**" shall be calculated by adding the cash down payment, defined in 6.2.10, below, to the Maximum Mortgage Amount, defined in Section 6.1.6, below, less lender and escrow fees and costs incurred by the buyer. The Sales Price shall be set before the commencement of the sale process for the BMR Units.

6.1.1 Calculate the "**Smallest Household Size**": The household with the smallest number of persons eligible for the BMR Unit, as shown in Section 14, Table C (Occupancy Standards) of the Guidelines.

6.1.2. The current "**Maximum Eligible Income**" shall be the most current State Income Limit for San Mateo County, Lower and Moderate Income categories, as published by the State of California Department of Housing and Community Development, for the Smallest Household Size.

6.1.3. Calculate the "**Maximum Allowable Monthly Housing Expenses**": Multiply the Maximum Eligible Income by thirty three percent (33%) and divide by twelve (12).

6.1.4. Calculate the "**Actual Monthly Housing Expenses**": Add the following costs associated with a particular BMR Unit, as more particularly described in Paragraph 6.2 below, and divide by twelve (12): (a) any loan fees, escrow fees and other closing costs (amortized over 360 months) and/or private mortgage insurance associated therewith; (b) property taxes and assessments; (c) fire, casualty insurance and flood insurance, if required; (d) property maintenance and repairs, deemed to be One Hundred

Dollars (\$100) per month; (e) a reasonable allowance for utilities as set forth in the Guidelines, not including telephones, and (f) homeowners association fees, if applicable, but less the amount of such homeowners association fees allocated for any costs attributable to (c), (d) or (e) above.

6.1.5. Calculate the "**Maximum Monthly Mortgage Payment Amount**": Subtract the Actual Monthly Housing Expenses from the Maximum Allowable Monthly Housing Expenses.

6.1.6. Determine the "**Maximum Mortgage Amount**": Determine the amount of mortgage that a lender would loan, based upon the Maximum Monthly Mortgage Payment Amount and based upon the down payment found to be the lowest that lenders are willing to accept in a survey of lenders as described below. Survey and take the average of at least three local lenders who regularly make home loans at a typical housing expense ratio to first-time buyers in the price range of the BMR home on the day that the price is set. The mortgage amount shall be for a 30-year fixed rate mortgage with standard fees, closing costs and no points, and shall be less than or equal to the Maximum Monthly Mortgage Amount.

6.2. The calculation of the Sales Price shall be based upon the factors defined below. These definitions conform to the eligibility and underwriting standards established by the major secondary mortgage market investors, such as the Federal National Mortgage Association ("Fannie Mae") and the Federal Home Loan Mortgage Corporation ("Freddie Mac").

6.2.1. Mortgage Interest Rate. The mean average of contract interest rates on the date that the Sales Price is set, for fixed rate, 30-year "Conforming" mortgages (presently \$417,000 or less, as such amount may be adjusted from time to time as the maximum amount of FHA Conforming mortgages), or for jumbo mortgages if applicable, as quoted by three local retail lenders. The three local retail lenders shall be selected at random by the City from the list of lenders certified by San Mateo County to make first mortgage loans with Mortgage Credit Certificates.

6.2.2. Points. The mean average of points quoted by three local lenders that make mortgage loans to first time home buyers in the City of Menlo Park on the date that the Sales Price is set for fixed rate, 30 year mortgages of \$417,000 or less, or for jumbo mortgages if applicable, which lenders are selected on a random basis by the City. Points are a one-time fee paid to a lender for making a loan. One point is equal to one percent of the loan amount.

6.2.3. Lender/Escrow Fees. The mean average of fees charged by three local lenders that make mortgage loans to homebuyers, which lenders are selected on a random basis by the City, plus escrow company fees, for such items as title insurance, appraisal, escrow fees, document preparation and recording fees.

6.2.4. Loan to Value Ratio. The maximum ratio of the dollar amount of a

Conforming mortgage to the sales price of a home which a lender is willing to approve at a given point in time. For purposes of this Agreement, the Loan to Value Ratio shall be calculated as the mean average of the maximum Loan to Value Ratios as quoted by three local lenders selected on a random basis by the City from a list of lenders who actively make loans to homebuyers and who participate in the Mortgage Credit Certificate program.

6.2.5. Housing Expense Ratio. The mean average of the housing expense ratio as reported on the date that the sales price is set, for fixed rate, 30-year mortgages of \$417,000 or less, or for jumbo mortgages if applicable, by three local lenders that make mortgage loans to homebuyers in the City of Menlo Park, which lenders are selected on a random basis by the City. Housing expense is defined as the sum of the annual mortgage payment (including principal and interest), and annual payments for taxes, homeowners association dues, insurance, property maintenance and repairs, a reasonable allowance for utilities according to the San Mateo County Housing Authority Utility Financial Allowance Chart which is periodically updated and amended, and any secondary financing (but excluding any portion of the aforementioned expenses covered by homeowners association dues). To determine the ratio, this sum is divided by gross annual income.

6.2.6. Homeowners Insurance. Calculated as the mean average of the annual cost of insurance quoted by two or three local brokers, based on their experience, for a housing unit of the price, room configuration, location, construction material and structure type of the subject BMR Unit. Flood insurance costs, if required, shall be calculated by this same method.

6.2.7. Private Mortgage Insurance. The mean average of the annual cost of private mortgage insurance quoted by two or three local lenders, based on their experience, for a housing unit of the price, location, and structure type of the subject BMR Unit.

6.2.8. Taxes. The tax rate as reported by the San Mateo County Assessor's Office.

6.2.9. Homeowners' Dues. Reported by the developer and as set forth in the Public Report issued by the California Department of Real Estate for the project.

6.2.10. Down Payment. Cash portion paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed. For the purpose of calculating the BMR Sales Price, the down payment will be defined as the mean average of the smallest down payment required by the two or three local lenders surveyed.

6.3. The Sales Price shall be agreed upon in writing by Owner and the City's Community Development Director no later than the date of the Final Inspection, or at an earlier date agreed to by the City's Community Development Director, and before the process begins to find a buyer.

7. As a condition precedent to a Final Inspection of any market rate unit at least one (1) BMR Unit shall have passed Final Inspection, and no more than nine (9) market rate units shall have passed Final Inspection until a second BMR Unit passes Final Inspection. In any event, the last BMR Unit must pass Final Inspection before the last market rate unit passes Final Inspection.

8. If there is a standard pre-sale requirement by the BMR applicant's lender for a certain percentage of units in the project to be sold before the BMR applicant's lender will close escrow on the loan, then the time for the City's purchase or the buyer's purchase will be extended until that requisite number of units has closed.

9. This Agreement shall be binding on and inure to the benefit of the parties hereto and any respective assigns and or owners of the property. Either party may freely assign this Agreement without the consent of the other. However, to be valid, an assignment of this Agreement must be in writing.

10. This Agreement is a covenant running with the land for the benefit of the City and all lands owned by the City within the limits of the City.

11. If any legal action is commenced to interpret or enforce this Agreement or to collect damages as a result of any breach of this Agreement, the party prevailing shall be entitled to recover all reasonable attorney's fees and costs incurred in such action from the other party.

12. Owner shall record this Agreement in the Office of the County Recorder of San Mateo prior to the recording of a final subdivision map for any portion of the Property and shall provide a copy of such recorded agreement to the City.

13. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

14. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the parties hereto.

15. The exhibits attached hereto are hereby incorporated herein by this reference for all purposes.

16. This Agreement supersedes any prior agreements, negotiations and communications, oral or written, and contains the entire agreement between the parties as to the subject matter hereof.

17. If any portion of this Agreement as applied to either party or to any circumstances shall be adjudged by a court to be void or unenforceable, such portion shall be deemed severed from this Agreement and shall in no way effect the validity or enforceability of the remaining portions of this Agreement.

18. Any and all obligations or responsibilities of Owner under this Agreement shall terminate upon the recording of the grant deeds conveying the BMR Units to qualified third party purchasers in accordance with the terms and provisions of this Agreement, the recording of the deed restrictions against such BMR Units, and/or the payment of the in lieu fees, if applicable, to be paid through escrow, as set forth in Section 4.3 of the Guidelines.

19. The execution and delivery of this Agreement shall not be deemed to be for the benefit of the third party purchasers of the BMR Units or any other third party and any and all obligations and responsibilities of Owner under this Agreement are to the City for whose benefit this Agreement has been entered into. No third party purchaser of a BMR or market rate unit, homeowners' association or any other third party shall obtain any rights or standing to complain that the BMR Units were not constructed, designed, sold or conveyed in accordance with this Agreement, or the BMR Ordinance and the Guidelines as a result of this Agreement. Furthermore, the acceptance of this Agreement by the City, the acceptance of the interior specifications for the BMR Units and the conveyance of the BMR Units to qualified third parties shall conclusively indicate that Owner has complied with this Agreement and the BMR Ordinance and the Guidelines.

20. To the extent of any conflict between the terms and provisions of the Guidelines attached hereto as Exhibit B and the terms and provisions of the Agreement, the terms and provisions of this Agreement shall prevail.

Signatures on next page

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

City of Menlo Park	SFP Las Positas, LLC a California corporation
By: _____ Name: Alex D. McIntyre Its: City Manager	By: _____ Name: Derek K. Hunter, Jr. Its: President

Notarial acknowledgement for the City and SFP Las Positas, LLC are attached.

List of Exhibits

- Exhibit A: Property Description
- Exhibit B: BMR Guidelines
- Exhibit C: BMR Unit Locations Exhibit
- Exhibit D: BMR Floor Plans

EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Menlo Park, County of San Mateo, State of California, described as follows:

PARCEL 2, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP, BEING THAT PARCEL OF LAND DESIGNATED AS LAND OF WM. BARBER OF 'MAP OF VILLA LOTS AT FAIR OAKS' RECORDED IN BOOK C OF MAPS AT PAGE 31, AND COPIED INTO BOOK 1 OF MAPS AT PAGE 87, SAN MATEO COUNTY RECORDS", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JANUARY 28TH, 1982 IN BOOK 52 OF MAPS, AT PAGES 36 AND 37.

APN: 060-344-270

JPN: 060-034-344-23.01A

EXHIBIT B

GUIDELINES


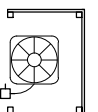
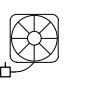
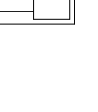


[The City's Below Market Rate Housing Program Guidelines as modified or amended as of May 6, 2014 are incorporated herein by this reference]

EXHIBIT C

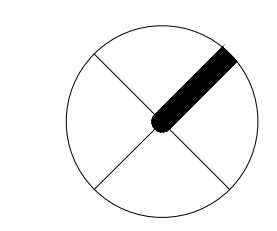
BMR UNIT LOCATIONS



Legend

-  Electric Vehicle Charging Station- Buildings E, F, + G; See Building Plan
-  AC Condenser with wood screen See Landscape Drawings for planting to screen from view
-  AC Condenser without wood screen at private backyard
-  Transformer; See Civil Drawings See Landscape Drawings for planting screen from view
-  Guest Bike Parking; See Landscape Drawings
-  Below Market Rate Unit

1" = 20'-0" 0 10 20 40



133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL SITE PLAN

MENLO PARK, CA

KTGY # 2014-0032

12.14.2015

IHP 1.0



KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



LANDSCAPE & WATER EFFICIENCY DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES" & WILL COMPLY WITH THE CITY OF MENLO PARK'S DESIGN GUIDELINES & MUNICIPAL CODE.

PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.

VEGETATED SWALES AND BIORETENTION TREATMENT AREAS WILL BE PLANTED WITH APPROVED WATER CONSERVING CAREX PANSA OR ALTERNATIVE GRASS SPECIES, AND PERIMETER SHRUBS THAT ARE ADAPTED TO BIO-SWALE CONDITIONS.

THE TREES, SHRUBS AND TURF PLANTING AREAS WILL BE DESIGNED FOR MAXIMUM WATER CONSERVATION. THE LANDSCAPE ESTIMATED TOTAL WATER USE WILL NOT EXCEED THE PROJECTS MAXIMUM WATER ALLOWANCE AS SPECIFIED IN THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTING & IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE & THE CITY OF MENLO PARK'S MUNICIPAL CODE 12.44

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.

SF PUC RIGHT OF WAY:

GARDEN PLOTS (RAISED PLANTERS), CITRUS AND SELECTED SHRUBS AND GROUND COVER ARE ALLOWABLE PER THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION RIGHT OF WAY REQUIREMENTS. LANDSCAPE PLANS WILL CONFORM TO SF PUC REQUIREMENTS.

BUILD IT GREEN LANDSCAPE ITEMS:

THE LANDSCAPE DESIGN WILL INCORPORATE THE FOLLOWING "BUILD IT GREEN" ITEMS TO MAXIMIZE WATER CONSERVATION:

- NO INVASIVE PLANT SPECIES USED ON PROJECT.
- 75%+ OF PLANTS ARE WATER CONSERVING CALIFORNIA NATIVES OR MEDITERRANEAN SPECIES.
- TURF IS TALL FESCUE WITH WATER USE PLANT FACTOR OR 0.8
- TURF AREA IS LESS THAN 33% OF ENTIRE LANDSCAPED AREA.
- PLANTS ARE GROUPED BY WATER NEEDS AND EACH AREA IS IRRIGATED SEPARATELY (I.E., TURF AND SHRUB AREAS HAVE SEPARATE IRRIG. CIRCUITS).
- LOW FLOW SPRINKLER HEADS ARE USED ON PROJECT.
- 2" COMPOST ADDED INTO SOIL.
- 3" OF MULCH ADDED TO SHRUB AND GROUND COVER PLANTING AREAS.

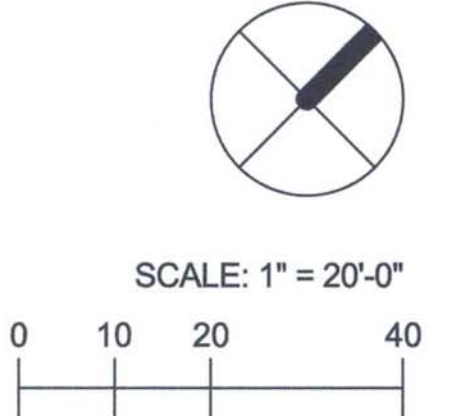
133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL LANDSCAPE PLAN

MENLO PARK, CA
VALA # 1416

12.14.2015



LI.0

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796



1. Front Elevation - Encinal Avenue



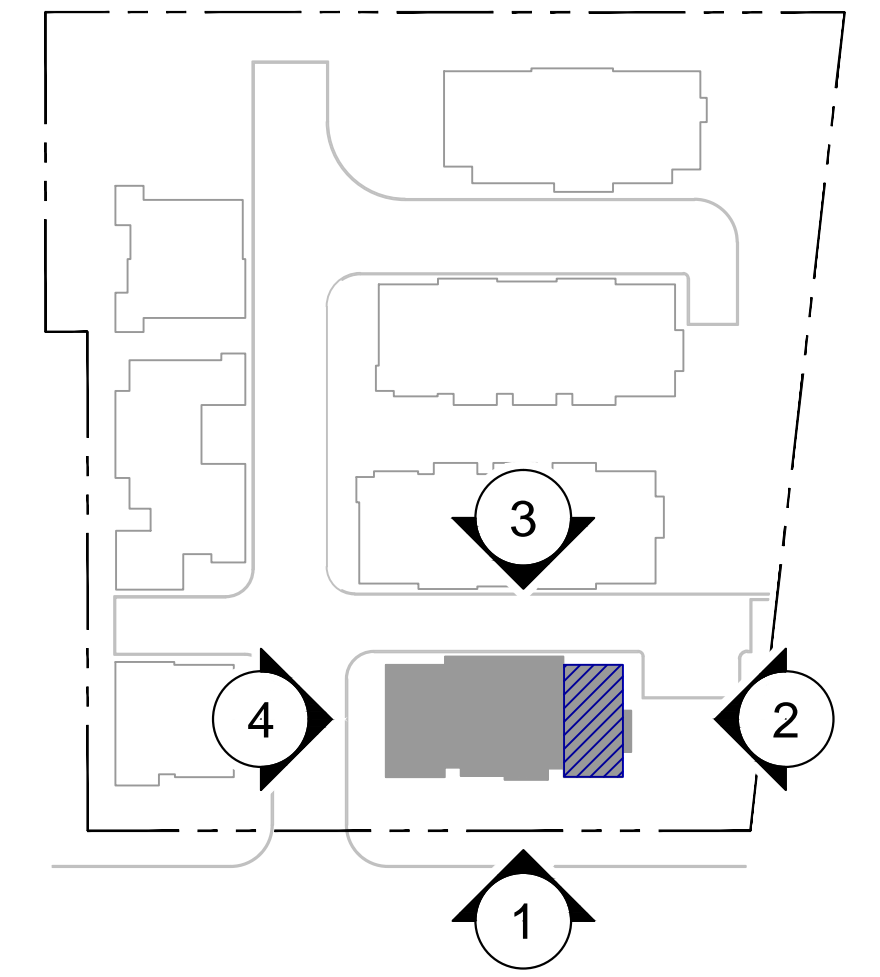
2. Right Elevation*



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

 Below Market Rate Unit

*Elevation faces Southern Pacific Railroad and has been designed for smaller openings.

133 ENCINAL AVENUE

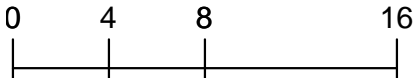
Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL ELEVATIONS - BUILDING A

MENLO PARK, CA

KTGY # 2014-0032

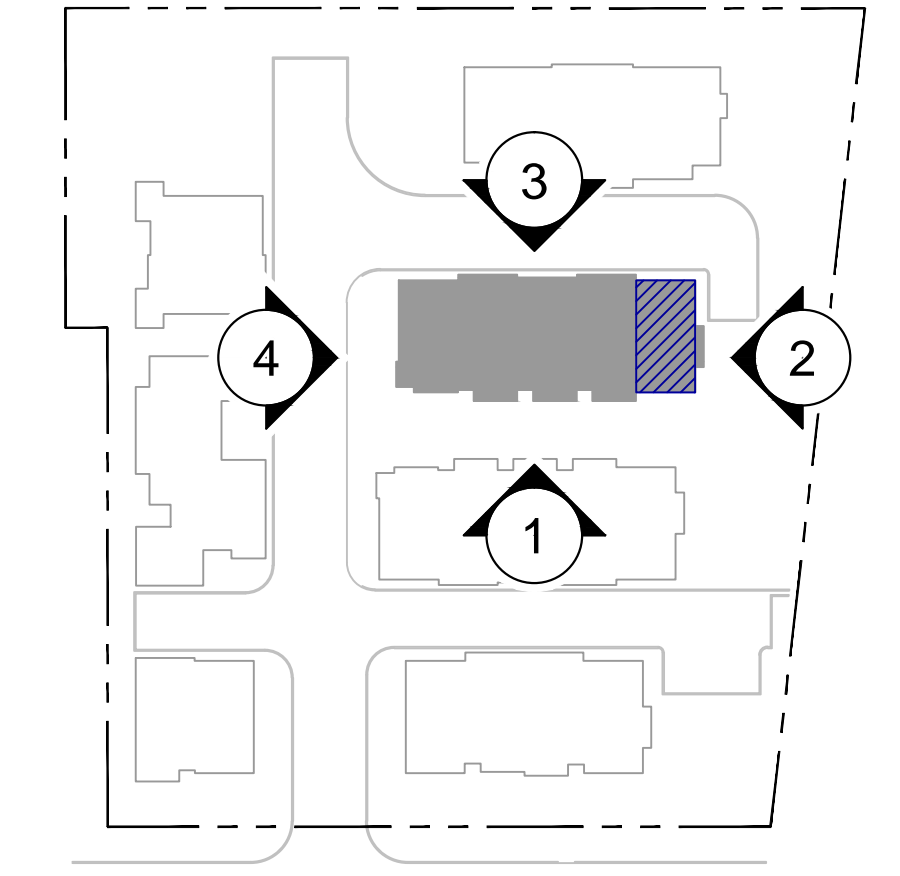
12.14.2015

1/8" = 1'-0" 

IHP 2.0

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com





Key Map n.t.s.

 Below Market Rate Unit

*Elevation faces Southern Pacific Railroad and has been designed for smaller openings.



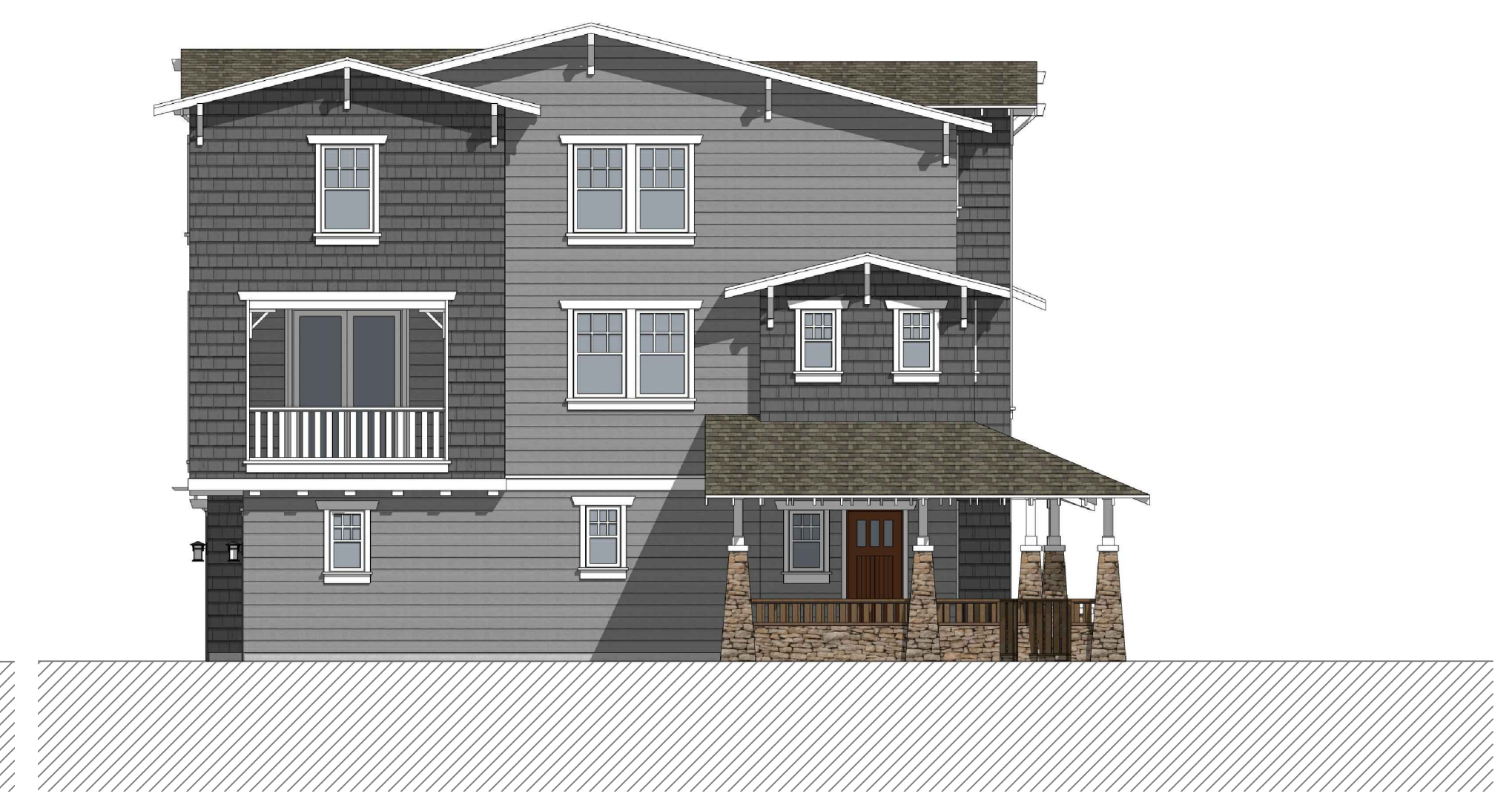
1. Front Elevation



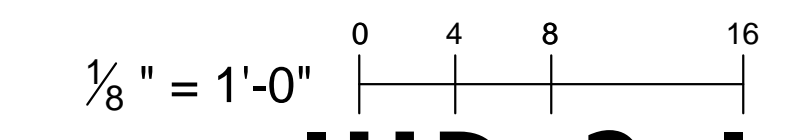
2. Right Elevation*



3. Rear Elevation



4. Left Elevation



133 ENCINAL AVENUE

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408.255.4100

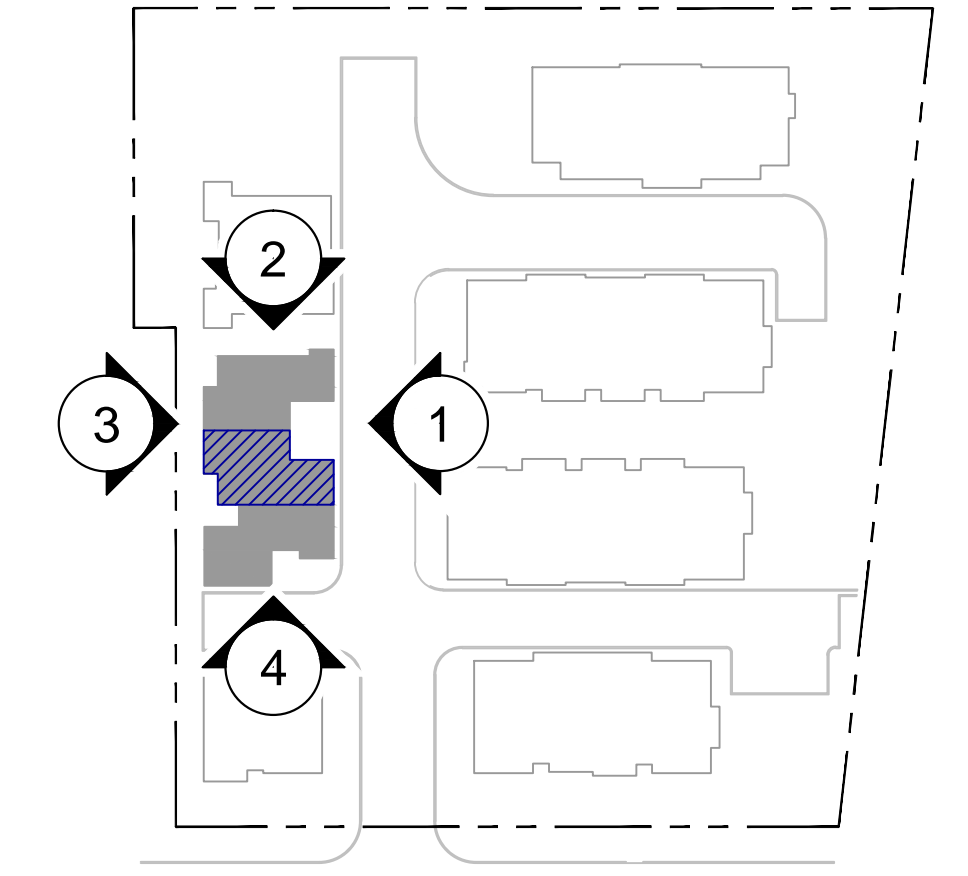
CONCEPTUAL ELEVATIONS - BUILDING C


MENLO PARK, CA
KTGY # 2014-0032

12.14.2015

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com





Key Map n.t.s.
 Below Market Rate Unit



1. Front Elevation



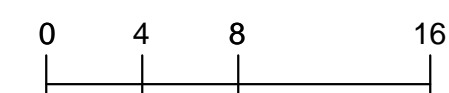
2. Right Elevation



3. Rear Elevation



4. Left Elevation

1/8" = 1'-0" 

133 ENCINAL AVENUE

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 10121 Miller Avenue, Suite 200
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CONCEPTUAL ELEVATIONS - BUILDING F

MENLO PARK, CA

KTGY # 2014-0032

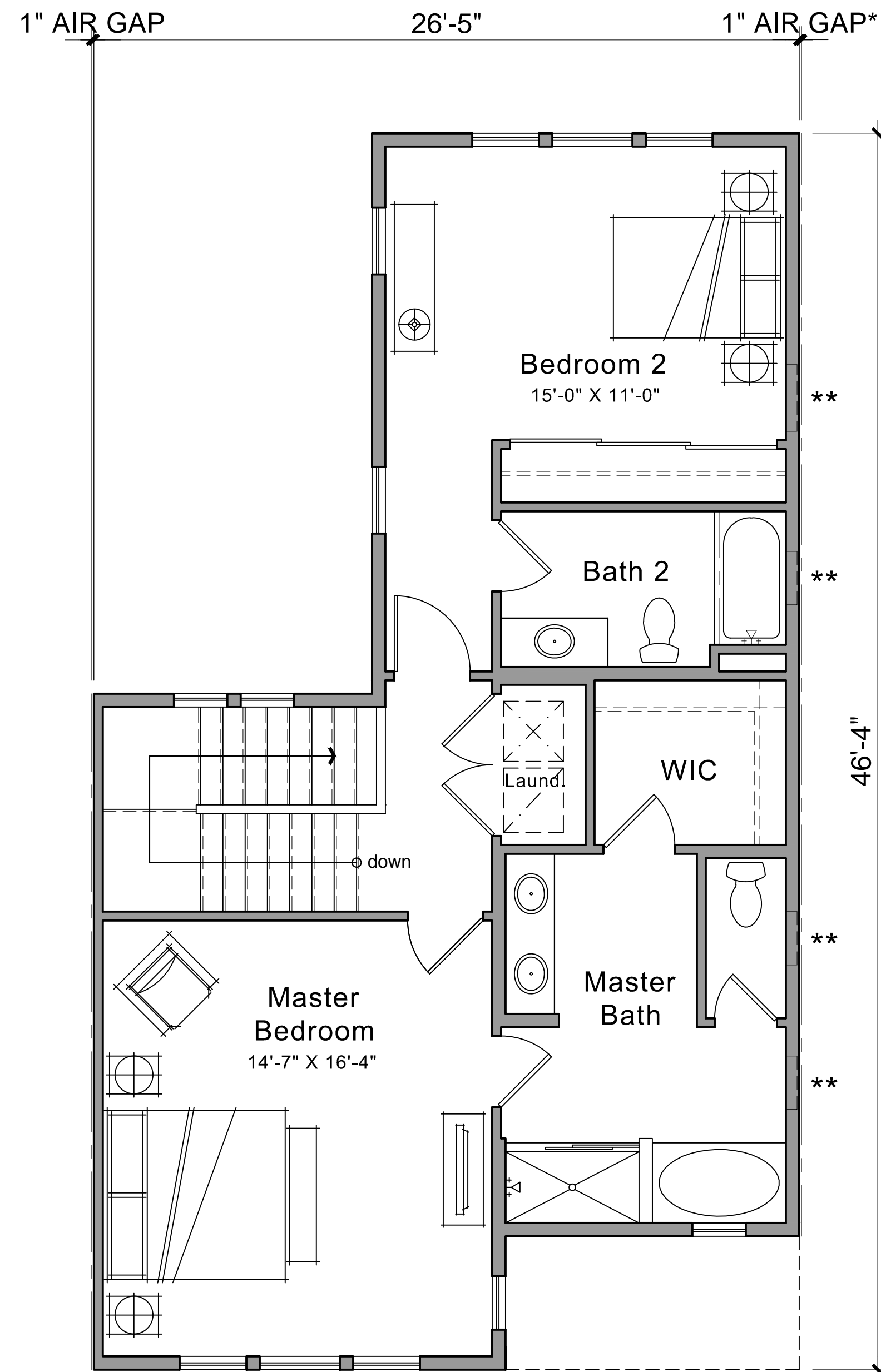
12.14.2015

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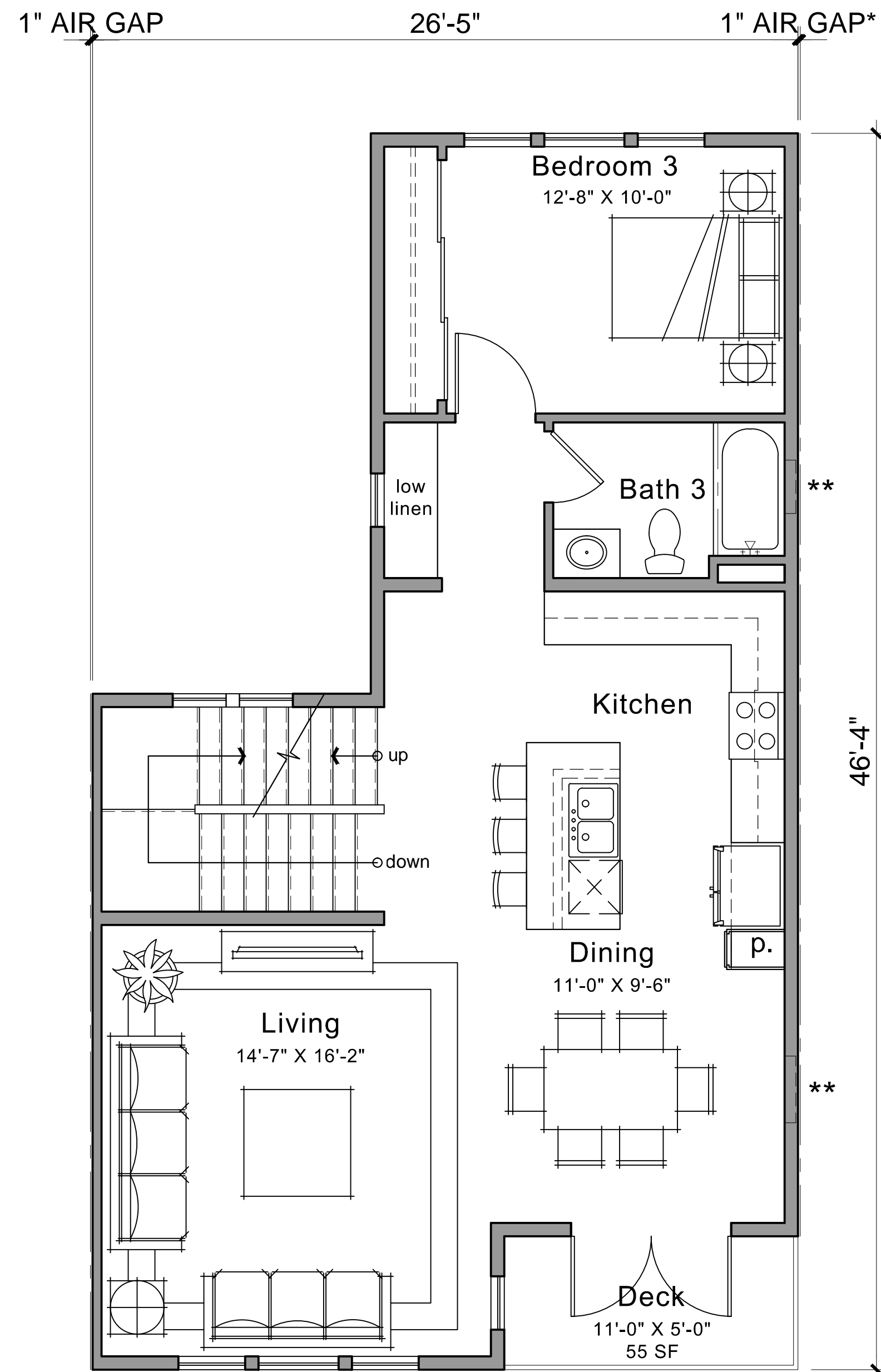


EXHIBIT D

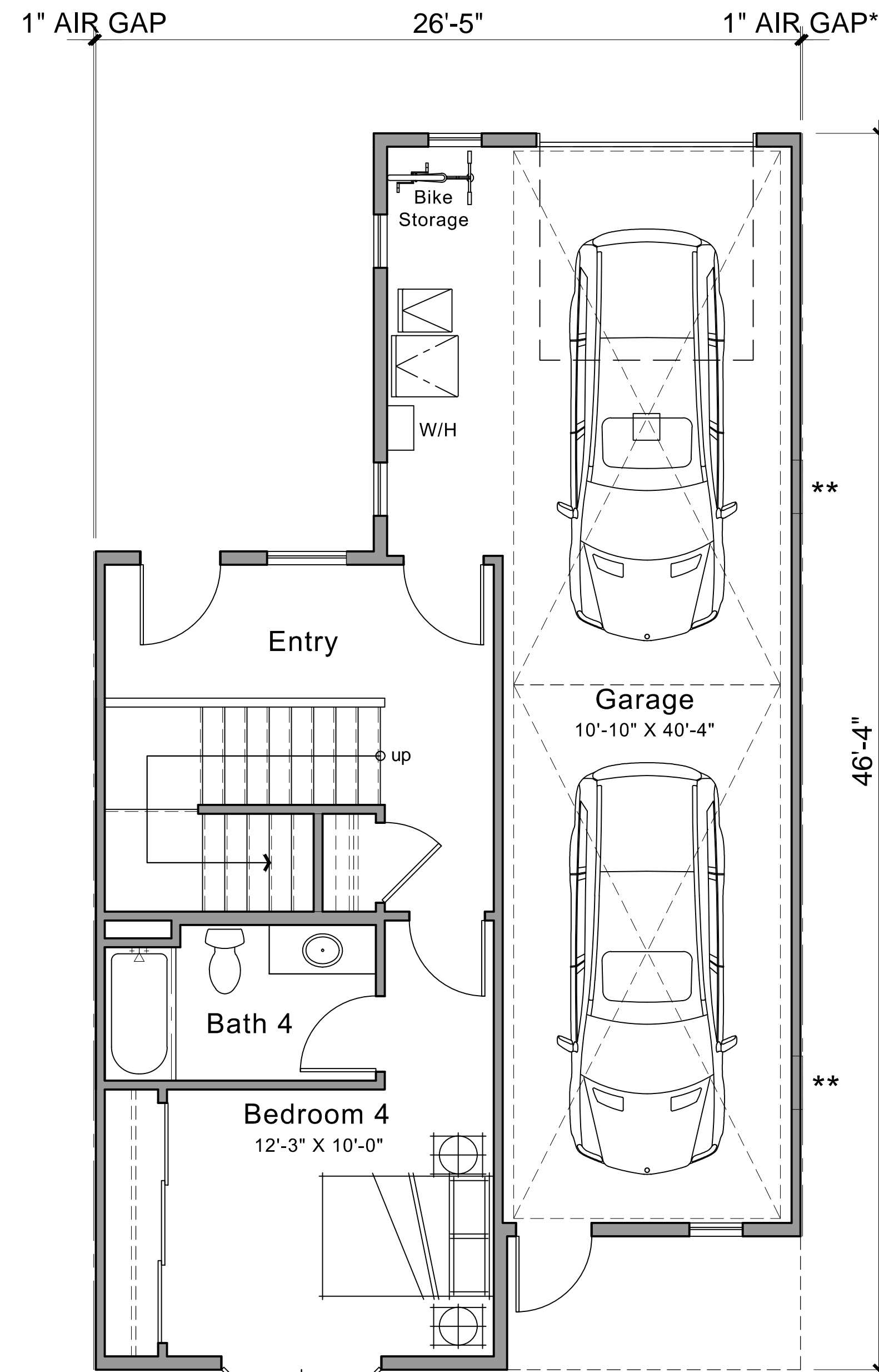
BMR FLOOR PLANS



Third Floor

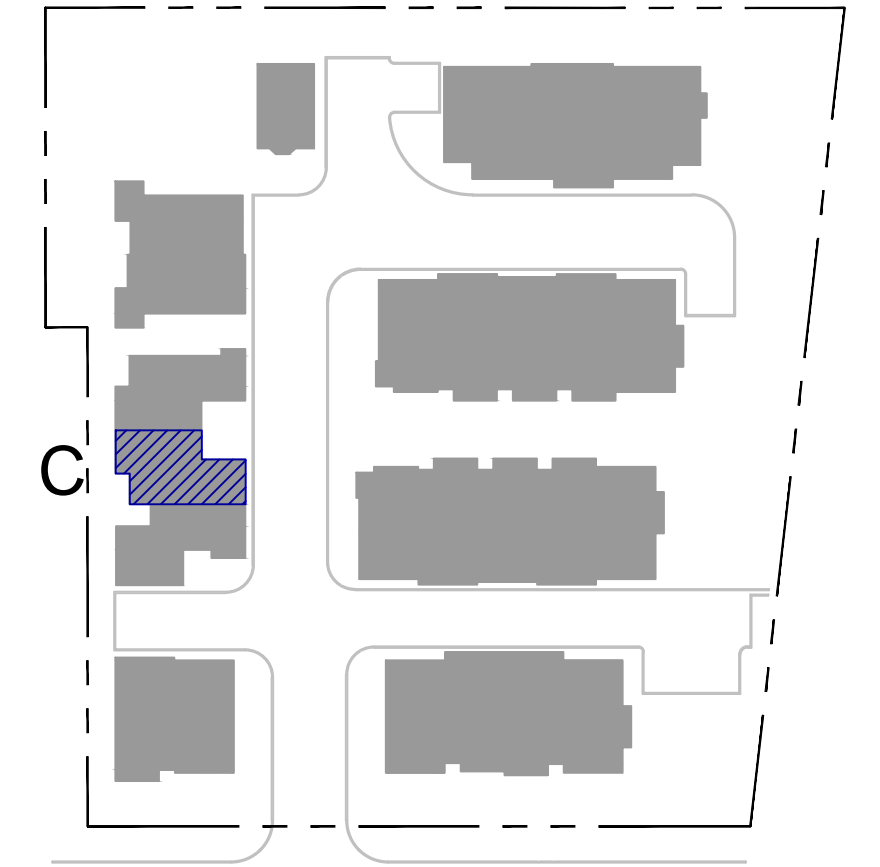


Second Floor



First Floor

Plan 6 - BMR Unit C
 4 Bedroom / 4 Bath
 2,131 Net SF



Key Map n.t.s.
 Below Market Rate Unit

Note: Unit net area measured to inside face of stud.
 *air gap at interior walls only
 ** As occurs - see building plans for window location

133 ENCINAL AVENUE

Hunter Properties Inc.
 10121 Miller Avenue, Suite 200
 Cupertino, CA 95014
 408.255.4100

CONCEPTUAL FLOOR PLANS - PLAN TYPE 6

MENLO PARK, CA
 KTG # 2014-0032

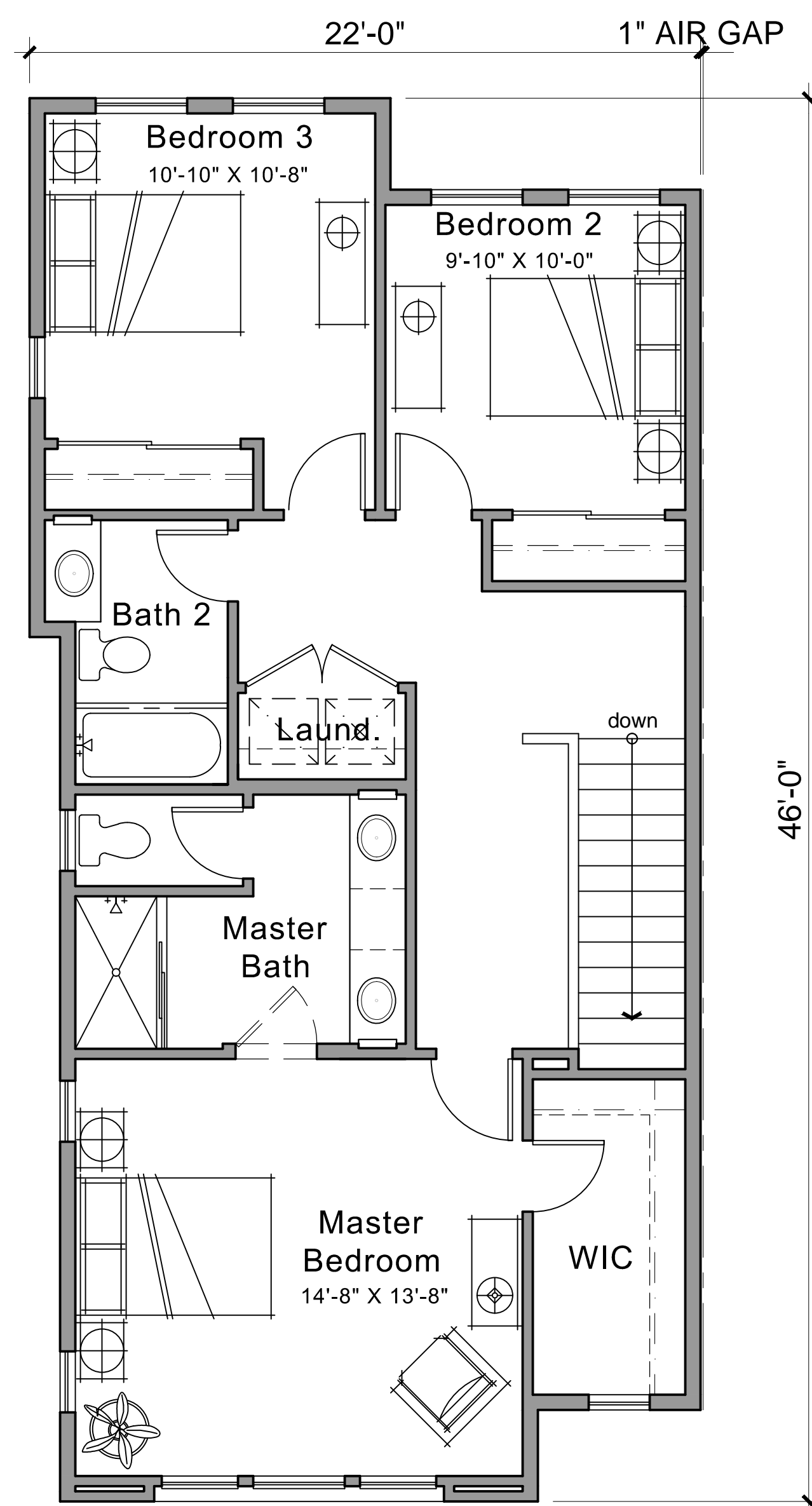
12.14.2015

1/4" = 1'-0" 0 2 4 8

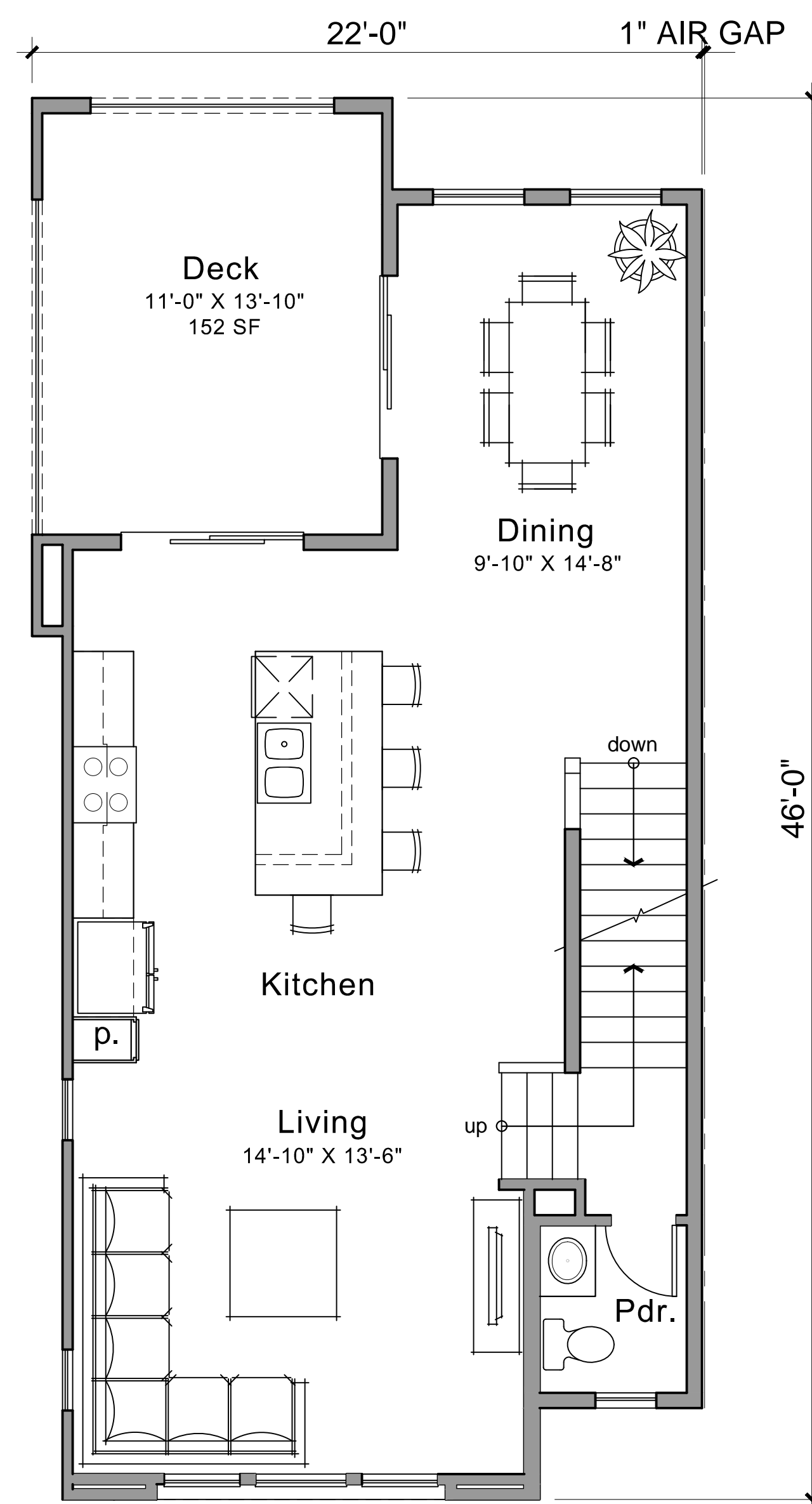
IHP 3.1

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 Oakland, CA 94607
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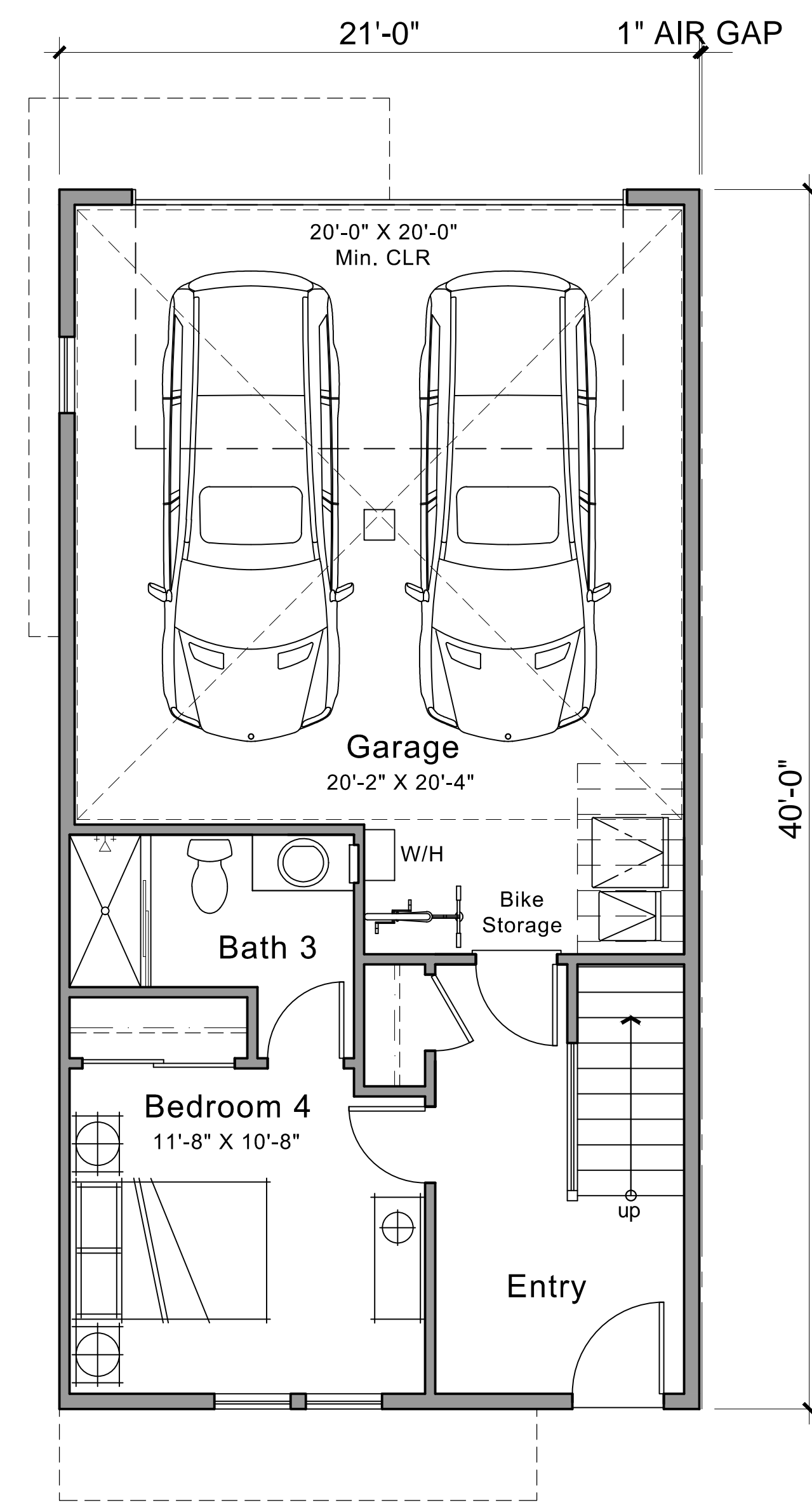




Third Floor

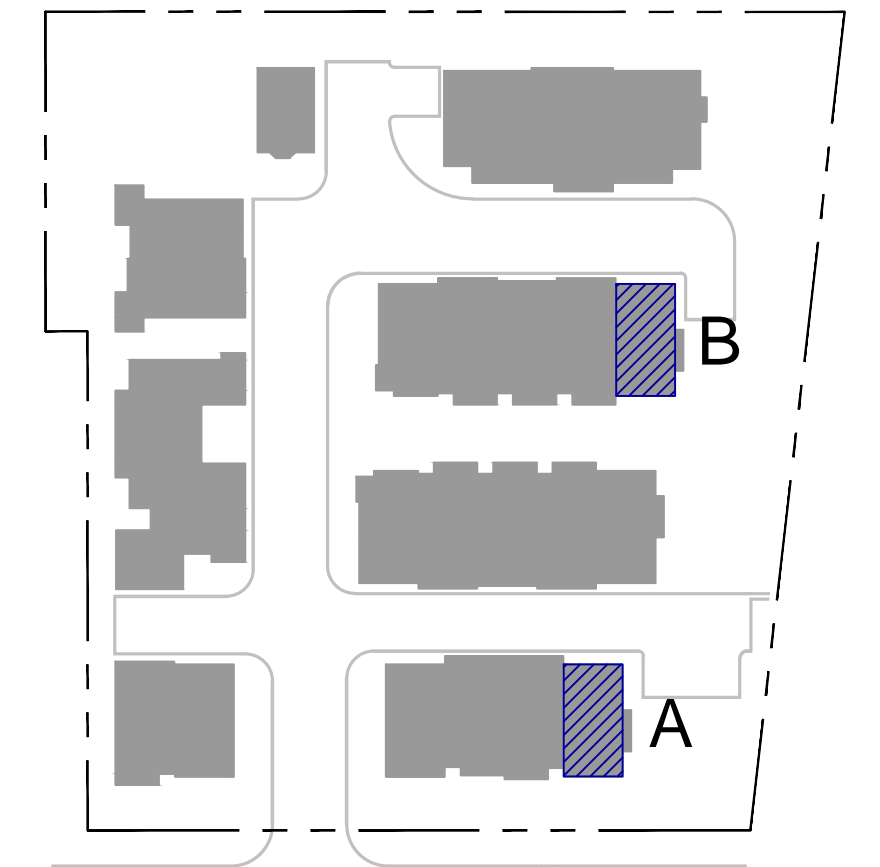


Second Floor



First Floor

Plan 7 - BMR Units A & B
4 Bedroom / 3.5 Bath
1,889 Net SF



Key Map n.t.s.

 Below Market Rate Unit

Note: Unit net area measured to inside face of stud.

133 ENCINAL AVENUE

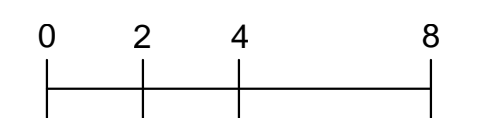
Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL FLOOR PLANS - PLAN TYPE 7

MENLO PARK, CA

KTGY # 2014-0032

12.14.2015

1/4" = 1'-0" 

IHP 3.0

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DRAFT – January 12, 2016

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK APPROVING HERITAGE TREE REMOVAL PERMITS FOR THE PROPERTY LOCATED AT 133 ENCINAL AVENUE AND ALSO KNOWN AS ASSESSORS PARCEL NUMBER 060-344-270

WHEREAS, on August 20, 2014, the City of Menlo Park (“City”) received applications from the Hunter Properties (“Project Sponsor”) for the removal of seven heritage trees at the property located at 133 Encinal Avenue (“Project Site”) as more particularly described and shown in “Exhibit A”; and

WHEREAS, the requested tree removals are necessary in order to redevelop the Project Site; and

WHEREAS, the removal of Heritage Trees within the City is subject to the requirements of Municipal Code Chapter 13.24, Heritage Trees; and

WHEREAS, the City Arborist reviewed the requested tree removals on November 5, 2014 and on November 6, 2014;

WHEREAS, the City Arborist determined that five of the Heritage Trees proposed for removal (trees #7, 10, 23, 25, and 46) are impeding the redevelopment of the Project Site; and

WHEREAS, the City Arborist determined that one of the Heritage Trees proposed for removal (tree #11) should be preserved; and

WHEREAS, the City Arborist determined that one of the Heritage Trees proposed for removal (tree #15) does not qualify as a Heritage Tree; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Environmental Quality Commission of the City of Menlo Park on June 24, 2015 whereat all persons interested therein might appear and be heard; and

WHEREAS, the Environmental Quality Commission of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted to recommend to the Planning Commission and City Council of the City of Menlo Park to approve the Heritage Tree Removal Permits for trees #7, 10, and 46, and to explore the retention of trees #23 and 25; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on October 19, 2015, whereat all persons interested therein might appear and be heard; and

WHEREAS, the Planning Commission of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to recommend to the City Council of the City of Menlo Park to approve the Heritage Tree Removal Permits for trees #7, 10, 23, 25, and 46; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the City Council of the City of Menlo Park on January 12, 2016 whereat all persons interested therein might appear and be heard; and

WHEREAS, the City Council of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to approve the Heritage Tree Removal Permits.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves the Heritage Tree Removal Permits for trees #7, 10, 23, 25, and 46 as depicted on sheet L4.0 of the proposed plans and attached by this reference herein as Exhibit A, which shall be valid until _____, and can be extended for a period of one-year by the Community Development Director if requested by the applicant.

I, Pamela Aguilar, City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the _____ day of _____, 2016, by the following votes:

AYES:

NOES:

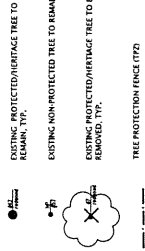
ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of _____, 2016.

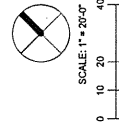
Pamela Aguilar
City Clerk

EXISTING TREE LEGEND:



EXISTING TREE NOTES:

- TOTAL NUMBER OF EXISTING PROTECTED/HERITAGE TREES ON SITE = 25
 - 16 EXISTING PROTECTED/HERITAGE TREES PROPOSED FOR MITIGATION
 - NUMBER OF 15 CAL. MIN. REPLACEMENT TREES REQUIRED: 10
- TREE DISPOSITION PLAN IS BASED ON ARBORIST REPORT DATED SEPTEMBER, 2015. TREE PROTECTION CURB LINES AND TPF FENCING PER ARBORIST REPORT AND ALL CITY REQUIREMENTS.

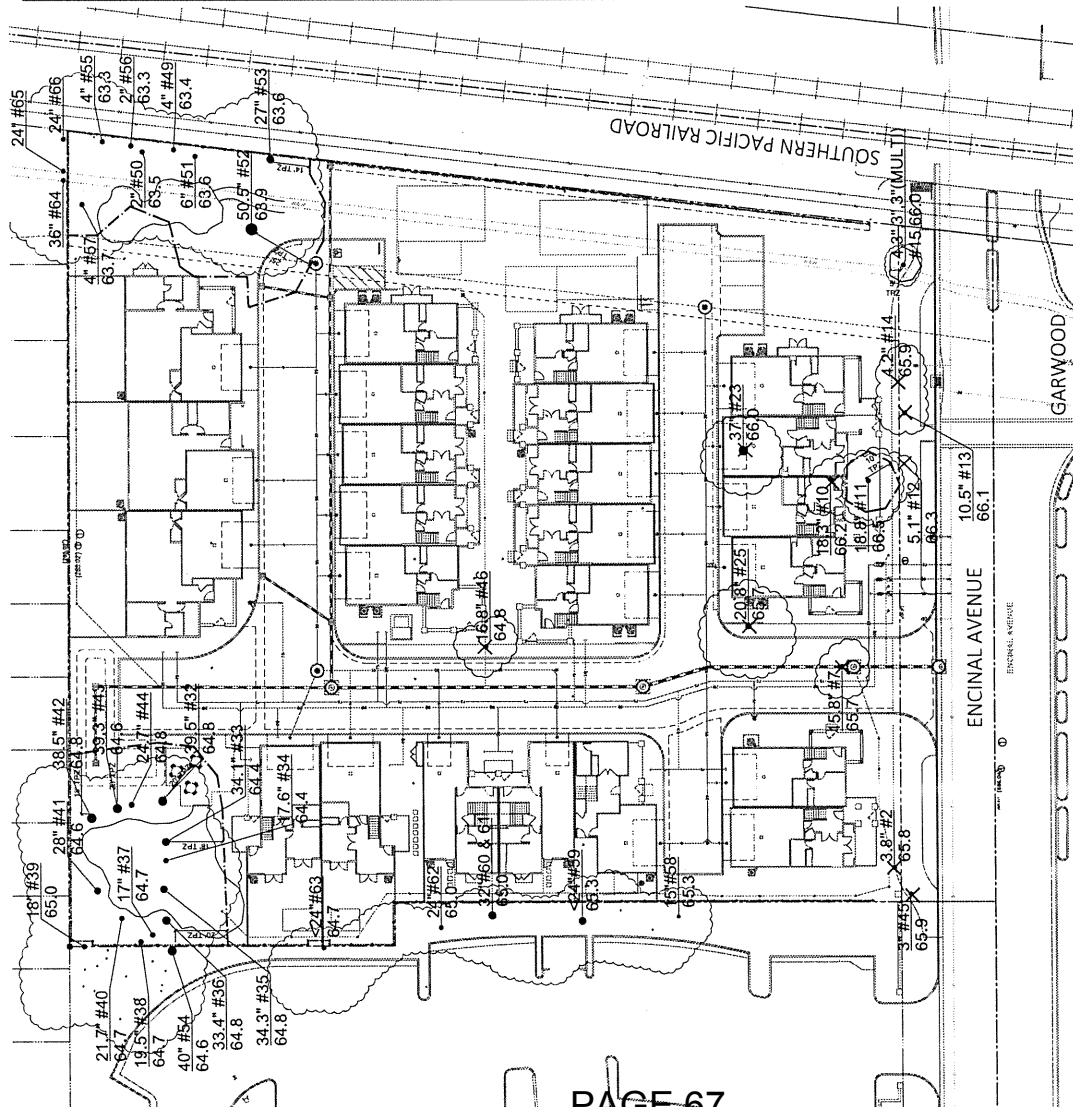


SCALE: 1" = 20'-0"

L4.0

VAN DORN ABED LANDSCAPE ARCHITECTS, INC. 81 4TH STREET, SAN FRANCISCO, CA 2P 94103 PH (415) 864-0761 FAX (415) 864-0766

TREE NO.	TREE TYPE	CONDITION	DISPOSITION	TPZ SIZE	DIAM @ SPREAD
2	JAPANESE MAPLE	FAIR	TO BE REMOVED	Z	3.8"/5'6"
7	COAST REDWOOD	FAIR-GOOD	TO BE REMOVED	-	15.8"/25'12"
10	INCENSE CEDAR	FAIR/PROTECTED	TO BE REMOVED	-	18.3"/24'18"
11	INCENSE CEDAR	FAIR	PRESERVE	10 FEET	18.8"/40'22"
12	ORANGE APPLE	FAIR	TO BE REMOVED	-	5.1"/17'12"
13	BIRCH	POOR-FAIR	TO BE REMOVED	-	15.5"/16'12"
14	TEA TREE	POOR-FAIR	TO BE REMOVED	-	4.2"/9'10"
15	GRAPE MYRTLE	GOOD/PROTECTED	PRESERVE	5	8.5"
21	COAST REDWOOD	FAIR/PROTECTED	TO BE REMOVED	-	37.8"/57'5"
25	JAPANESE MAPLE	POOR-FAIR/PROTECTED	TO BE REMOVED	-	23.6"/31'22"
32	COAST REDWOOD	FAIR	PRESERVE	20 FEET	39.5"/90'22"
33	COAST REDWOOD	POOR-FAIR	PRESERVE	18 FEET	34.1"/70'20"
34	COAST REDWOOD	FAIR	PRESERVE	10 FEET	17.6"/51'6"
35	COAST REDWOOD	FAIR-GOOD	PRESERVE	18 FEET	34.3"/95'18"
36	COAST REDWOOD	POOR-FAIR	PRESERVE	18 FEET	33.4"/90'22"
37	COAST REDWOOD	FAIR	PRESERVE	10 FEET	17.70'14"
38	COAST REDWOOD	POOR-FAIR	PRESERVE	10 FEET	19.5"/51'5"
39	COAST REDWOOD	POOR-FAIR	PRESERVE	10 FEET	19.75'16"
40	COAST REDWOOD	POOR-FAIR	PRESERVE	11 FEET	21.7"/60'16"
41	COAST REDWOOD	FAIR-GOOD	PRESERVE	14 FEET	28.95'20"
42	COAST REDWOOD	FAIR	PRESERVE	18 FEET	35.5"/90'20"
43	COAST REDWOOD	FAIR-GOOD	PRESERVE	20 FEET	39.3"/95'04"
44	COAST REDWOOD	FAIR	PRESERVE	13 FEET	24.77'51'8"
45	JAPANESE MAPLE	FAIR-GOOD	TO BE REMOVED	-	5.1'42"
46	COAST REDWOOD	FAIR/PROTECTED	TO BE REMOVED	-	16.87'25'10"
52	COAST LIVE OAK	FAIR	PRESERVE	25 FEET	50.5'/55'50"
53	COAST LIVE OAK	FAIR	PRESERVE	14 FEET	27.95'20'8"
54	COAST REDWOOD	FAIR	PRESERVE	20 FEET	40.98'72"
56	COAST LIVE OAK	PRESERVE	12 FEET	EST 18'	
59	STYCAMORE	PRESERVE	12 FEET	EST <24'	
60 & 61	COAST LIVE OAK	PRESERVE	12 FEET	32'	
62	COAST LIVE OAK	PRESERVE	12 FEET	EST <24'	
63	COAST LIVE OAK	PRESERVE	12 FEET	EST <24'	
64	COAST REDWOOD	PRESERVE	18 FEET	EST 36'	
65	MONTEREY PINE	PRESERVE	15 FEET	EST 24'	
66	MONTEREY PINE	PRESERVE	15 FEET	EST 24'	



EXISTING TREE DISPOSITION PLAN

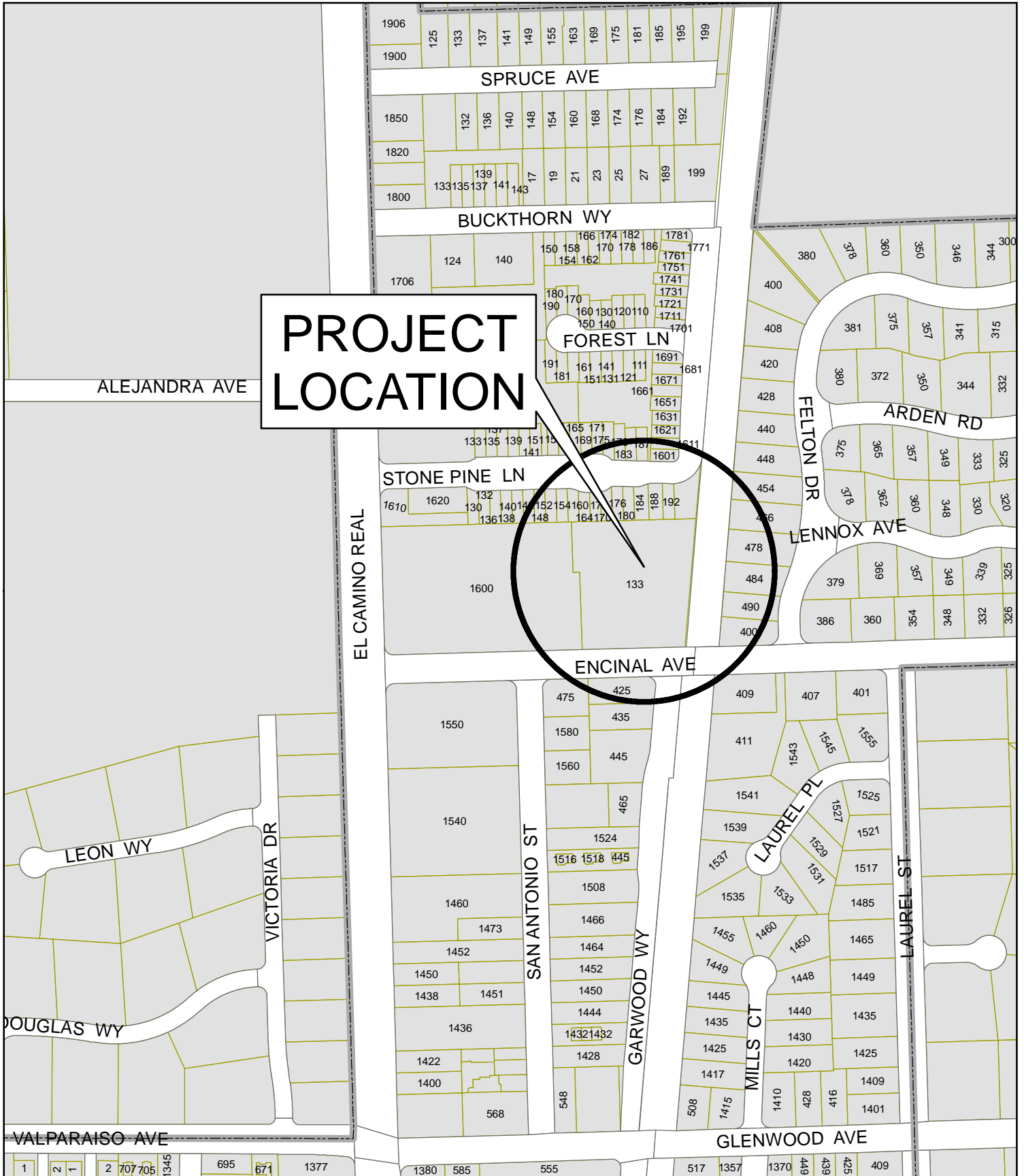
133 ENCINAL AVENUE

Hunter Properties Inc. 10121 Miller Avenue, Suite 200 Cupertino, CA 95014 408.255.4100

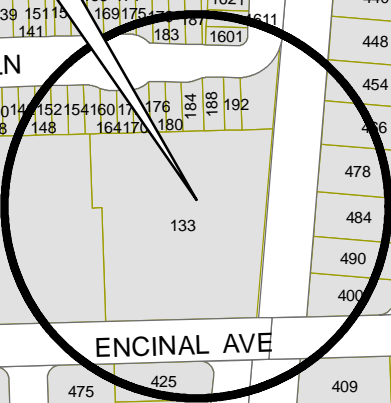
MENLO PARK, CA

MAP # 111

12.14.2015



**PROJECT
LOCATION**

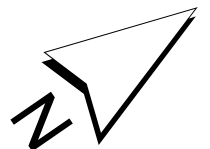


CITY OF MENLO PARK

LOCATION MAP

133 ENCINAL AVENUE

DRAWN: KTP CHECKED: KTP DATE: 10/19/15 SCALE: 1" = 300' SHEET: 1



133 Encinal Avenue – Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	75,612 sf	75,612 sf	n/a sf min.
Setbacks			
Front	16.2-18.2 ft.	±56 ft.	10-20 ft. min.-max.
Rear	20.0 ft.	±100 ft.	20 ft. min.
Side (left)	10.0-25.0 ft.	±72 ft.	10-25 ft. min.-max.
Side (right)	42.4-45.4 ft. ¹	±49 ft.	10-25 ft. min.-max.
Density	24 du 13.8 du/acre	0 du 0 du/acre	34 du max. 20 du/acre max.
FAR (Floor Area Ratio)	55,153 sf 72.9 %	6,166 sf 0.08 %	56,709 sf max. 75 % max.
Square footage by use			
Residential	55,153 sf	0 sf	
Commercial	0 sf	6,166 sf	
Open Space	31,208 sf 41.3 %	not available sf %	22,683.6 sf min. 30.0 % min.
Building height	37.2 ft.	not available ft.	38.0 ft. max.
Parking			
Residential	51 spaces (not including 2 tandem spaces)	n/a	45 spaces per 1.85 spaces per du min.
Commercial	n/a	25 spaces	n/a

Note: Areas shown highlighted indicate a nonconforming or substandard situation.

¹While the right side setback is measured from the property line, an existing 40-foot wide Hetch Hetchy water pipeline easement along the right side property line precludes construction within the easement area. Due to this unique condition, the proposed setbacks are determined to be in compliance, to the extent possible, to the setback standards.

Trees

Heritage trees ²	30	Non-Heritage trees ³	6	New Trees	68
Heritage trees proposed for removal	5	Non-Heritage trees proposed for removal ³	5	Total Number of Trees	94

² Includes six trees on the left adjacent property and three trees on the rear adjacent property.

³ Includes three street trees.



133 ENCINAL AVENUE

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MENLO PARK, CA
12/7/14 2014-0032

11.30.2015

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Oakland, CA 94607
510.272.2910
ktgy.com



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133 ENCINAL AVENUE

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SHEET INDEX

MENLO PARK, CA

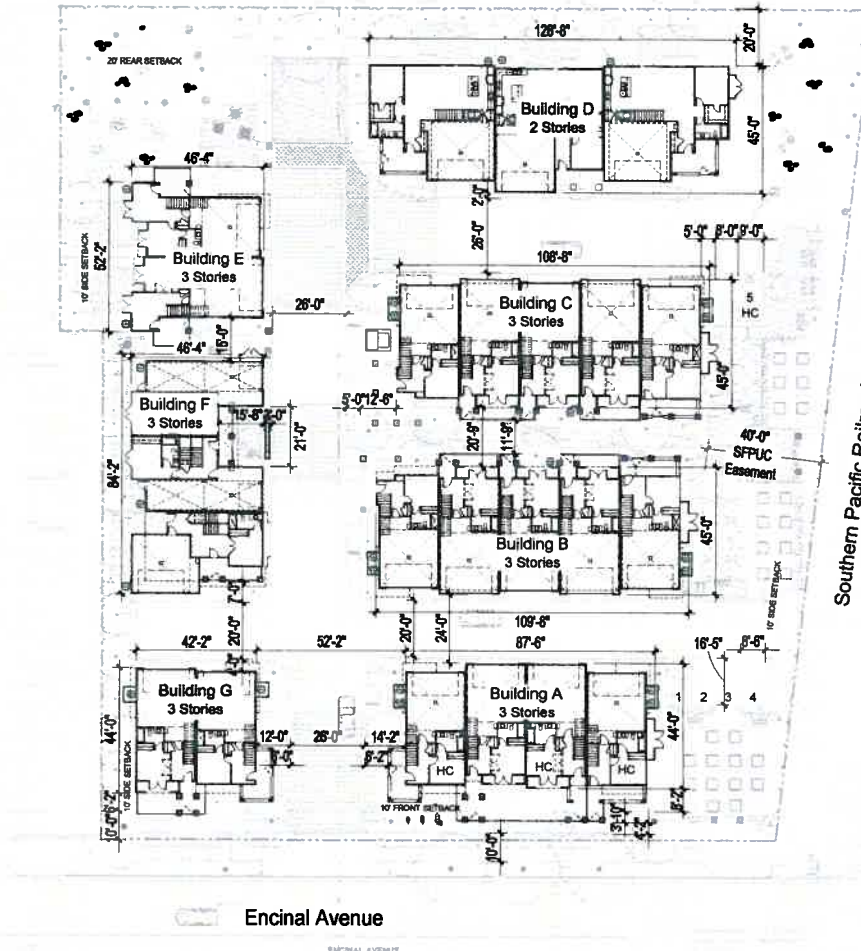
1/27/11 2014-0022

11.30.2015

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ktgy.com

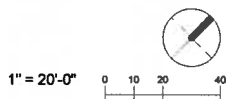


A0.1



- Legend**
- Electric Vehicle Charging Station- Buildings E, F, + G; See Building Plans
 - AC Condenser with wood screen See Landscape Drawings for planting to screen from view
 - AC Condenser without wood screen at private backyard
 - Transformer; See Civil Drawings See Landscape Drawings for planting to screen from view

NOTE: Refer to C2.0 Proposed Site Plan for all dimensions to easements, setbacks, and property line.



133 ENCINAL AVENUE

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CONCEPTUAL SITE PLAN

MENLO PARK, CA
11.20.15

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ktgy.com





Encinal Avenue

SACRINAL AVERAGE



1" = 20'-0"

133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

ADDRESS PLAN

MENLO PARK, CA

USP # 2014-002

11.20.2015

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AI.0a



Red-marked facades should use recommended windows from acoustical report, Figure 5: Higher STC Window Location

133 ENCINAL AVENUE

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WINDOW EXHIBIT

MENLO PARK, CA
TRF # 2014-002

11.30.2015



A1.0b

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Oakland, CA 94607
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Site Analysis	Proposed Development		Development Regulations
Lot Area:	75,612 sf	± 1.74 ac	-
Floor Area Ratio:	72.94%	55153 sf / 75,612 sf	Maximum 75%
Total Dwellings Units:	24 du		
Density:	13.8 du/ac		Maximum 20 du/ac
Site Coverage:			
Building Coverage*:	27,306 sf		
Additional Site Coverage**:	20 sf		
Total Site Coverage:	27,326 sf	36%	
Total Pavement Area***:	17,078 sf	23%	
Site Open Space Area:	31,208 sf	41%	Minimum 30%; see A6 1d
Total Parking Spaces:	53 sp		45 sp per city ratio; see Parking Summary

*Building Coverage includes missing parapets/deck projections at Levels 2 & 3.
**Additional Site Coverage includes landscape trellises.
*** Pavement area includes impervious parking and roadways

Residential Open Space			
Provided*	Required		
11,052 sf total	80 sf/unit	80 sf x 24 units = 1,920 sf min.	
*Residential Open Space required by El Camino Real / Downtown Specific Plan Section E 3.6.01 is provided as Private Open Space for all units. Minimum 6' dimensions are satisfied in Plan Types P1, P2, and P7 by second floor decks and in Plan Types P3-P6 by private rear yards.			
(Private Open Space = Porches + Decks + Private Yards)			

Parking Summary			
Parking Required:	# of Units	Spaces/D.U.	Required
Outside Downtown On-Site Parking Area	24	1.65	45
Parking Provided:	Garage	Uncovered	Total
	48	5	53

Bicycle Parking Summary			
Parking Required:	Long Term	Short Term	Required
Multi-Family Dwelling w/ Private Garage per Unit	0	1 sp for every 10 units	3
Parking Provided:	Long Term	Short Term	Total
	0	4	4

Gross Floor Area Summary					
	Level 1	Level 2	Level 3	Total	Exclusions*
Building A	1,737 sf	3,731 sf	3,720 sf	9,188 sf	23 sf
Building B	2,233 sf	4,716 sf	4,680 sf	11,609 sf	24 sf
Building C	2,233 sf	4,717 sf	4,659 sf	11,609 sf	24 sf
Building D	3,343 sf	2,559 sf	0 sf	5,902 sf	0 sf
Building E	1,052 sf	1,897 sf	1,851 sf	4,800 sf	7 sf
Building F	1,868 sf	2,851 sf	2,832 sf	7,351 sf	0 sf
Building G	881 sf	1,922 sf	1,891 sf	4,694 sf	13 sf
Total				55,153 sf	91 sf
Site Area				75,612 sf	
Floor Area Ratio				72.94%	

Note: Gross floor area is measured to the exterior finish as defined per Zoning Ordinance 16.04.325 and excludes garages, non-occupiable spaces, and decks with at least one end open and unobstructed to the exterior.

*Exclusions Limited to 3% of Maximum Allowed Gross Floor Area per Zoning Ordinance 16.04.325(C)(1)

Total Exclusions per 16.04.325(C)(1)	91 sf
Maximum Allowed Gross Floor Area	0.75 x 75,612 = 56,709 sf
	91 / 56,709 sf = 0.2% GFA

Unit Plan Summary				
	Unit Plan Type	Unit Description	Net Area*	Unit Quantity
4 BR	Plan 1	4 BR / 3.5 BA	1,913 sf	2 du
	Plan 1a	4 BR / 3.5 BA	1,909 sf	2 du
	Plan 1b	4 BR / 3.5 BA	1,985 sf	1 du
	Plan 2	4 BR / 3.5 BA	1,907 sf	2 du
	Plan 2a	4 BR / 3.5 BA	1,939 sf	1 du
	Plan 2b	4 BR / 3.5 BA	1,882 sf	1 du
	Plan 2c	4 BR / 3.5 BA	1,956 sf	4 du
	Plan 2d	4 BR / 3.5 BA	2,031 sf	1 du
3 BR	Plan 2e	4 BR / 3.5 BA	1,973 sf	1 du
	Plan 3	3 BR / 2.5 BA	1,874 sf	1 du
3 BR	Plan 4	3 BR / 2.5 BA	1,721 sf	2 du
	Plan 5	3 BR / 3.5 BA	2,106 sf	1 du
4 BR	Plan 6	4 BR / 4 BA	2,131 sf	2 du
	Plan 7	4 BR / 3.5 BA	1,889 sf	3 du
TOTAL				24 du

*Unit net area measured to inside face of stud.

133 ENCINAL AVENUE

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PROJECT DATA

MENLO PARK, CA
10/7 # 2014-002

11/14/2011

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AI.I

Code Analysis:

1. Use / Occupancy Classification:

Encinal Avenue is a multifamily residential use project. Each building has tuck-under garage parking for automobiles associated with the residential use. Buildings A, B, C, D, and F are defined as a multifamily buildings, and their governing code will be the 2013 California Building Code. The residential portions of the buildings are classified as an R-2 occupancy, and the tuck-under garages are classified as a U occupancy. Buildings E and G are defined as townhouses, and their governing code will be the 2013 California Residential Code. The residential portions of the buildings are classified as an R-3 occupancy, and the tuck-under garages are classified as a U occupancy.

2. Fire Sprinkler System:

Buildings A, B, C, D, and F are proposed to be fully sprinklered with automatic fire sprinklers meeting NFPA 13 standards per CBC Section 903.3.1.1. Automatic fire protection of the R-2 occupancy is required per CBC Section 903.2.8. Buildings E and G are proposed to be fully sprinklered with automatic residential fire sprinklers meeting NFPA 13D standards per CRC Section 313.1.1. Automatic fire protection of townhouses are required per CRC Section R313.1.

3. Construction Type:

All residential buildings and tuck-under parking garages shall be of **Type VB** construction. Basic height and area limitations per occupancy and construction type per CBC Table 503 are as follows:

R-2 Occupancy / VB Construction = 40 feet and 2 stories*, 7,000 SF per story / 14,000 SF per building

U Occupancy / VB Construction = 40 feet and 1 story, 5,500 SF per story / 5,500 SF per building

R-3 Occupancy / VB Construction = 40 feet and 3 stories, Unlimited SF per story

*Fire sprinklers are provided to allow story increase modification per CBC Section 504.2.

4. Actual Heights And Areas:

Buildings A, B, C, E, F and G are three stories in height. Building D is two stories with a partial second story. Areas are measured to the exterior face of framing of exterior walls, including exterior areas within the horizontal projections of floors and roofs above. The following is a list of total height and areas for all buildings:

Building	Height*	Stories	Area
Building A:	33'-2"	3	11,312 SF total
R-2/VB			9,353 SF
U/VB			1,959 SF
Building B:	33'-0"	3	14,252 SF total
R-2/VB			11,746 SF
U/VB			2,506 SF
Building C:	33'-0"	3	14,358 SF total
R-2/VB			11,852 SF
U/VB			2,506 SF
Building D:	23'-9"	2	7,492 SF total
R-2/VB			5,982 SF
U/VB			1,510 SF
Building E:	33'-0"	3	5,797 SF total
R-3/VB			4,816 SF
U/VB			981 SF
Building F:	33'-11"	3	8,973 SF total
R-2/VB			7,418 SF
U/VB			1,555 SF
Building G:	33'-0"	3	5,660 SF total
R-3/VB			4,681 SF
U/VB			979 SF

Buildings A, B, C, E, F and G exceed the basic allowable stories per CBC Table 503. Story modifications per CBC Section 504.2 are utilized. "Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1., the value specified in Table 503 for the maximum building height is increased by 20feet and the maximum number of stories is increased by one.

*Building Height is measured from grade plane to average height of the highest roof surface.
Per CBC Chapter 2: Definitions

5. Fire Resistant Construction

In Buildings A, B, C, D, and F per CBC Table 601 the fire-resistance rating requirements for building elements in Type VB construction are as follows:

Primary structural frame	0 hour
Exterior bearing wall	0 hour
Interior bearing wall	0 hour
Non bearing exterior walls and partitions	0 hour
Non bearing interior walls and partitions	0 hour
Floor construction & associated secondary members	0 hour
Roof construction & associated secondary members	0 hour

In Buildings E and G, per CRC Section 302.2 each townhouse shall be considered a separate building and separated by fire resistance-rated wall assemblies meeting the requirements of CRC Section R302.1 for exterior walls. Per CRC Section 302.1 Exception, a common 1-hour fire-resistance-rated wall assembly is permitted if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall, are rated for fire exposure from both sides, and extend to exterior walls and the underside of roof sheathing.

6. Fire-Resistance Rating of Fire Partitions

For Buildings A, B, C, D, and F, per CBC Section 708.3 Exception 2, dwelling unit and sleeping unit separations in building of Type VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with CBC Section 903.3.1.1.

8. Required Separation of Occupancies

R-2 and U occupancies are separated by not less than 1/2" gypsum board applied to the garage side and from the habitable rooms above by not less than 5/8" Type X gypsum board per CBC Section 406.3.4 (in accordance with CBC Table 508.4, footnote (c)). R-3 and U occupancies are separated from the residence by not less than 1/2" gypsum board applied to the garage side and from the habitable rooms above by not less than 5/8" Type X gypsum board per requirements on CRC Table R302.6.

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CODE ANALYSIS

MENLO PARK, CA
1/27 # 2014-002

11.20.2015

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AI.2



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EXISTING SITE CONDITIONS

MENLO PARK, CA
 REF # 2014-0032

ELNORV1

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AI.3



4. Elevation C



3. Elevation B



2. Elevation A



Existing Context

Open Space

Building G

Entry

Building A

Open Space

Southern Pacific Railroad

Existing Context

1. Encinal Avenue Elevation



Key Map n.t.s.

133 ENCINAL AVENUE

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408.255.4100

STREETSCAPE ELEVATION

MENLO PARK, CA
12/11/2015

11.26.2015

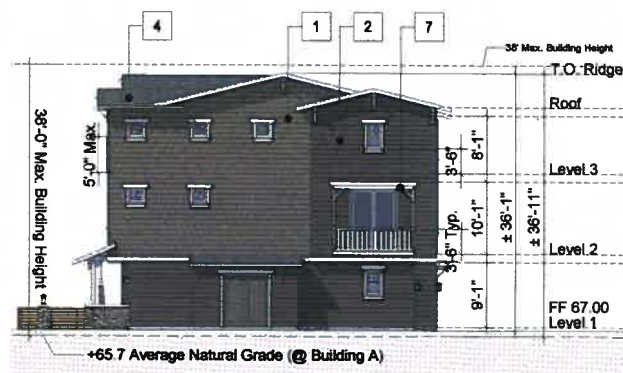
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
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A2.0



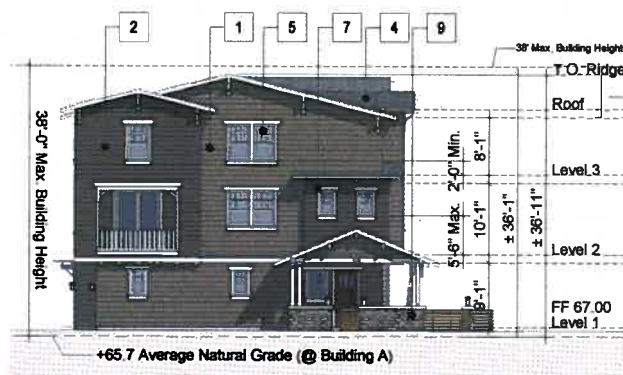
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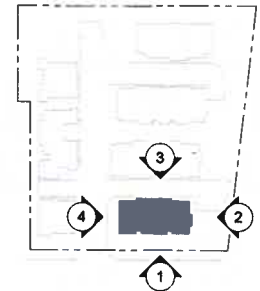
2. Right Elevation*



3. Rear Elevation



4. Left Elevation



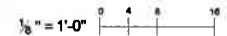
Key Map n.t.s.

Material Legend

1. Wood Shingles
2. Wood Lap Siding
3. Smooth Fiber Cement Panel
4. Laminated Composite Shingle Roof (3:12 Pitch)
5. Aluminum Clad Window
6. Wood Railing
7. Wood Trim
8. Smooth Paneled Garage Door
9. Stone Veneer

Note: No use of stucco proposed.

*Elevation faces Southern Pacific Railroad and has been designed for smaller openings.



133 ENCINAL AVENUE

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CONCEPTUAL ELEVATIONS - BUILDING A

MENLO PARK, CA
KREF # 2014-0332

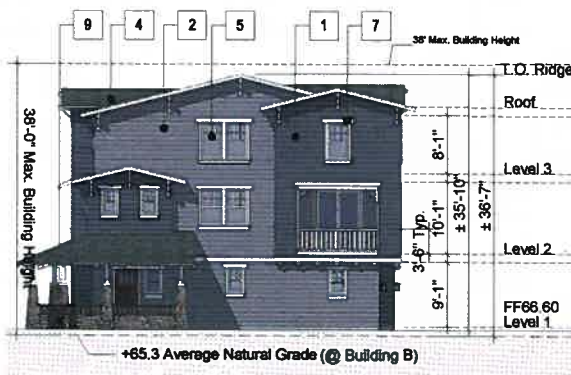
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
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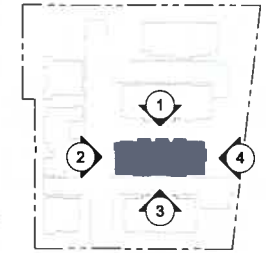
A2.1



1. Front Elevation



2. Right Elevation



Key Map n.t.s.

Material Legend

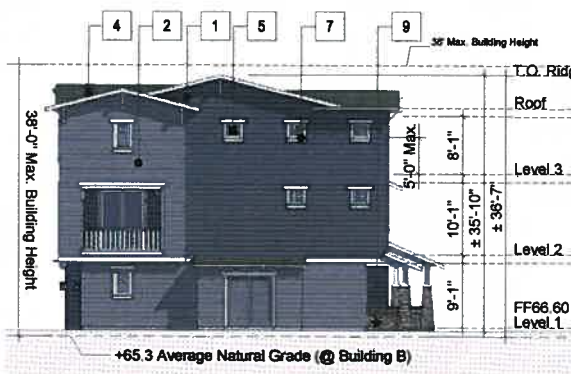
- 1. Wood Shingles
- 2. Wood Lap Siding
- 3. Smooth Fiber Cement Panel
- 4. Laminated Composite Shingle Roof (3:12 Pitch)
- 5. Aluminum Clad Window
- 6. Wood Railing
- 7. Wood Trim
- 8. Smooth Paneled Garage Door
- 9. Stone Veneer

Note: No use of stucco proposed.

*Elevation faces Southern Pacific Railroad and has been designed for smaller openings.



3. Rear Elevation



4. Left Elevation*

1/8" = 1'-0"

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CONCEPTUAL ELEVATIONS - BUILDING B

MENLO PARK, CA
REF # 2014-002

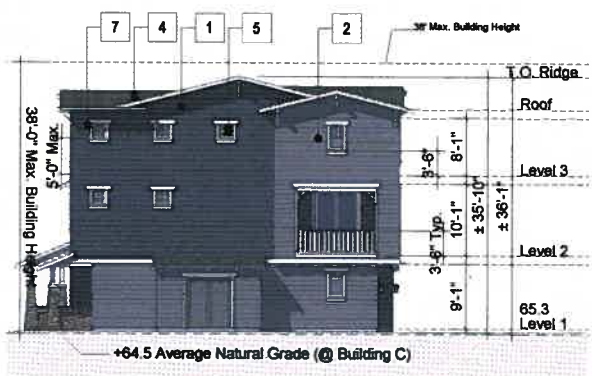
KTGY Group, Inc.
Architecture+Planning
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Oakland, CA 94607
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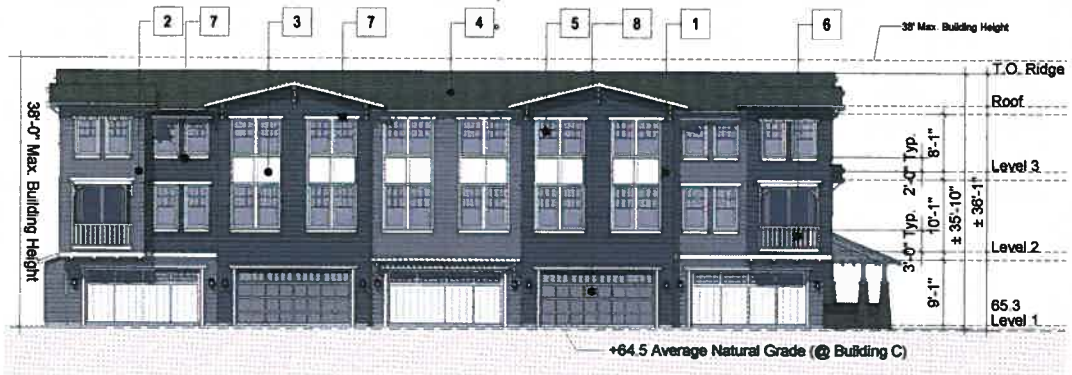
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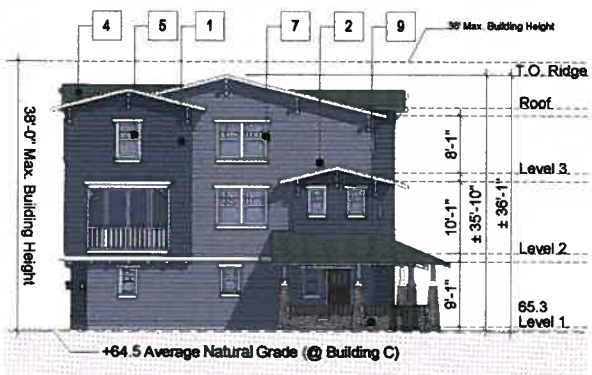
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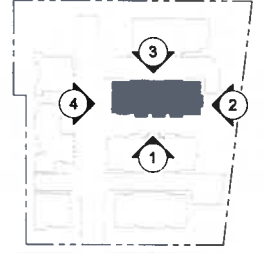
2. Right Elevation*



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

Material Legend

1. Wood Shingles
2. Wood Lap Siding
3. Smooth Fiber Cement Panel
4. Laminated Composite Shingle Roof (3:12 Pitch)
5. Aluminum Clad Window
6. Wood Railing
7. Wood Trim
8. Smooth Paneled Garage Door
9. Stone Veneer

Note: No use of stucco proposed.

*Elevation faces Southern Pacific Railroad and has been designed for smaller openings.



133 ENCINAL AVENUE

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CONCEPTUAL ELEVATIONS - BUILDING C

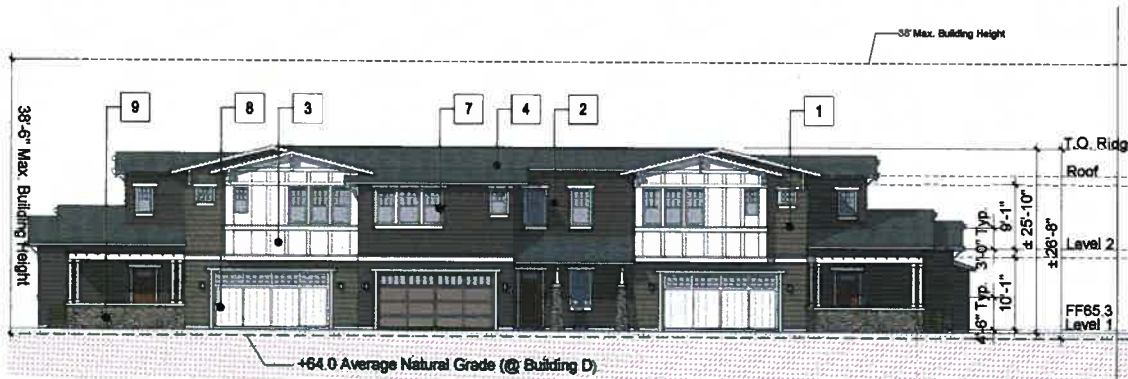
MENLO PARK, CA
09/17/2014-0022

11.30.2015

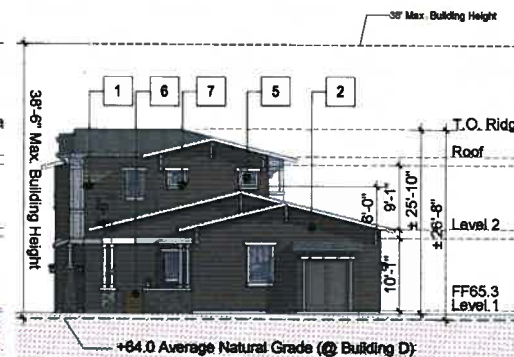
KTGY Group, Inc.
Architecture+Planning
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A2.3



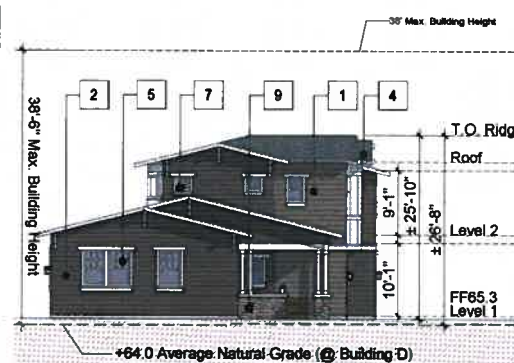
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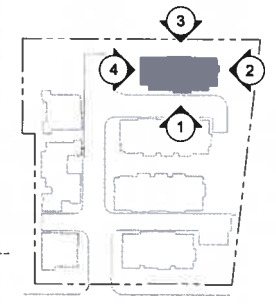
2. Right Elevation*



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

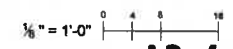
Material Legend

1. Wood Shingles
2. Wood Lap Siding
3. Smooth Fiber Cement Panel
4. Laminated Composite Shingle Roof (3:12 Pitch)
5. Aluminum Clad Window
6. Wood Railing
7. Wood Trim
8. Smooth Paneled Garage Door
9. Stone Veneer

Note: No use of stucco proposed.

*Elevation faces Southern Pacific Railroad and has been designed for smaller openings.

Ⓒ Denotes Casement window at rear elevation
 Ⓕ Denotes fixed window at rear elevation



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CONCEPTUAL ELEVATIONS - BUILDING D

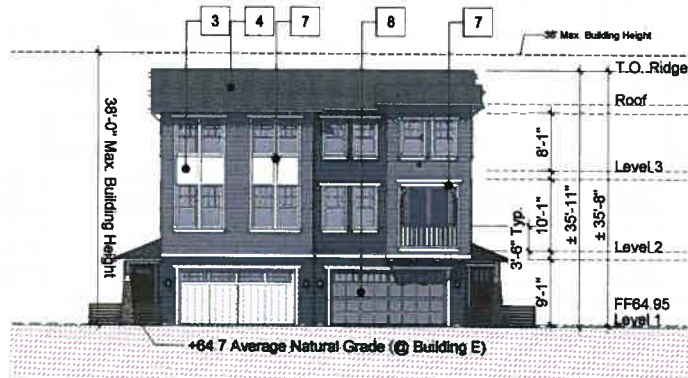
MENLO PARK, CA
 EDP # 2014-0022

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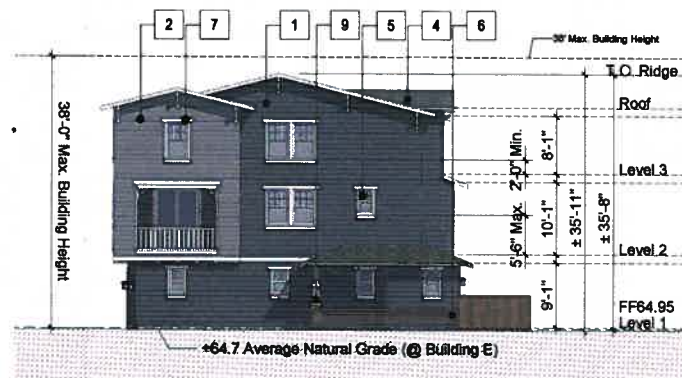
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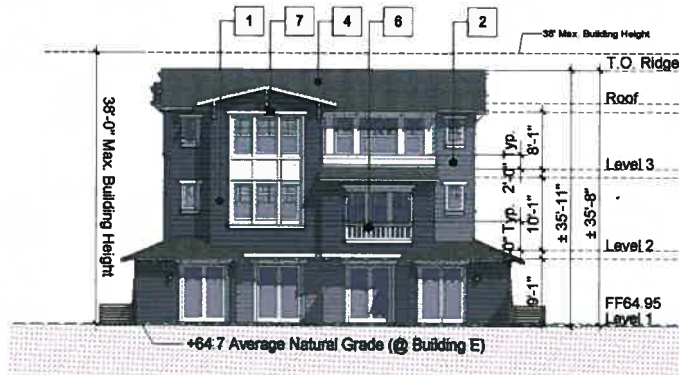
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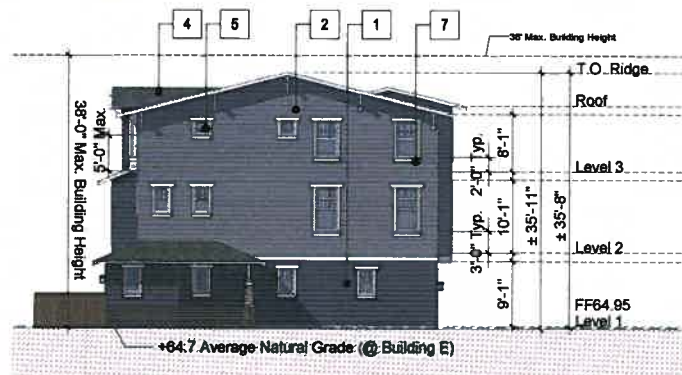
1. Front Elevation



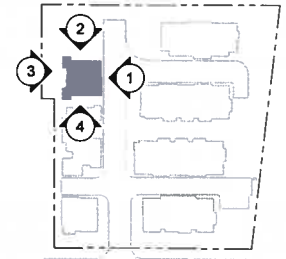
2. Right Elevation



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

Material Legend

1. Wood Shingles
2. Wood Lap Siding
3. Smooth Fiber Cement Panel
4. Laminated Composite Shingle Roof (3-12 Pitch)
5. Aluminum Clad Window
6. Wood Railing
7. Wood Trim
8. Smooth Paneled Garage Door
9. Stone Veneer

Note: No use of stucco proposed.

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CONCEPTUAL ELEVATIONS - BUILDING E

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1307 # 3014-0032

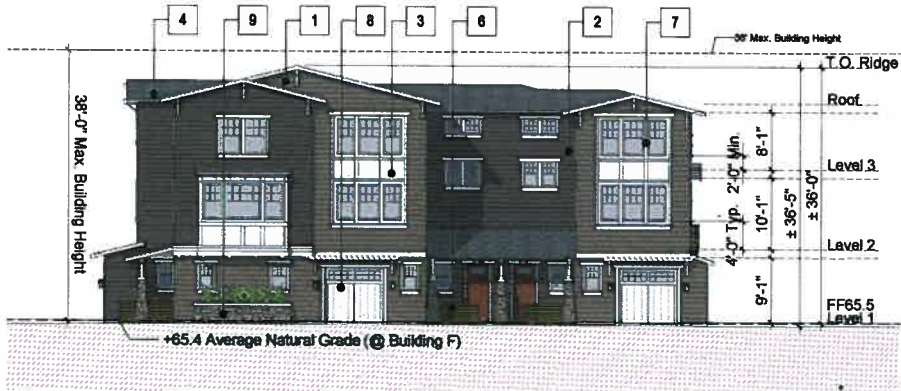
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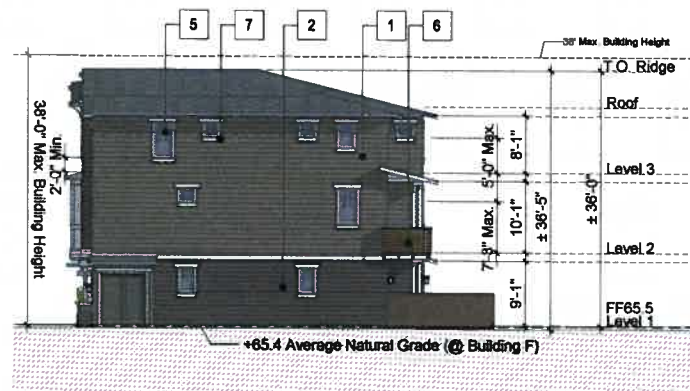


1/8" = 1'-0"

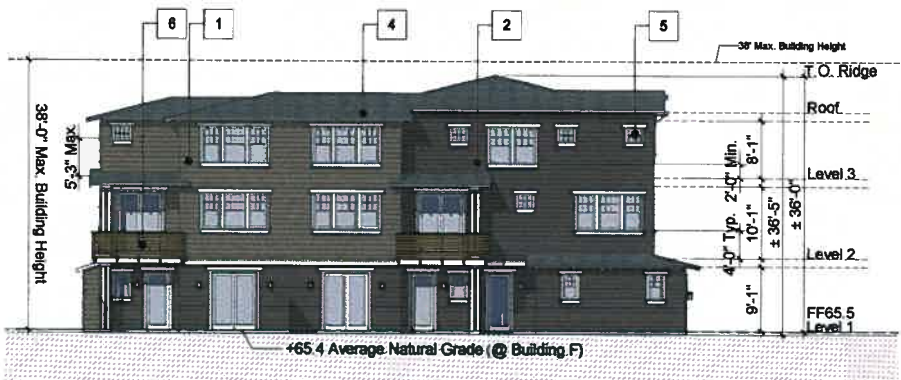
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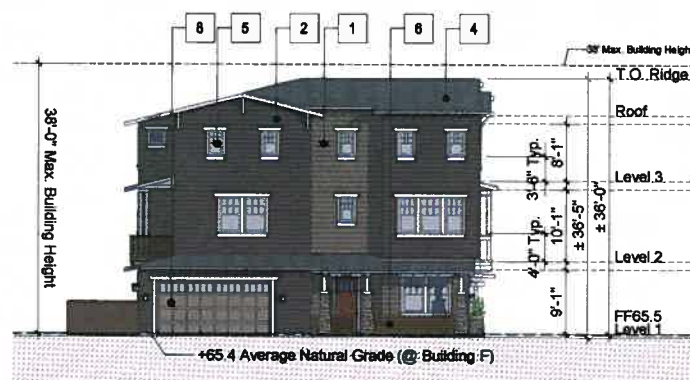
1. Front Elevation



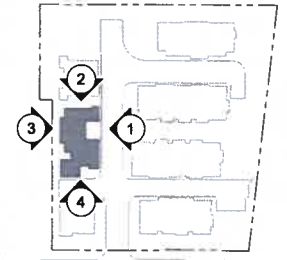
2. Right Elevation



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

Material Legend

1. Wood Shingles
2. Wood Lap Siding
3. Smooth Fiber Cement Panel
4. Laminated Composite Shingle Roof (3:12 Pitch)
5. Aluminum Clad Window
6. Wood Railing
7. Wood Trim
8. Smooth Paneled Garage Door
9. Stone Vener

Note: No use of stucco proposed.

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CONCEPTUAL ELEVATIONS - BUILDING F

MENLO PARK, CA
KTG # 2014-0022

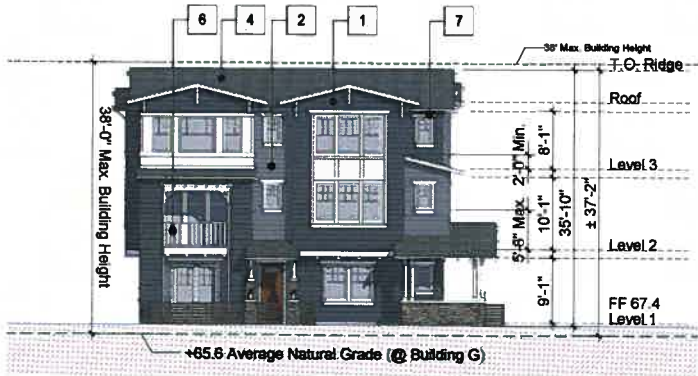
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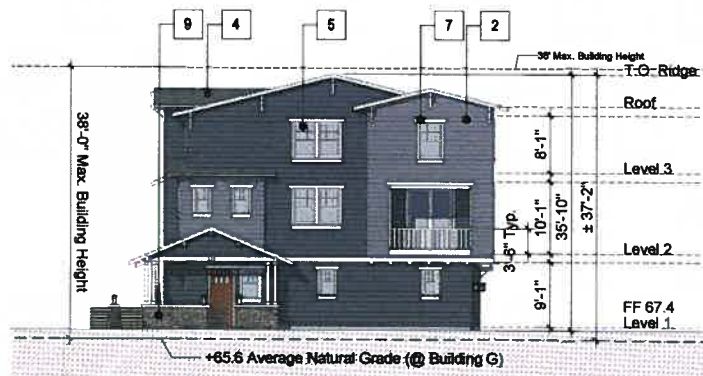


1/8" = 1'-0"

A2.6



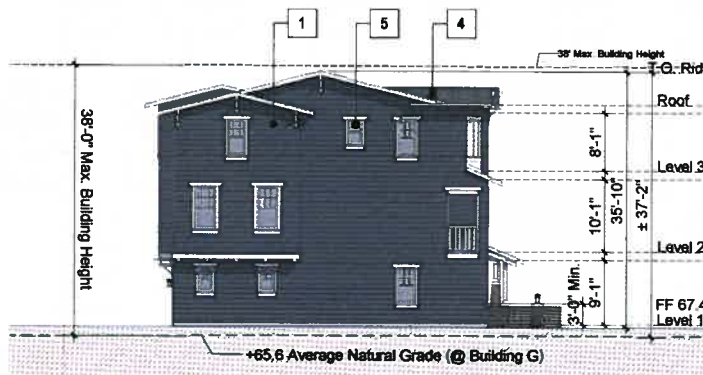
1. Front Elevation - Encinal Avenue



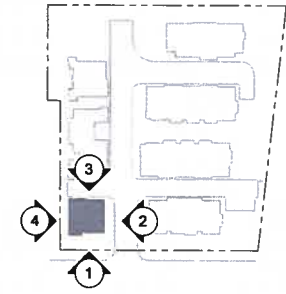
2. Right Elevation



3. Rear Elevation



4. Left Elevation



Key Map n.t.s.

Material Legend

1. Wood Shingles
2. Wood Lap Siding
3. Smooth Fiber Cement Panel
4. Laminated Composite
5. Shingle Roof (3:12 Pitch)
6. Aluminum Clad Window
7. Wood Railing
8. Wood Trim
9. Smooth Paneled Garage Door Stone Veneer

Note: No use of stucco proposed.

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CONCEPTUAL ELEVATIONS - BUILDING G

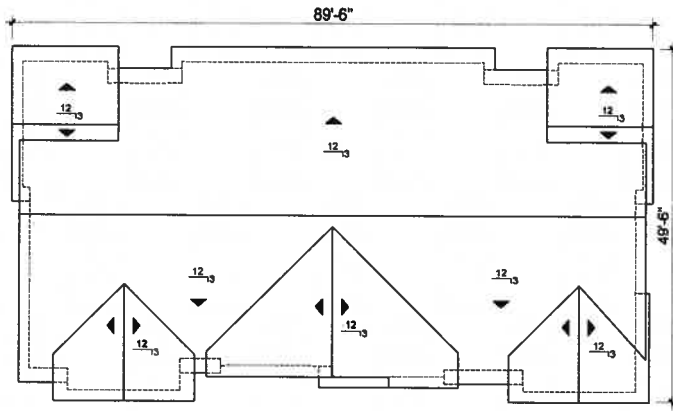
MENLO PARK, CA
1/18/2015

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Oakland, CA 94607
510.272.2910
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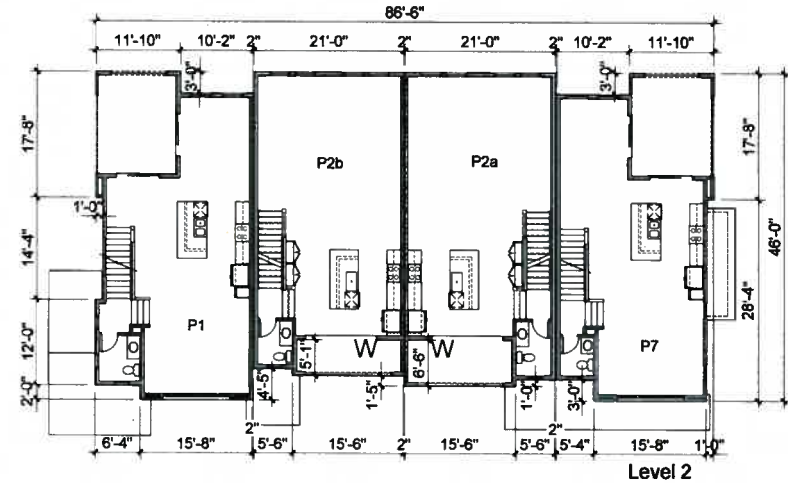
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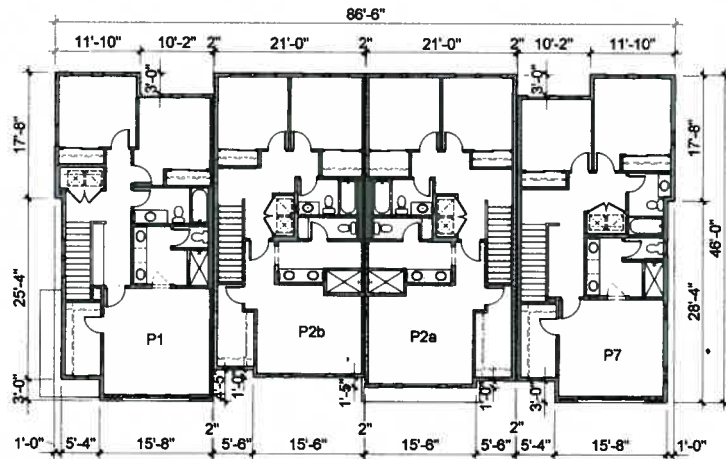




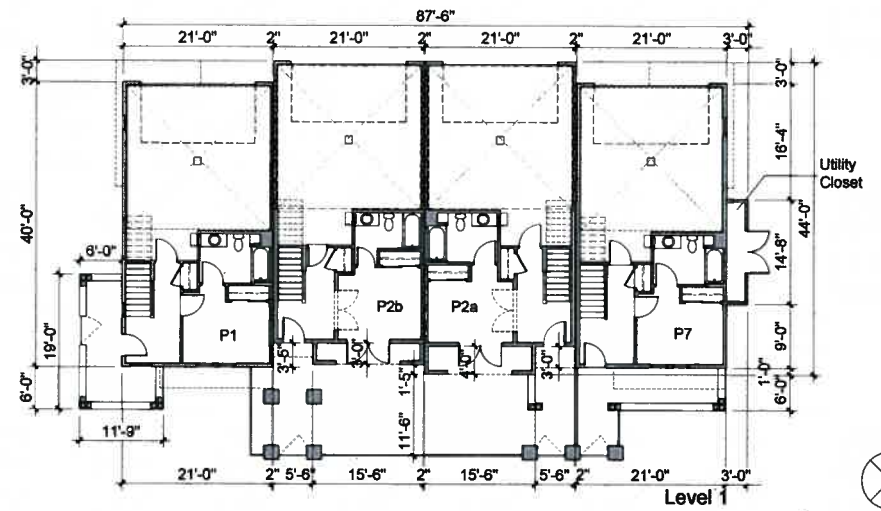
Roof



Level 2



Level 3



Level 1

*Refer to Floor Plan Sheets (A5.0 series) for additional unit information, including room labels and room dimensions.
 **Refer to Elevation Sheets (A2.0 series) for additional elevation information, including porch styles

133 ENCINAL AVENUE

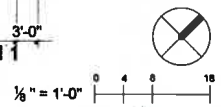
Hunter Properties Inc.
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 Cupertino, CA 95014
 408.255.4100

BUILDING A PLANS

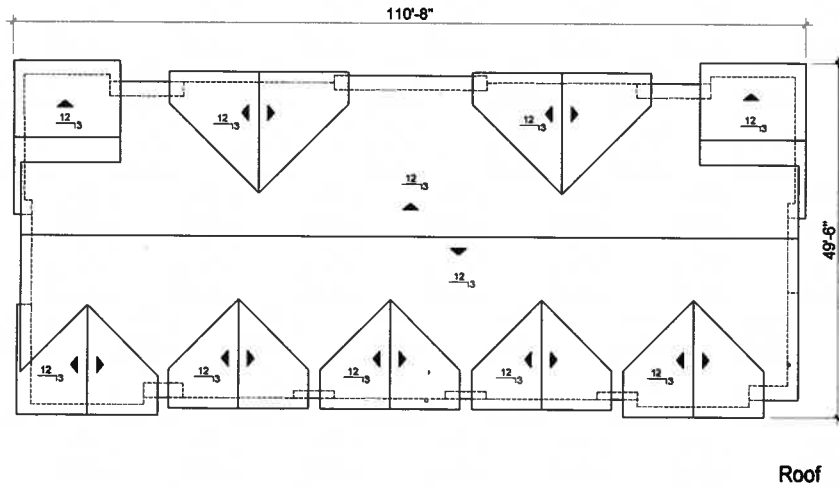
MENLO PARK, CA
 1/27/11 2014-0022

11/20/2015

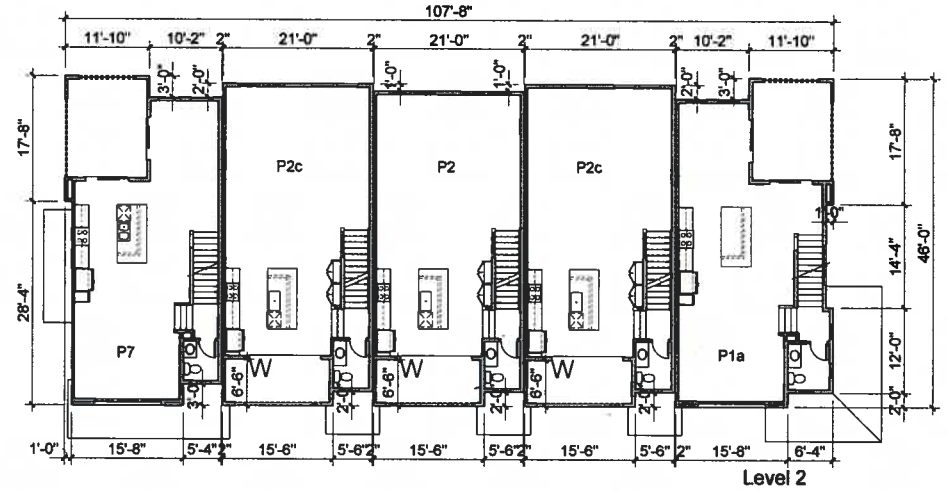
KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
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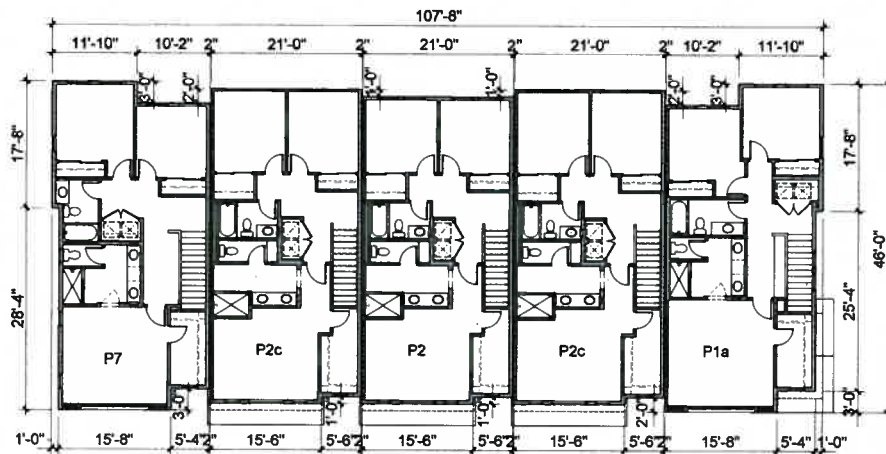
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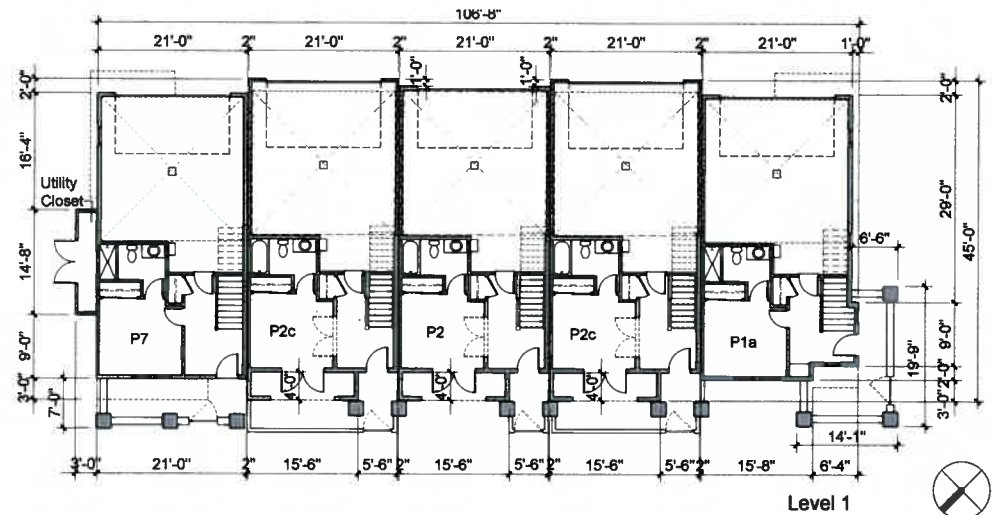
Roof



Level 2



Level 3



Level 1

*Refer to Floor Plan Sheets (A5.0 series) for additional unit information, including room labels and room dimensions.
 **Refer to Elevation Sheets (A2.0 series) for additional elevation information, including porch styles

133 ENCINAL AVENUE

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BUILDING B PLANS

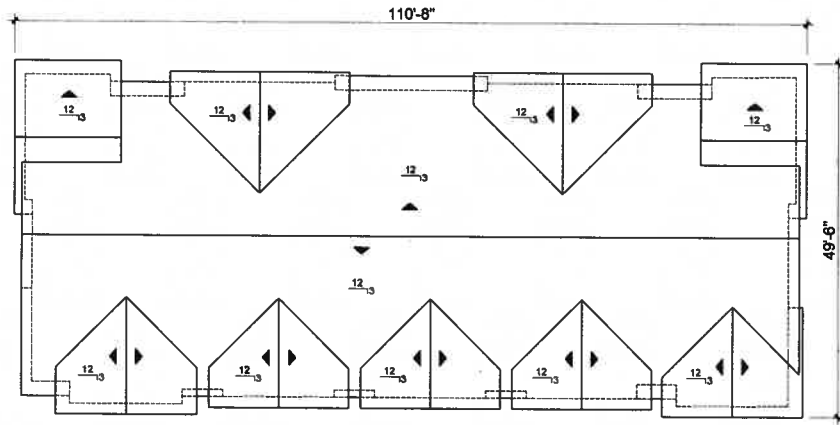
MENLO PARK, CA
 ITR # 2014-0022

KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com

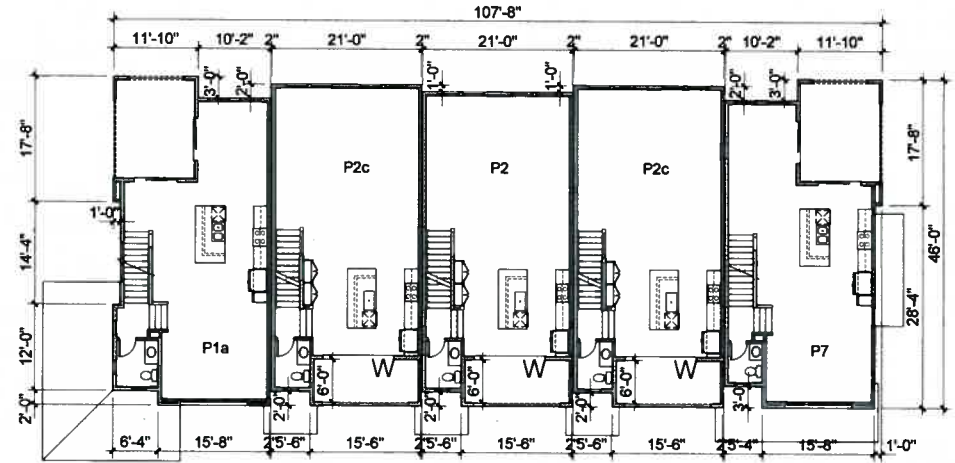


1/8" = 1'-0"

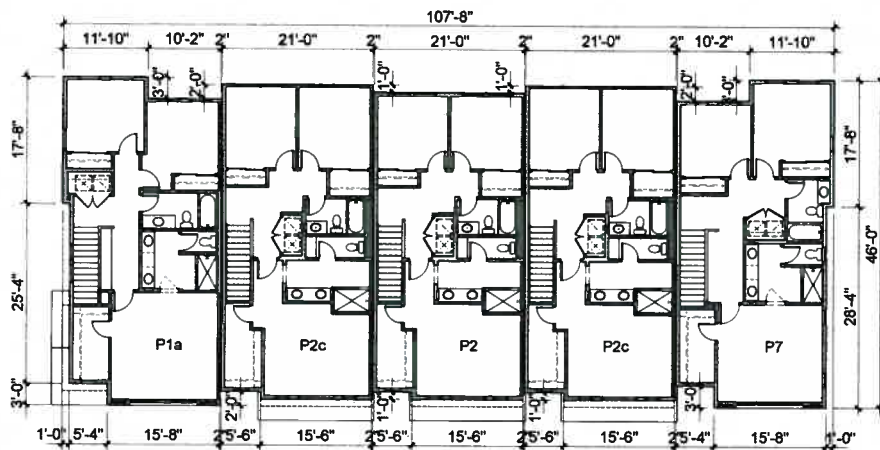




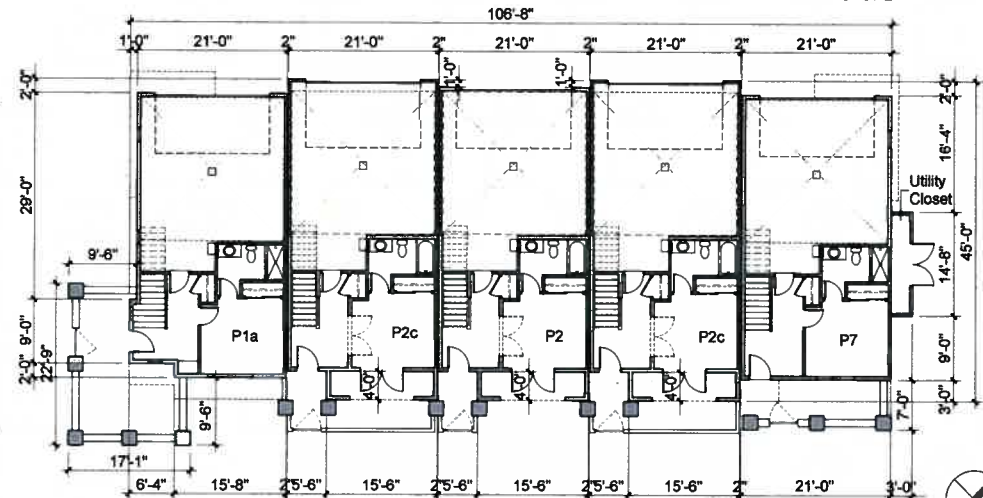
Roof



Level 2



Level 3



Level 1

*Refer to Floor Plan Sheets (A5.0 series) for additional unit information, including room labels and room dimensions.
 **Refer to Elevation Sheets (A2.0 series) for additional elevation information, including porch styles

133 ENCINAL AVENUE

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BUILDING C PLANS

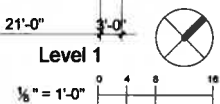
MEMLO PARK, CA
 KTG # 3014-0032

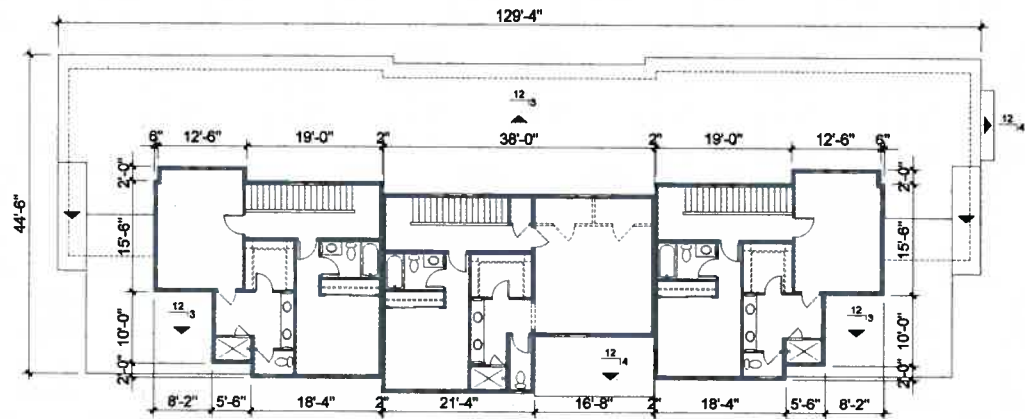
11.30.2015

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 Oakland, CA 94607
 510.272.2910
 ktgy.com

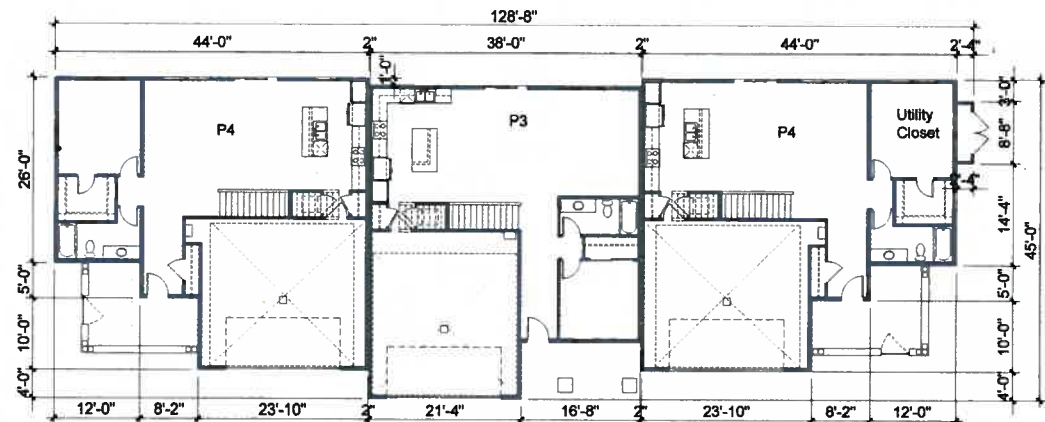


A3.2





Level 2



Level 1

*Refer to Floor Plan Sheets (A5.0 series) for additional unit information, including room labels and room dimensions.
 **Refer to Elevation Sheets (A2.0 series) for additional elevation information, including porch styles

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 408.255.4100

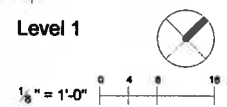
BUILDING D PLANS

MENLO PARK, CA

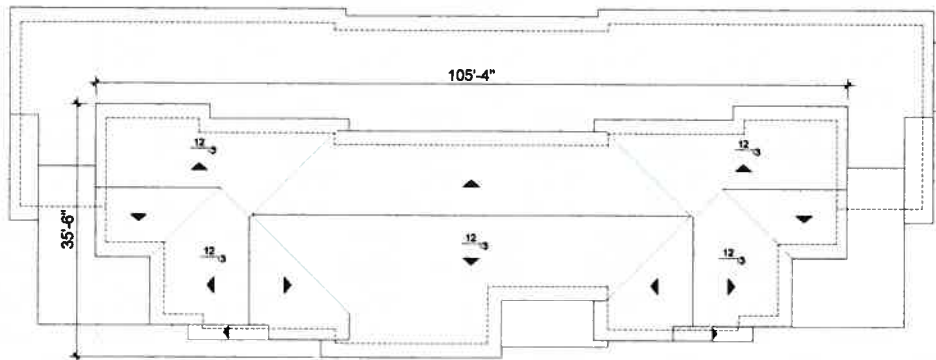
178 # 2014-002

11.20.2015

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A3.3a



*Refer to Floor Plan Sheets (A5.0 series) for additional unit information, including room labels and room dimensions.
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BUILDING D PLANS

MENLO PARK, CA

1337 # 2014-0022

11.30.2015

Roof



1/8" = 1'-0"

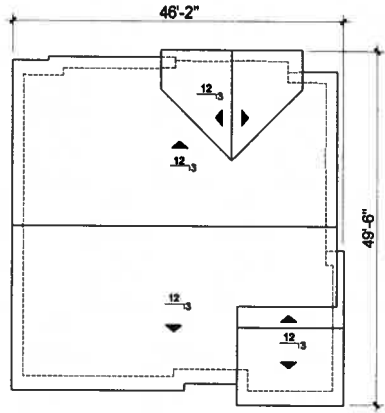
A3.3b

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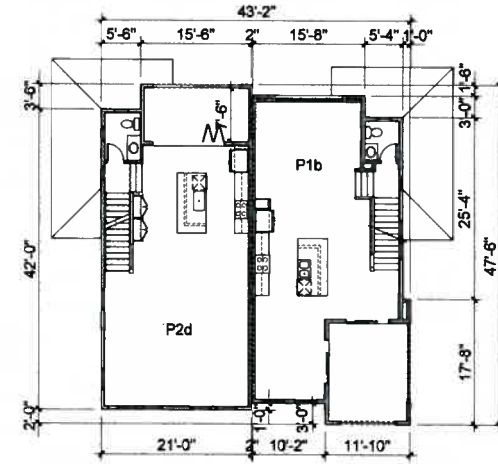


Legend

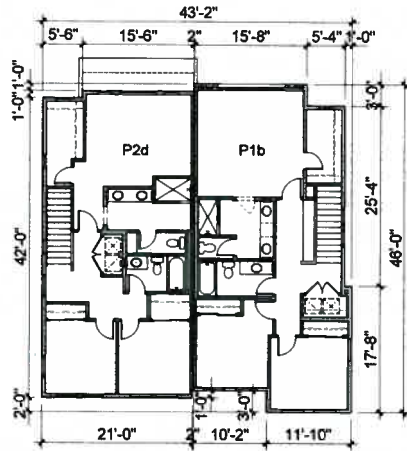
EV = Electric Vehicle Charging Station



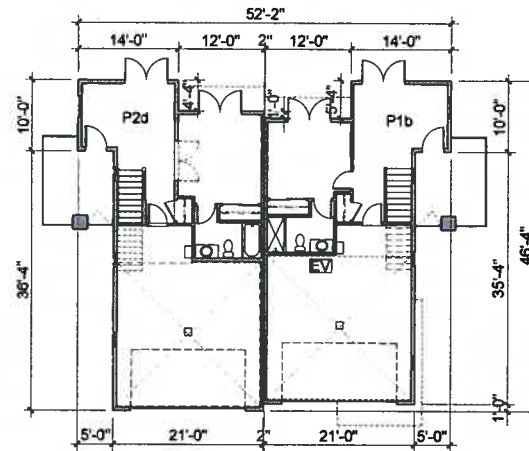
Roof



Level 2



Level 3



Level 1

*Refer to Floor Plan Sheets (A5.0 series) for additional unit information, including room labels and room dimensions.
 **Refer to Elevation Sheets (A2.0 series) for additional elevation information, including porch styles

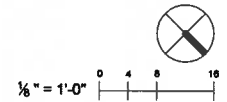
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 408.255.4100

BUILDING E PLANS

MENLO PARK, CA
 DTP # 2014-0032

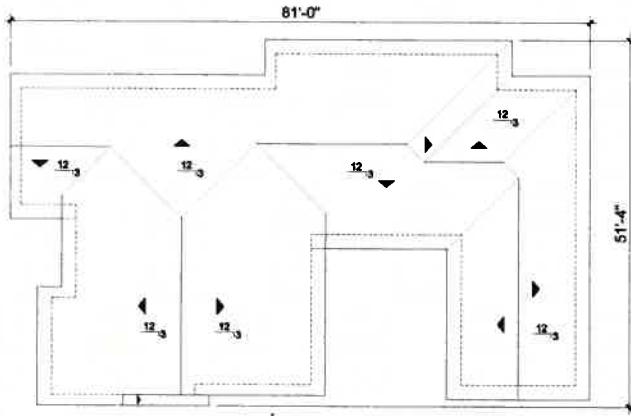
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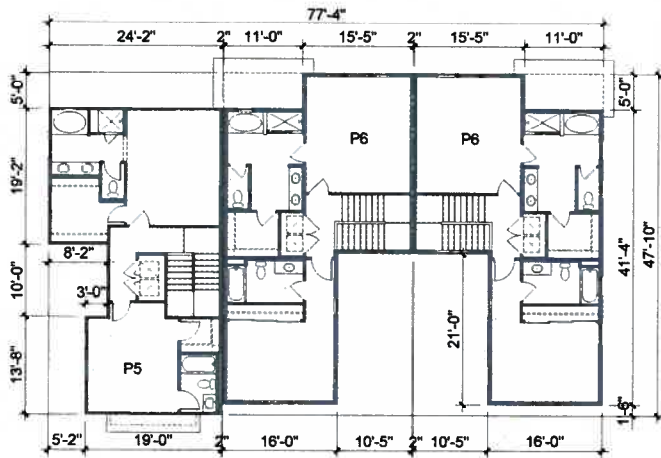
A3.4

Legend

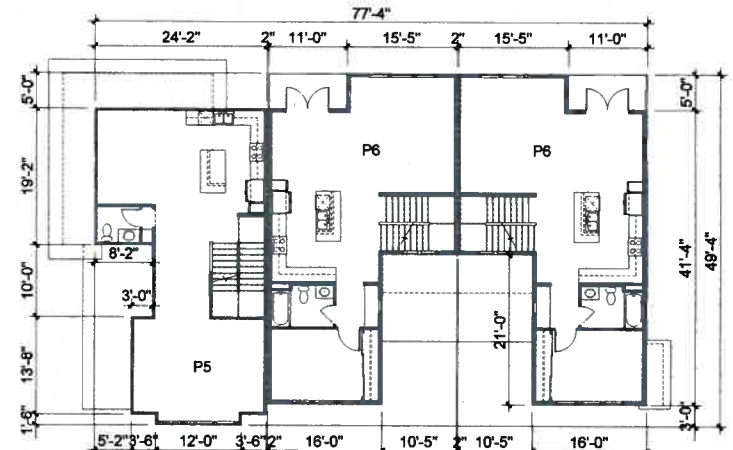
EV = Electric Vehicle Charging Station



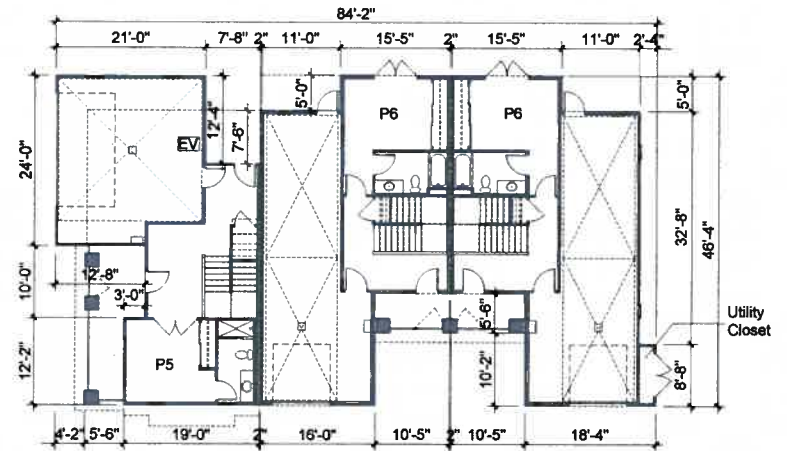
Roof



Level 3



Level 2



Level 1

*Refer to Floor Plan Sheets (A5.0 series) for additional unit information, including room labels and room dimensions.
 **Refer to Elevation Sheets (A2.0 series) for additional elevation information, including porch styles

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BUILDING F PLANS

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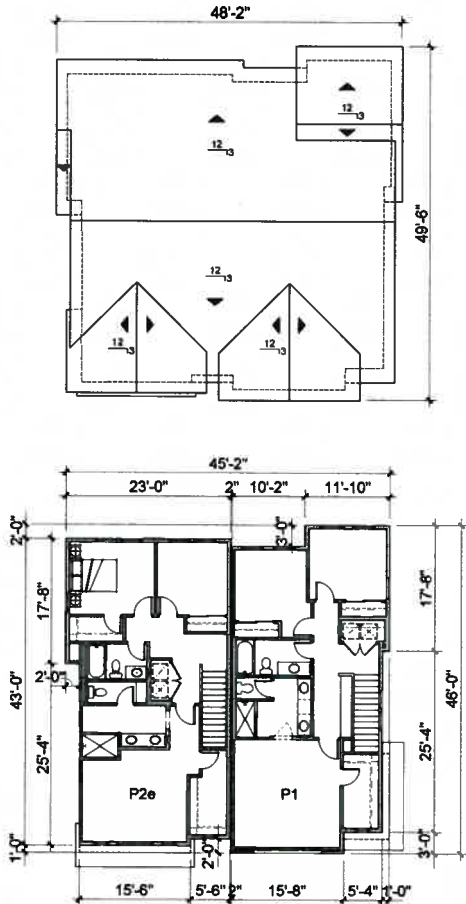


1/8" = 1'-0"

A3.5

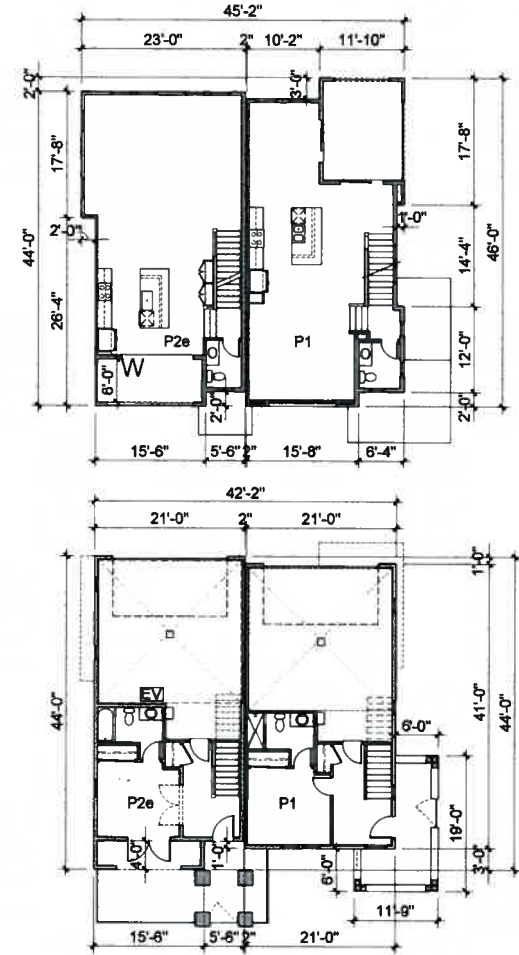
Legend

EV = Electric Vehicle Charging Station



Roof

Level 3



Level 2

Level 1

*Refer to Floor Plan Sheets (A5.0 series) for additional unit information, including room labels and room dimensions.
 **Refer to Elevation Sheets (A2.0 series) for additional elevation information, including porch styles

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BUILDING G PLANS

MENLO PARK, CA

10/14/2014

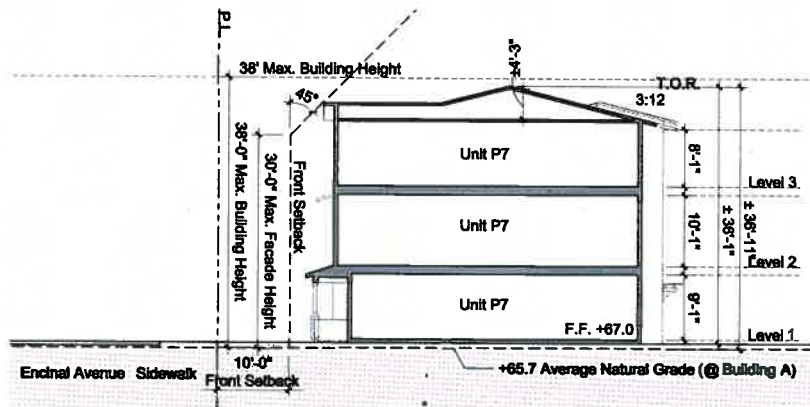
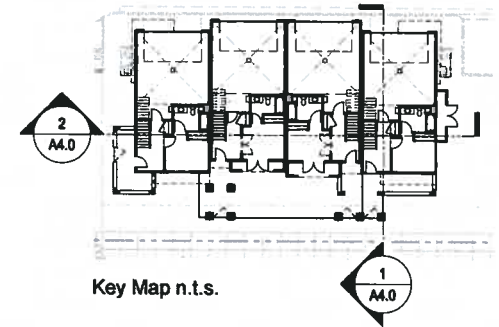
11.20.2015

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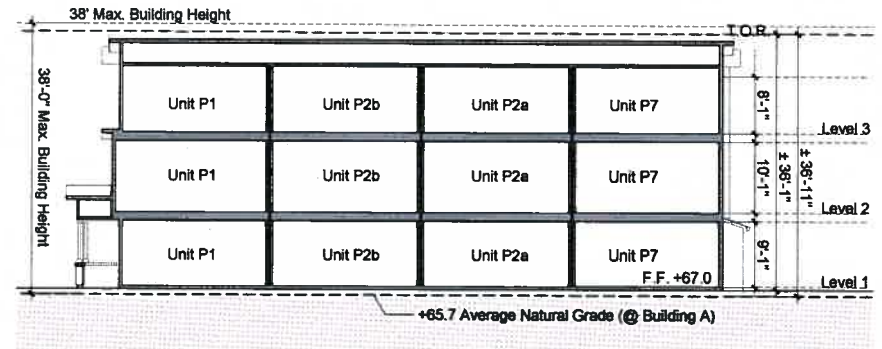


1/8" = 1'-0"

A3.6



Section 1



Section 2

133 ENCINAL AVENUE

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CONCEPTUAL SECTIONS - BUILDING A

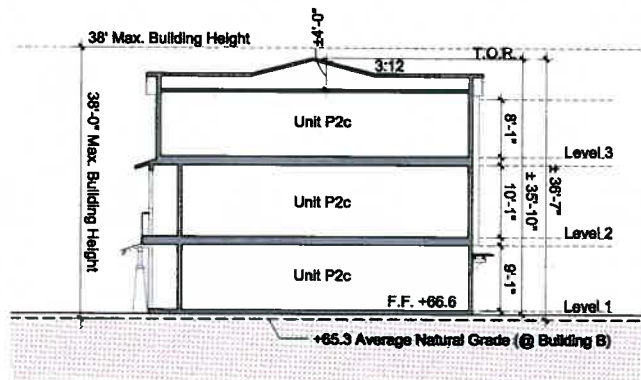
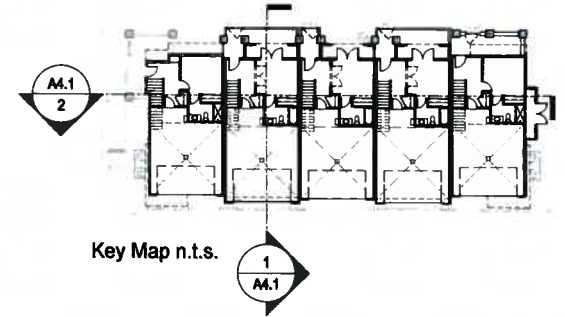
MEMLO PARK, CA
1507 # 2014-0022

1/8" = 1'-0"

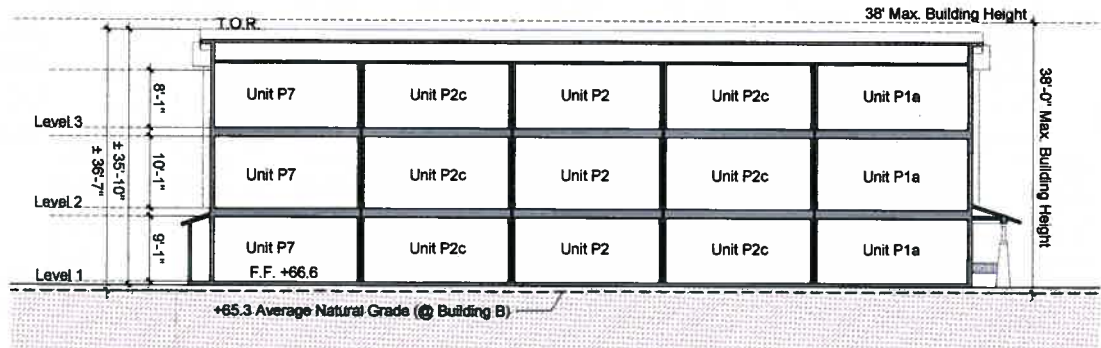
A4.0

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Section 1



Section 2

133 ENCINAL AVENUE

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CONCEPTUAL SECTIONS - BUILDING B

MEMLO PARK, CA

KTF # 2014-0022

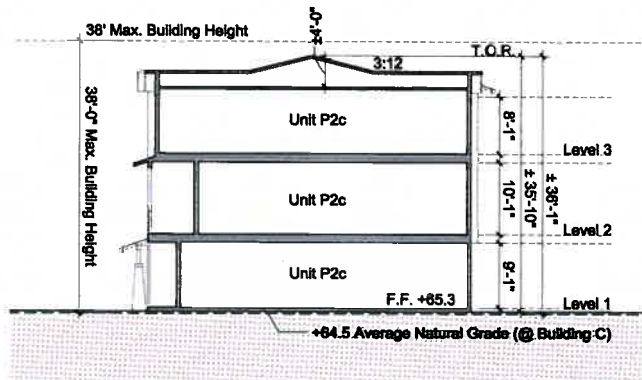
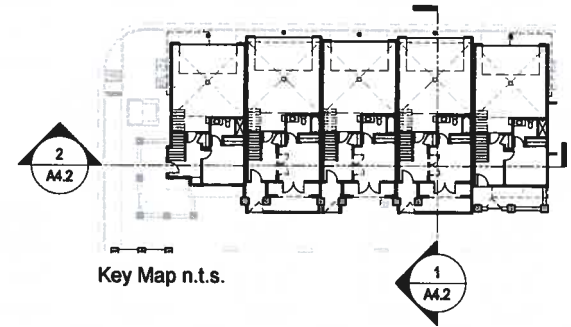
11.30.2015

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Oakland, CA 94607
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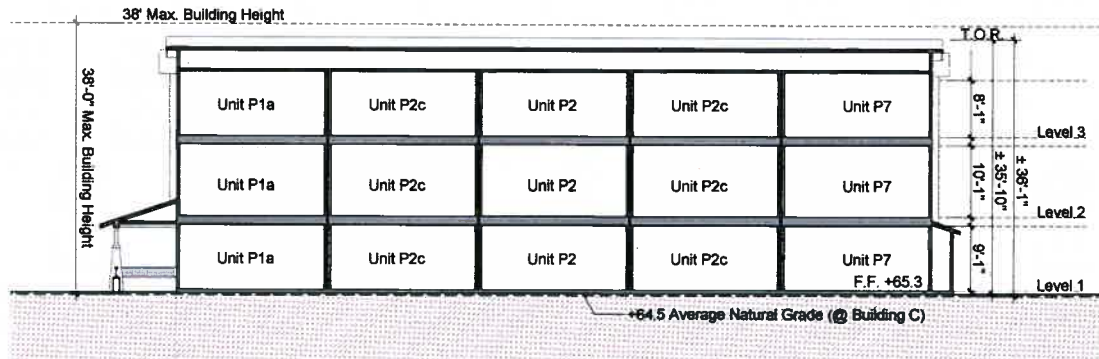


1/8" = 1'-0"

A4.1



Section 1



Section 2

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CONCEPTUAL SECTIONS - BUILDING C

MENLO PARK, CA

KTP # 2014-0032

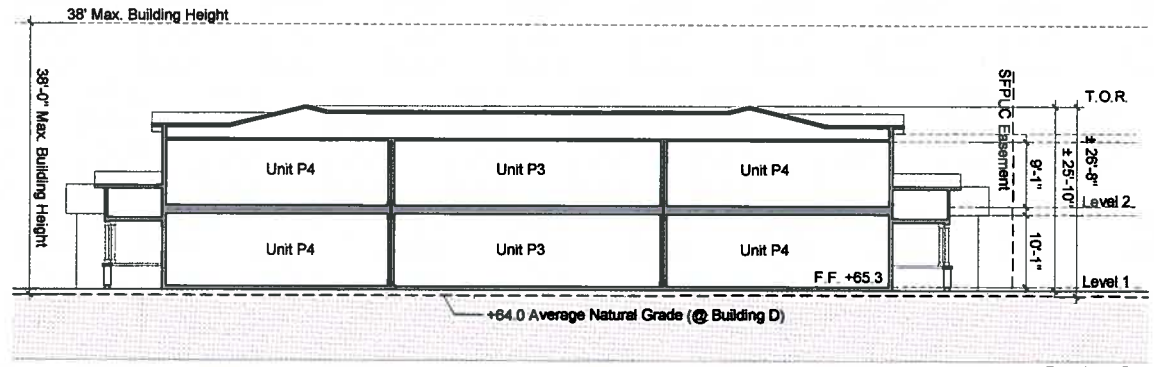
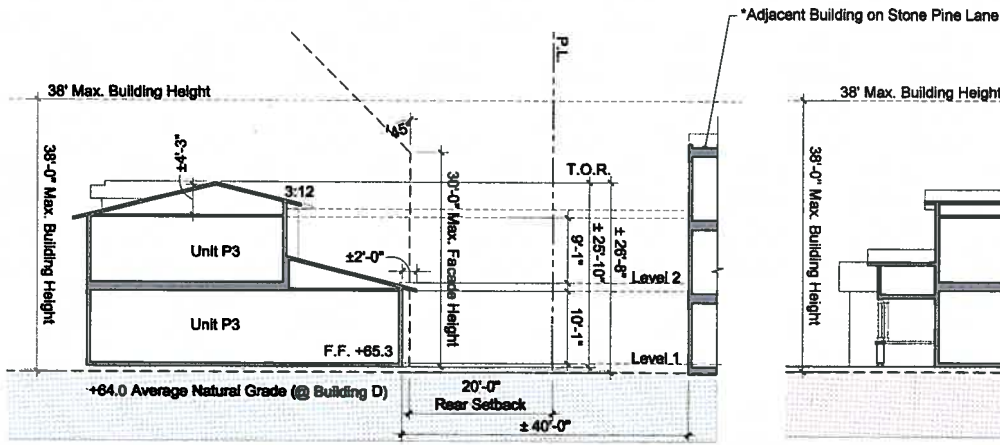
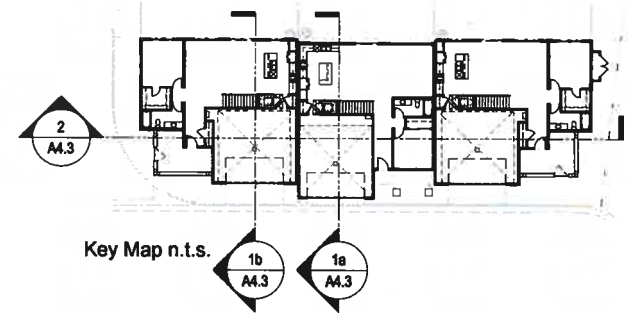
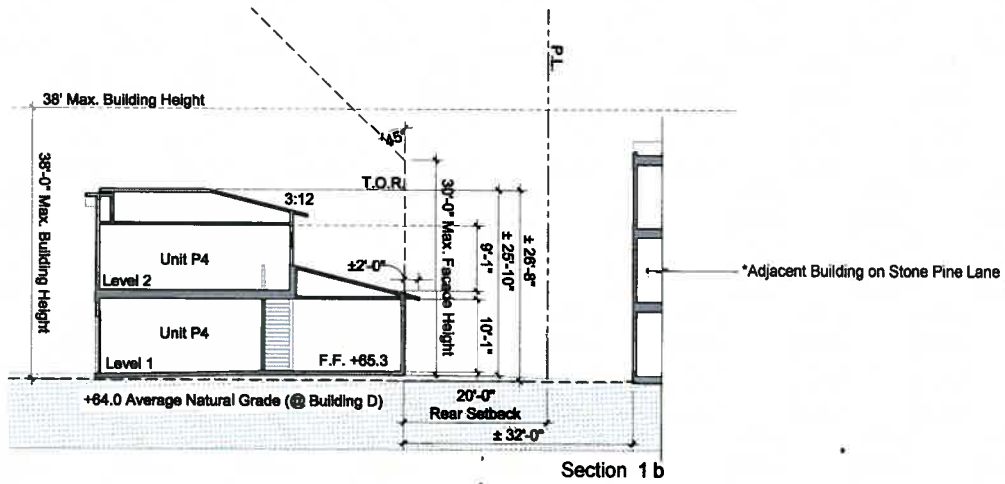
11.20.2015

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1/8" = 1'-0"



A4.2



*Adjacent building height approximate- for general scale reference only



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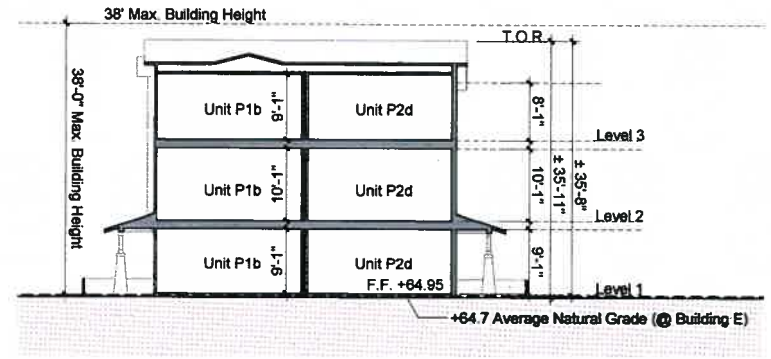
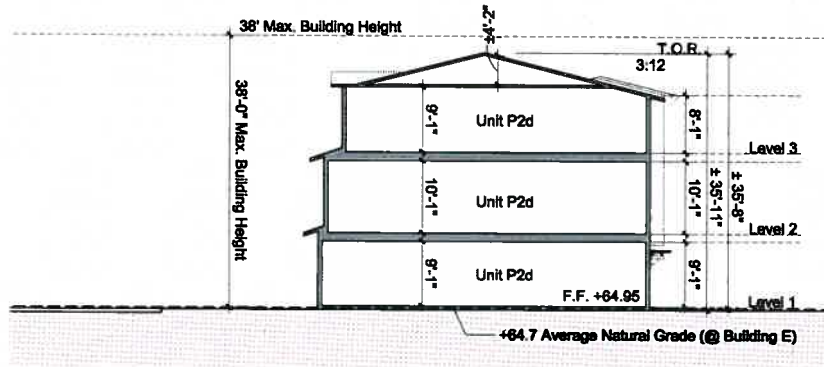
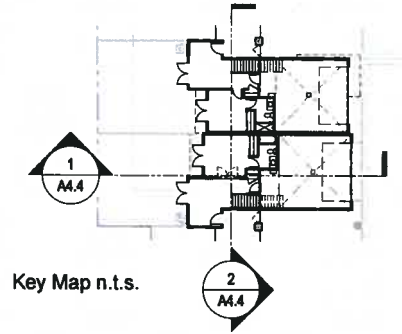
CONCEPTUAL SECTION - BUILDING D

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12/14/2015

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A4.3



133 ENCINAL AVENUE

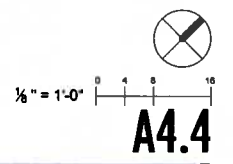
Hunter Properties Inc.
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408.255.4100

CONCEPTUAL SECTION - BUILDING E

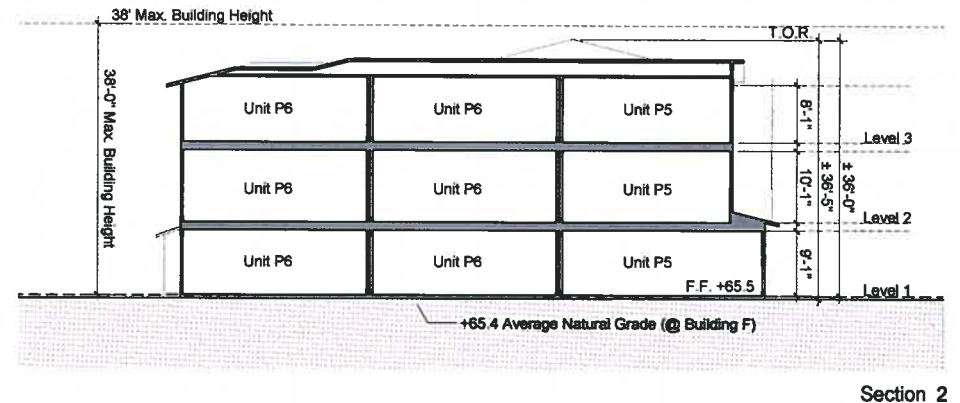
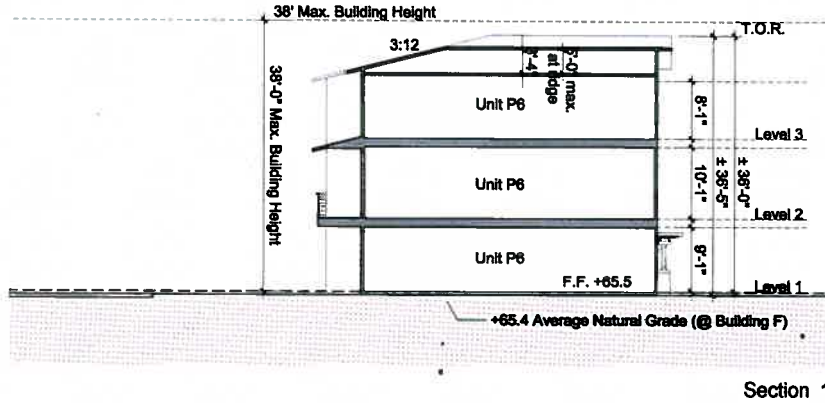
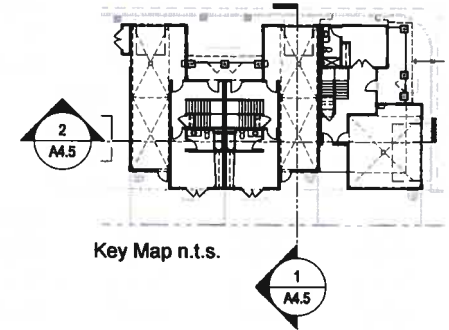
MEMLO PARR, CA
1787 N 3014-0022

11.06.2015

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A4.4



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CONCEPTUAL SECTION - BUILDING F

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1/27/14 2014-0022

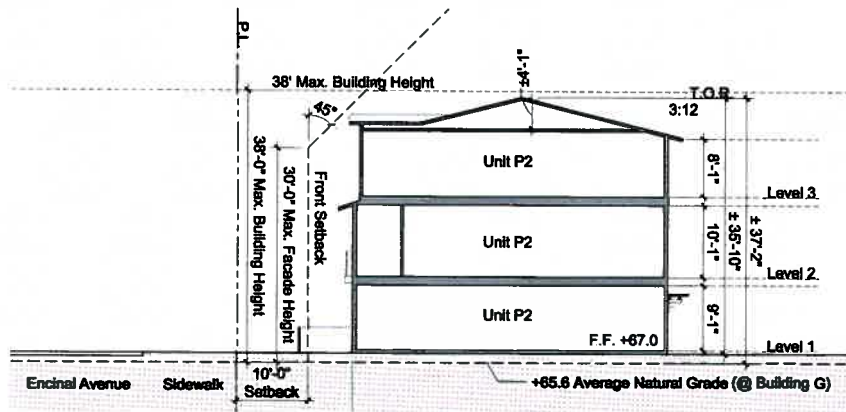
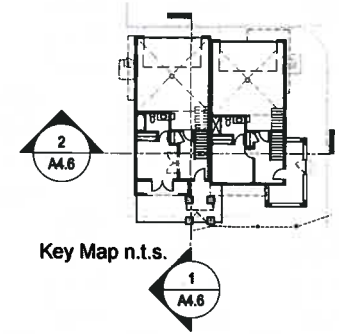
11.20.2015

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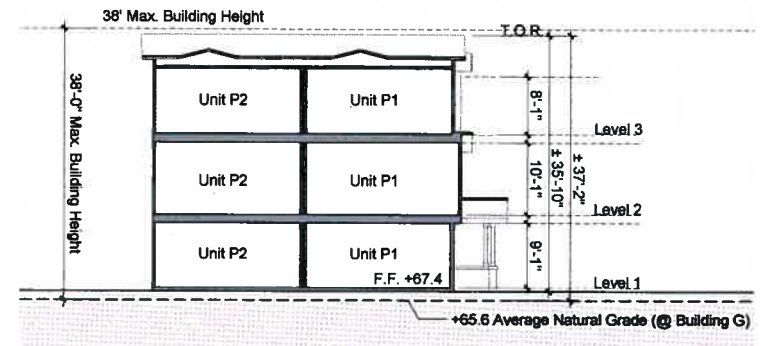
1/8" = 1'-0"

A4.5





Section 1



Section 2

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CONCEPTUAL SECTION - BUILDING G

MENLO PARK, CA

KTG # 2014-0022

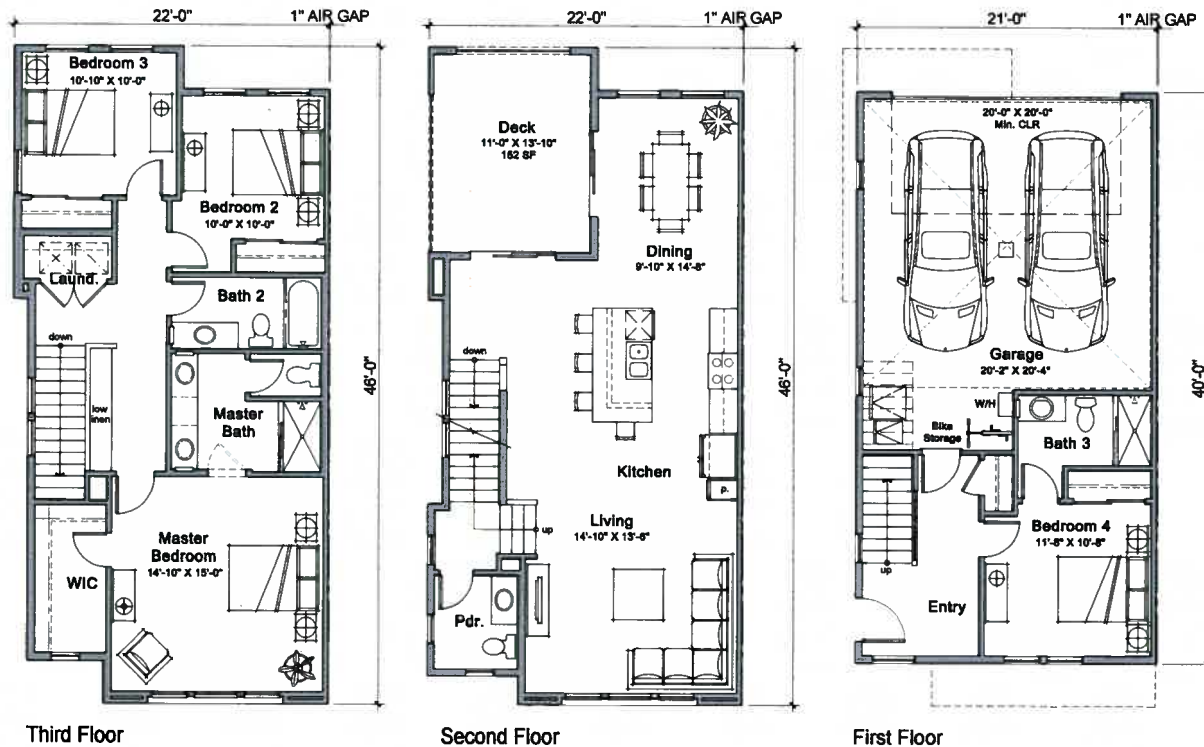
11.30.2015

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1/8" = 1'-0"

A4.6



Plan 1
4 Bedroom / 3.5 Bath
1,813 Net SF

Note: Unit net area measured to inside face of stud

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408.255.4100

CONCEPTUAL FLOOR PLANS - PLAN TYPE I

MENLO PARK, CA

EXD # 2014-0022

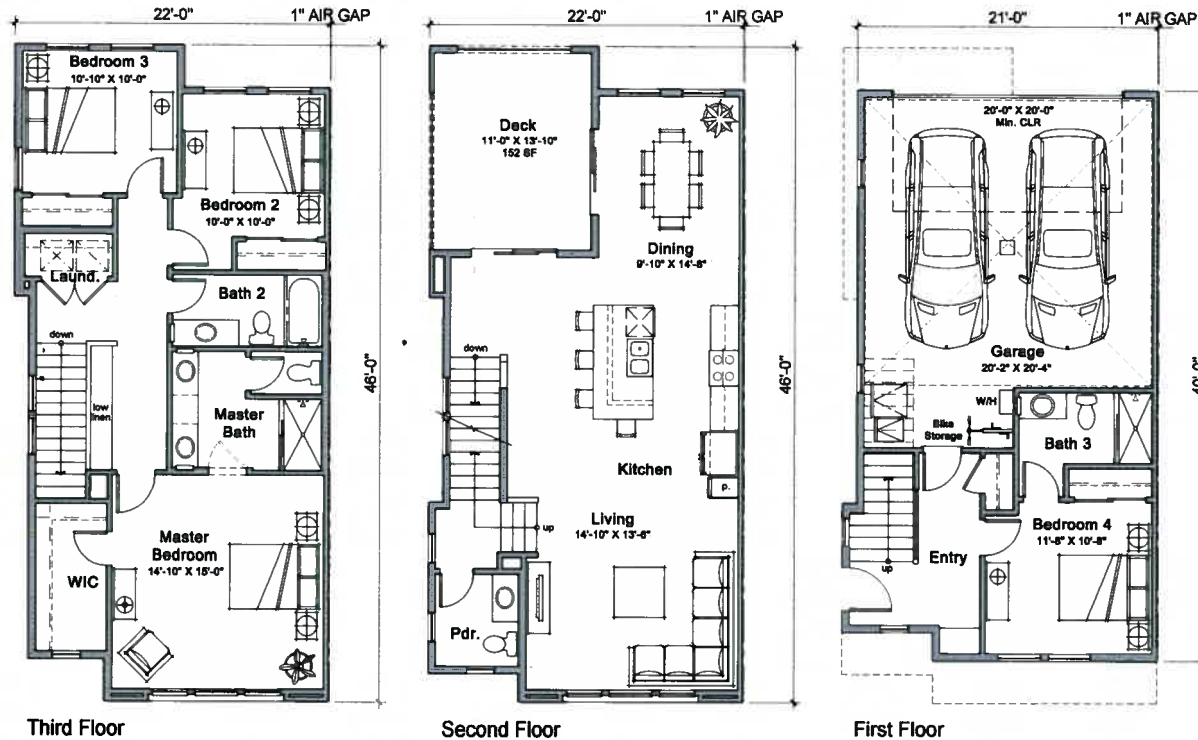
11.30.2015

1/4" = 1'-0" 0 2 4 8

A5.0

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Plan 1A
 4 Bedroom / 3.5 Bath
 1,909 Net SF

Note: Unit net area measured to inside face of stud.

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CONCEPTUAL FLOOR PLANS - PLAN TYPE 1A

MEMLO PARK, CA
 KTG # 2014-0032

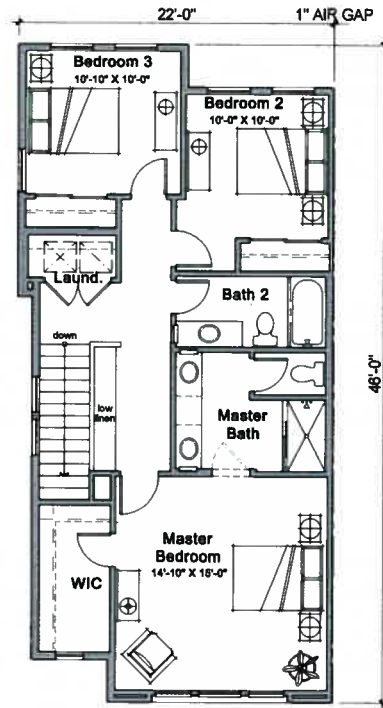
11.20.2015

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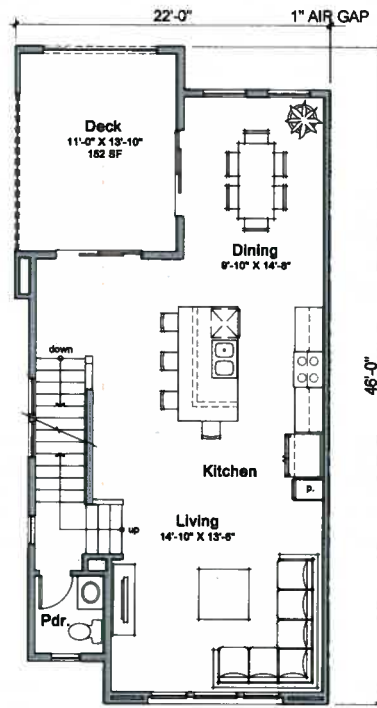
1/4" = 1'-0"

A5.1

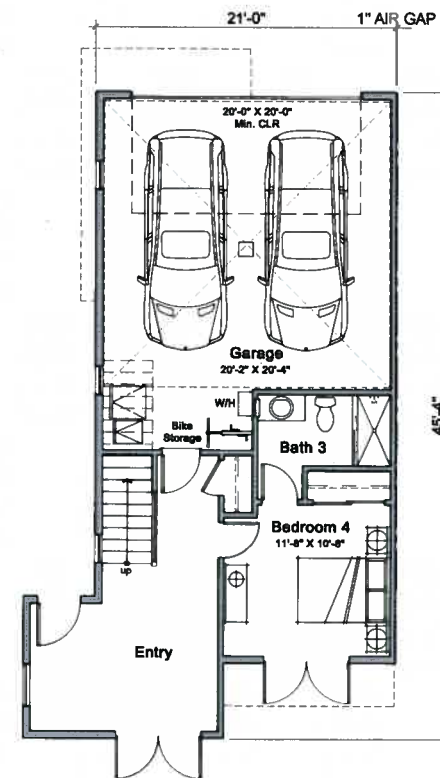




Third Floor



Second Floor



First Floor

Plan 1B
4 Bedroom / 3.5 Bath
1,985 Net SF

Note: Unit net area measured to inside face of stud

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CONCEPTUAL FLOOR PLANS - PLAN TYPE 1B

MEMLO PARK, CA
1707 # 20-4-002

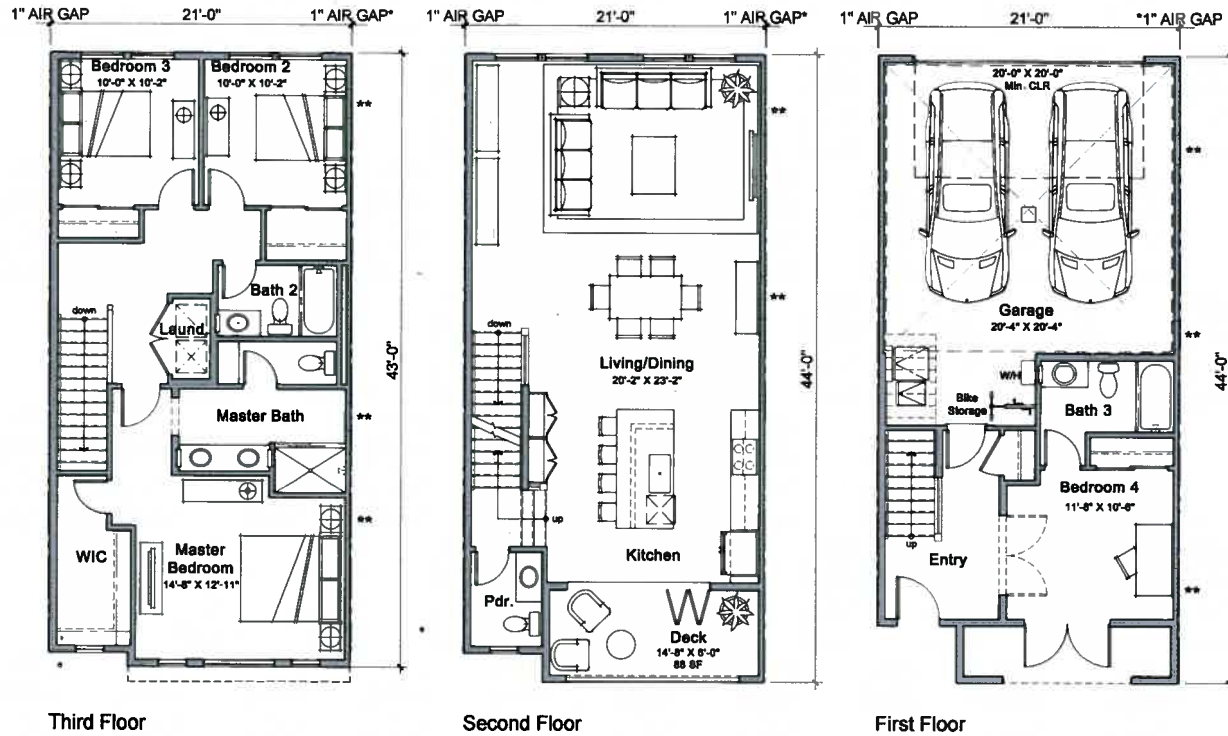
(11.30.2015)

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510.272.2910
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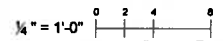
1/4" = 1'-0" 0 2 4 8

A5.2



Plan 2
4 Bedroom / 3.5 Bath
1,907 Net SF

Note: Unit net area measured to inside face of stud
 * air gap at interior walls only
 ** As occurs - see building plans for window location



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CONCEPTUAL FLOOR PLANS - PLAN TYPE 2

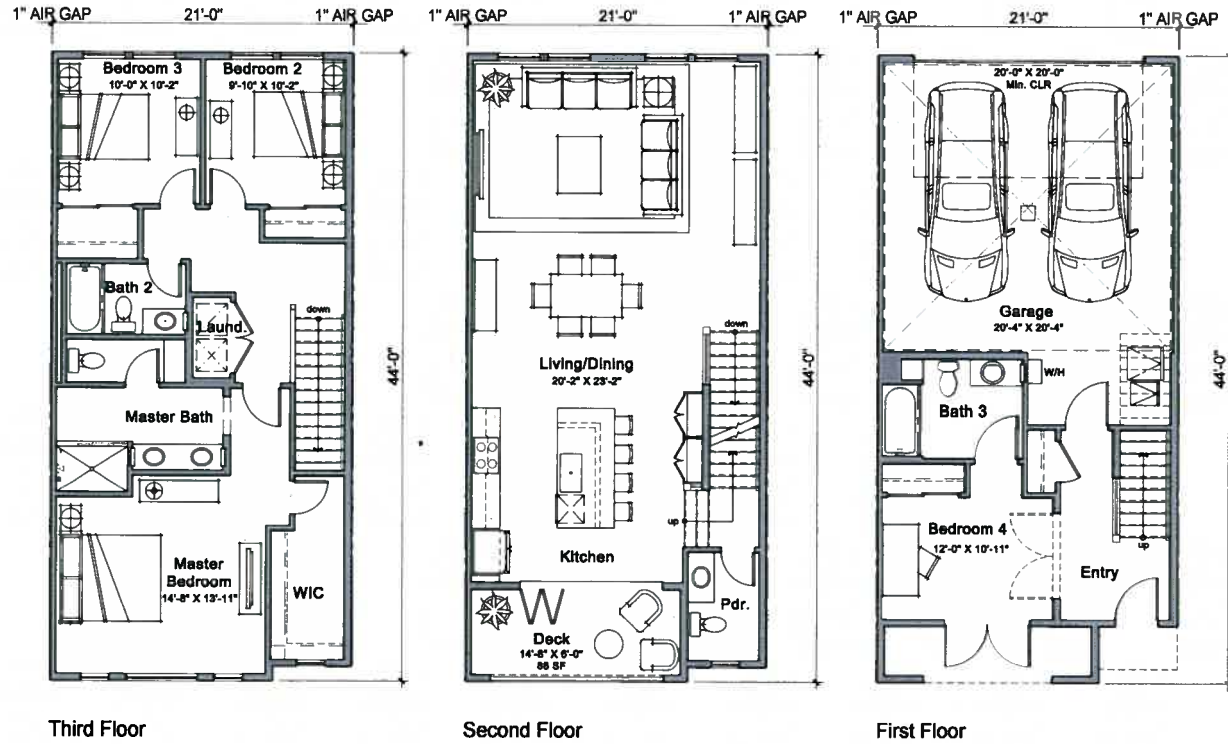
MENLO PARK, CA
 1/27 # 2014-0022

11.06.2015

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A5.3



Plan 2A
 4 Bedroom / 3.5 Bath
 1,939 Net SF

Note: Unit net area measured to inside face of stud.



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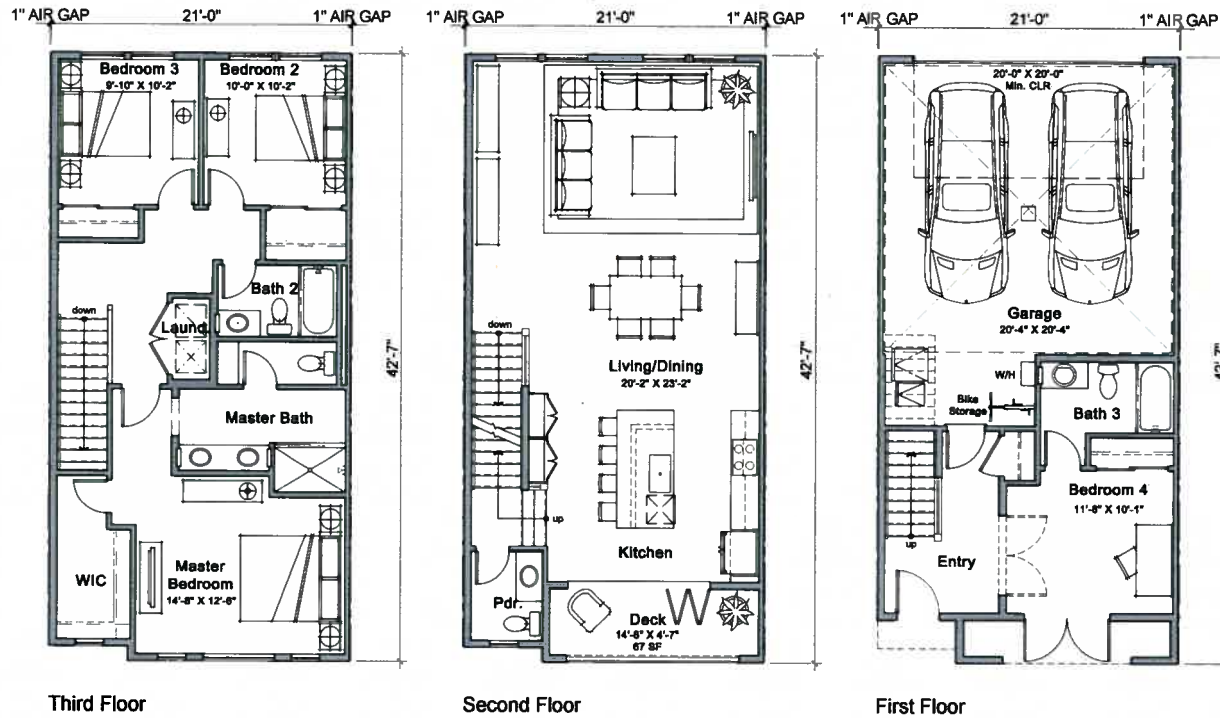
CONCEPTUAL FLOOR PLANS - PLAN TYPE 2A

A5.4

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 EDP # 2014-002 11.30.2015

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Plan 2B
4 Bedroom / 3.5 Bath
1,892 Net SF

Note: Unit net area measured to inside face of stud.

1/4" = 1'-0"

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CONCEPTUAL FLOOR PLANS - PLAN TYPE 2B

MENLO PARK, CA

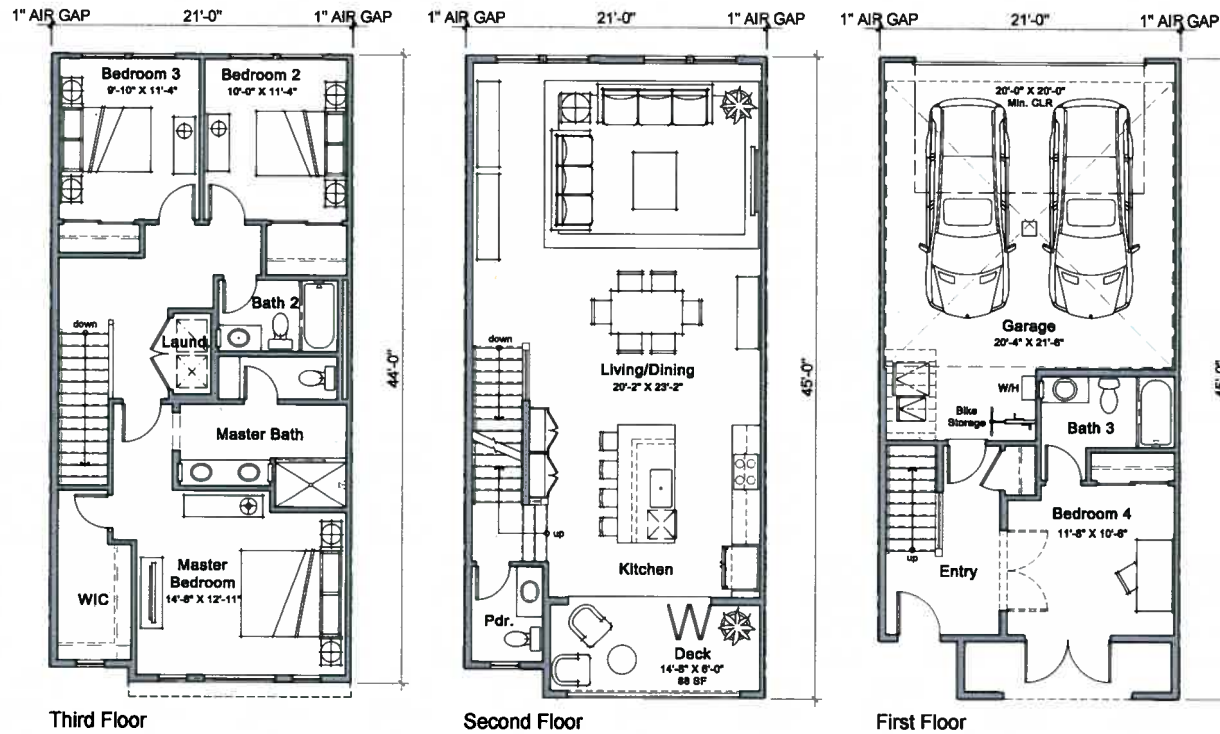
1/2" = 1'-0"

11.20.2015

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A5.5



Plan 2C
 4 Bedroom / 3.5 Bath
 1,956 Net SF

Note: Unit net area measured to inside face of stud.

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 408.255.4100

CONCEPTUAL FLOOR PLANS - PLAN TYPE 2C

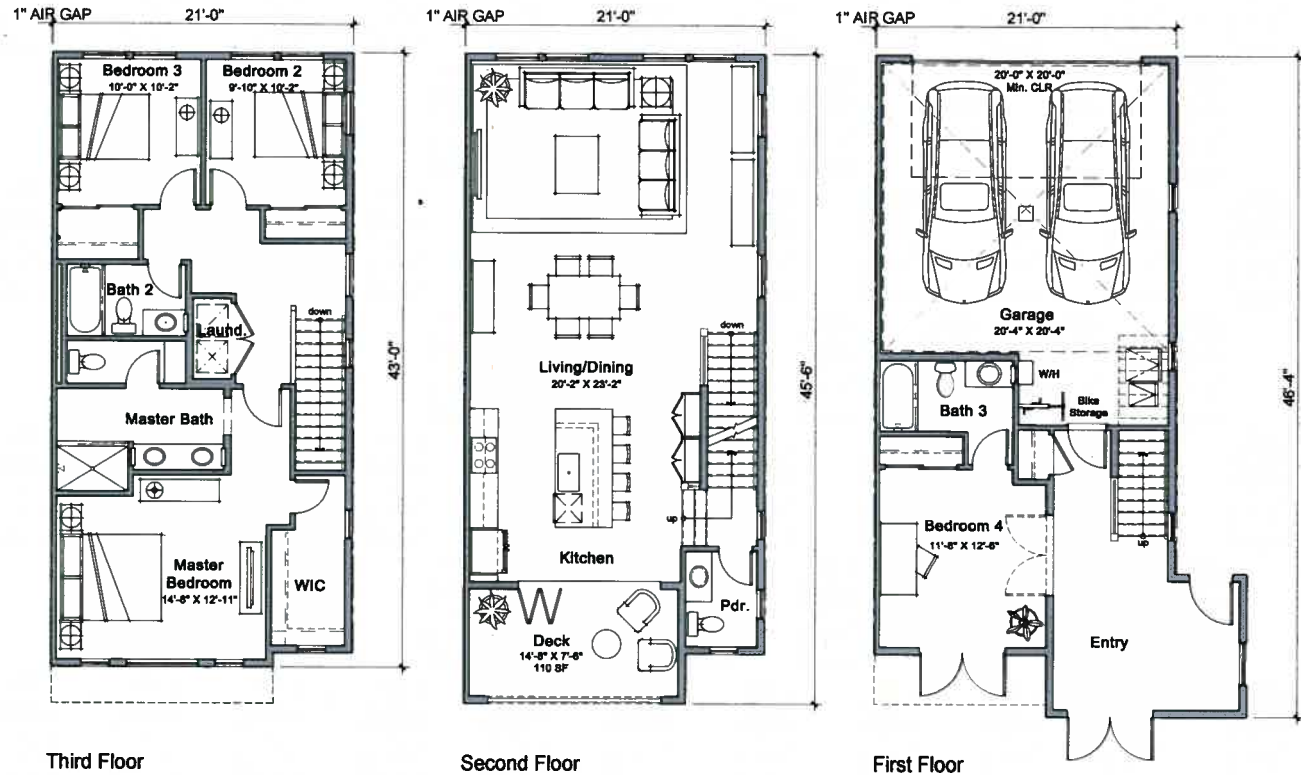
MENLO PARK, CA
 1307 N 3014-002



A5.6

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 Oakland, CA 94607
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Third Floor

Second Floor

First Floor

Plan 2D
4 Bedroom / 3.5 Bath
2,031 Net SF

Note: Unit net area measured to inside face of stud.



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CONCEPTUAL FLOOR PLANS - PLAN TYPE 2D

MENLO PARK, CA

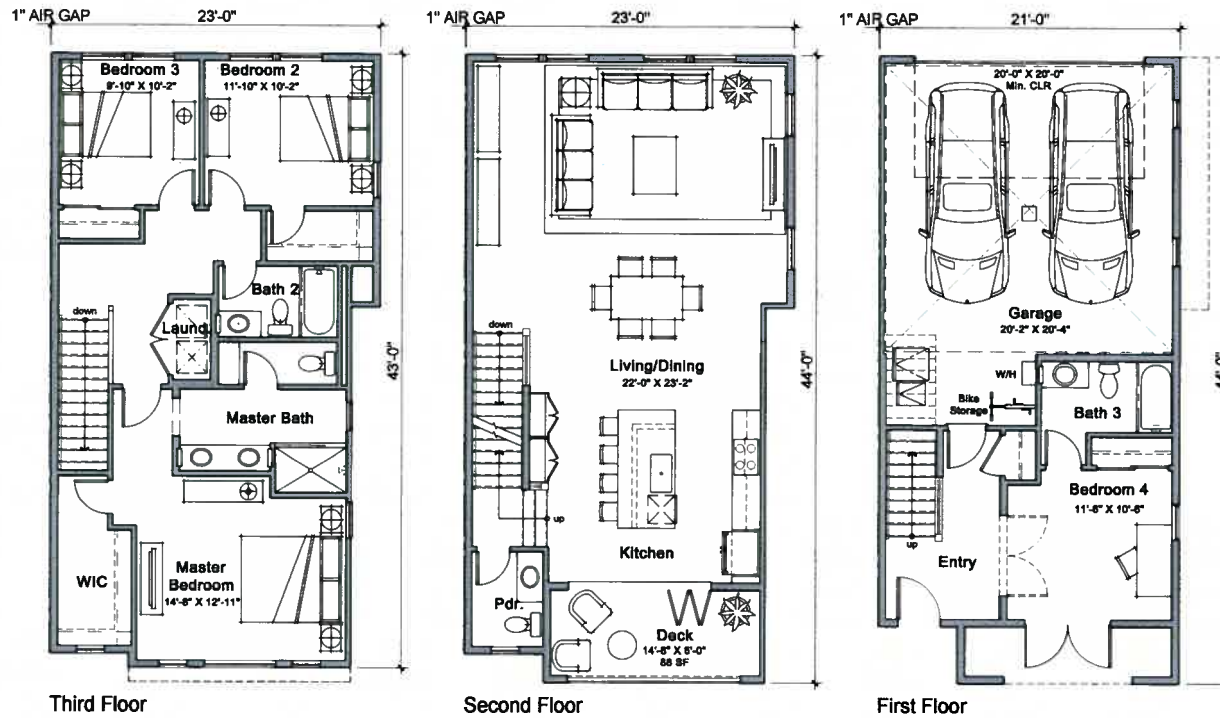
1/27 # 2014-0032

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510.272.2910
ktgy.com

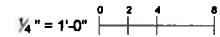


A5.7



Plan 2E
 4 Bedroom / 3.5 Bath
 1,979 Net SF

Note: Unit net area measured to inside face of stud



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CONCEPTUAL FLOOR PLANS - PLAN TYPE 2E

A5.8

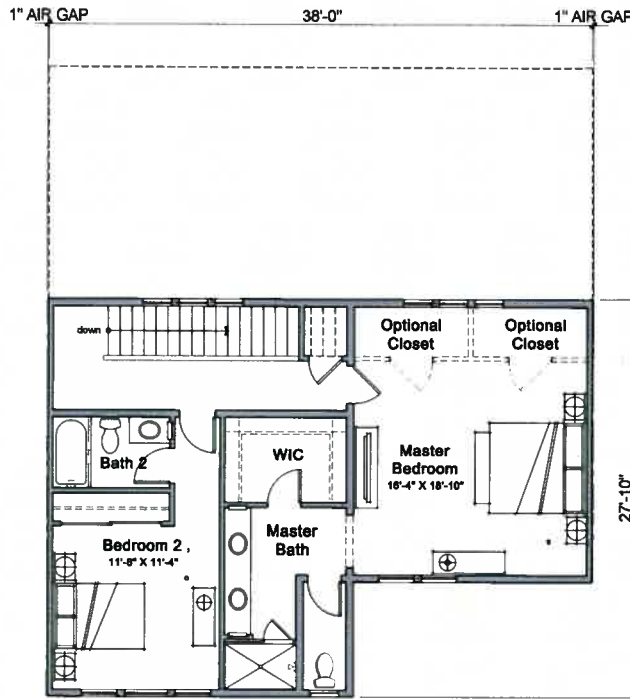
MENLO PARK, CA

1307 # 2014-0032

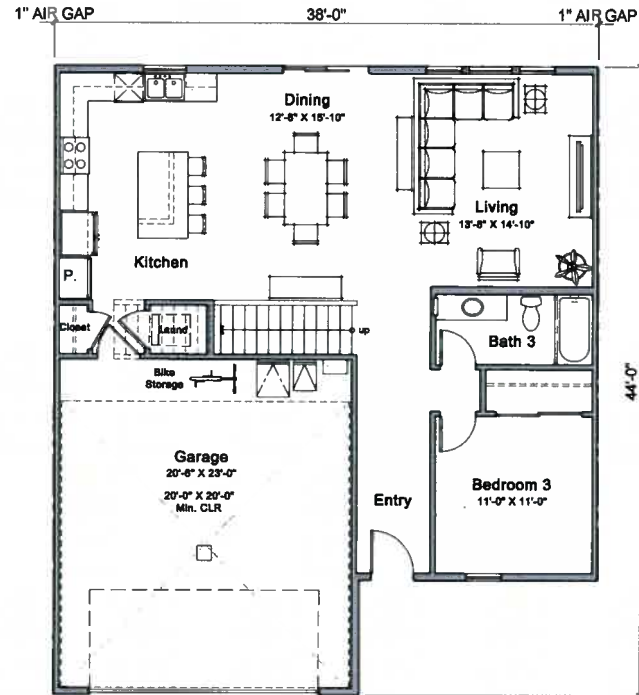
11.20.2015

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Second Floor



First Floor

Plan 3
 3 Bedroom/3 Bath
 1808 N.S.F.

Note: NSF (Net Square Feet): Net unit area measured to inside face of stud and does not include garages, patios, or balconies.

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CONCEPTUAL FLOOR PLANS - PLAN TYPE 3

MENLO PARK, CA

1/27/14-0032

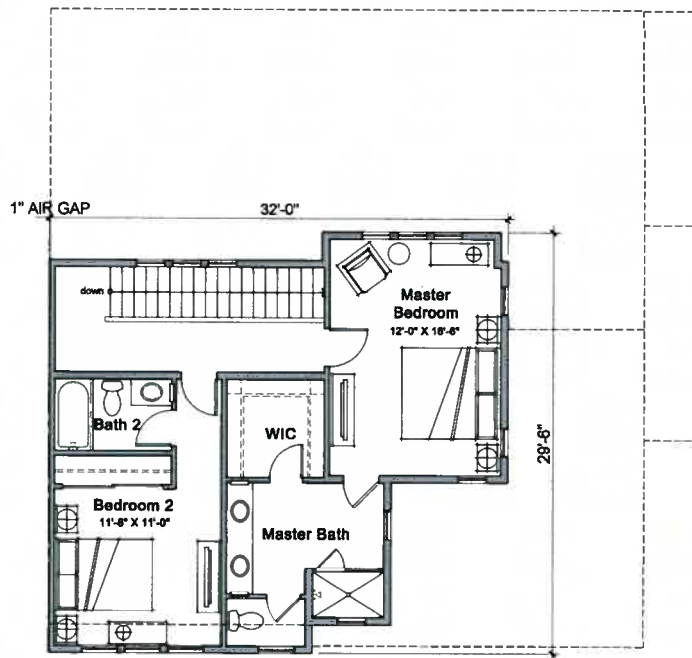
11.26.2015

KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com

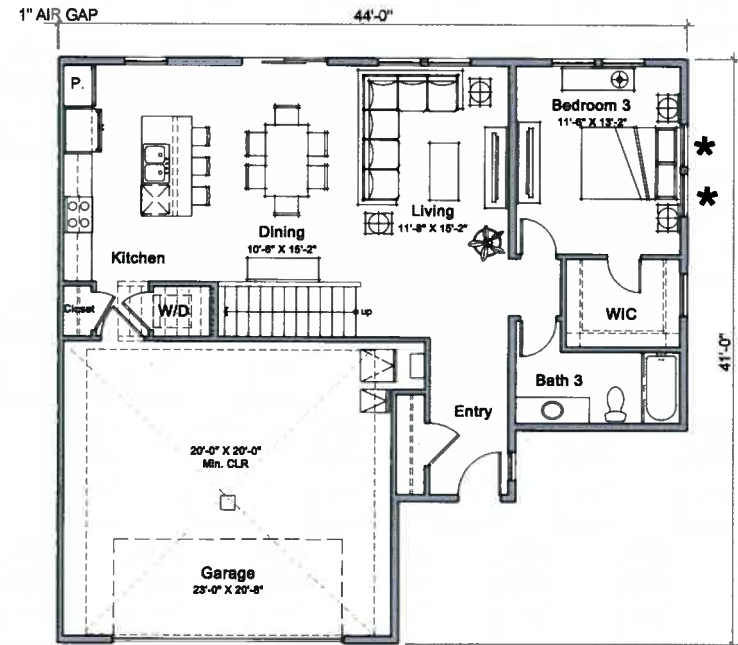


1/4" = 1'-0"

A5.9



Second Floor



First Floor

Plan 4
3 Bedroom / 3 Bath
1630 N.S.F.

Note: Unit net area measured to inside face of stud.
* No window where utility closet occurs

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CONCEPTUAL FLOOR PLANS - PLAN TYPE 4

MENLO PARK, CA

1/27/11 20-4-0032

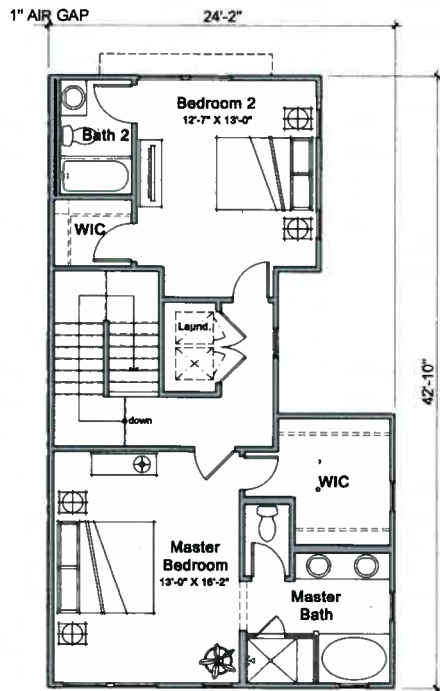
11.30.2015

1/4" = 1'-0"

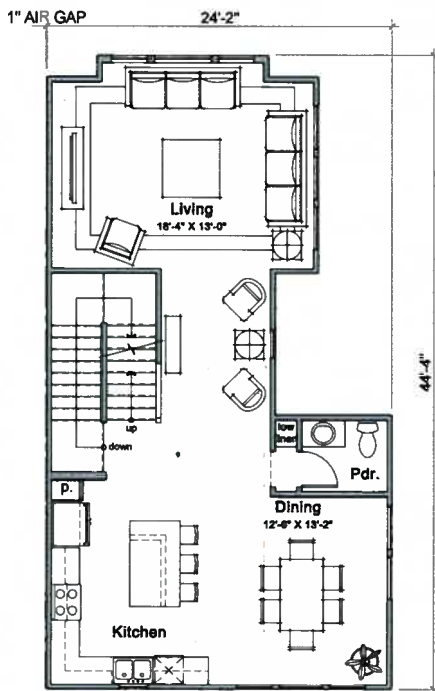
A5.10

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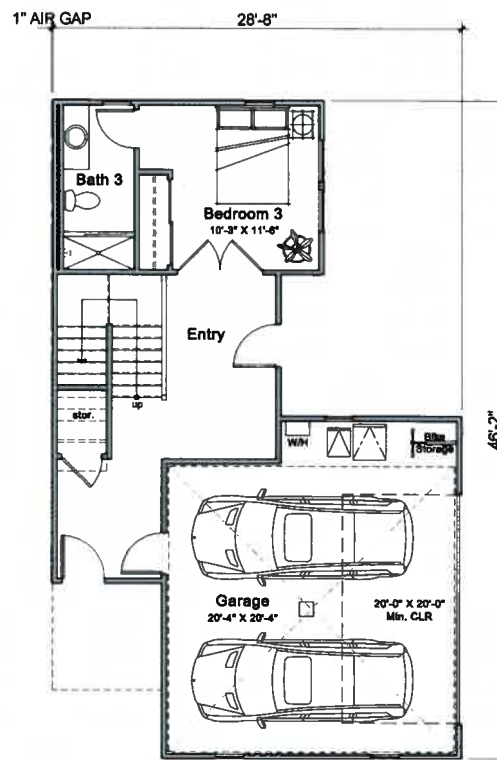




Third Floor



Second Floor



First Floor

Plan 5
 3 Bedroom / 3.5 Bath
 2,106 Net SF

Note: Unit net area measured to inside face of stud.

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CONCEPTUAL FLOOR PLANS - PLAN TYPE 5

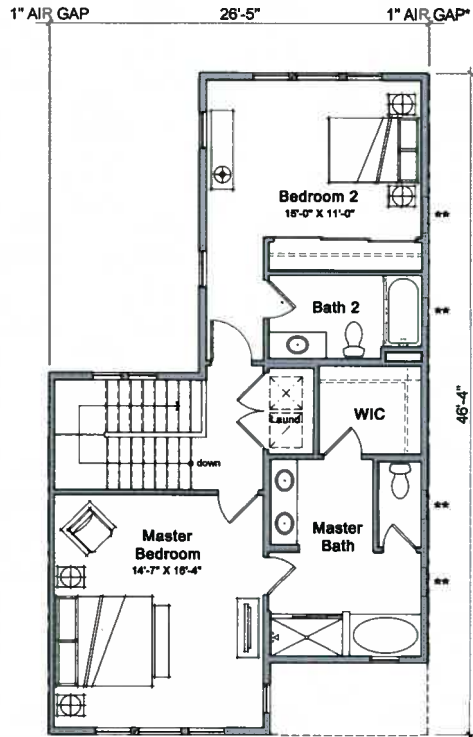
MENLO PARK, CA
 KTG # 2014-0072

11.30.2015

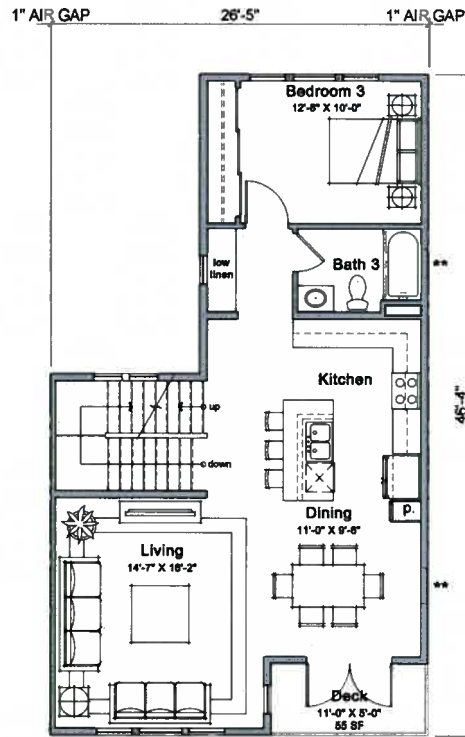
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1/4" = 1'-0"

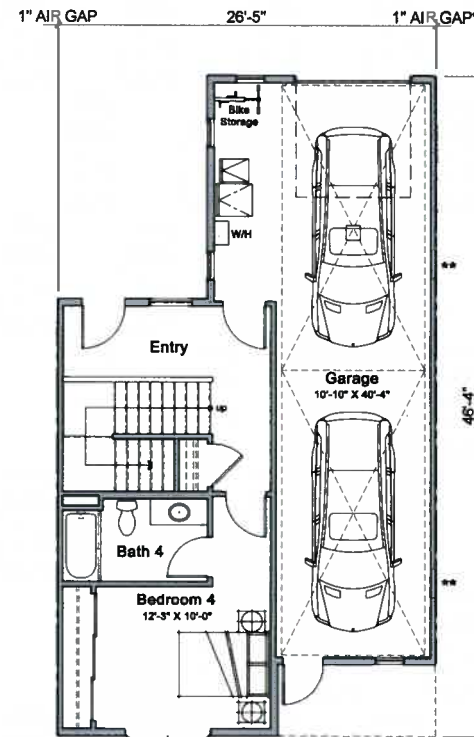




Third Floor



Second Floor



First Floor

Plan 6
4 Bedroom / 4 Bath
2,131 Net SF

Note: Unit net area measured to inside face of stud.
*air gap at interior walls only
** As occurs - see building plans for window location

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CONCEPTUAL FLOOR PLANS - PLAN TYPE 6

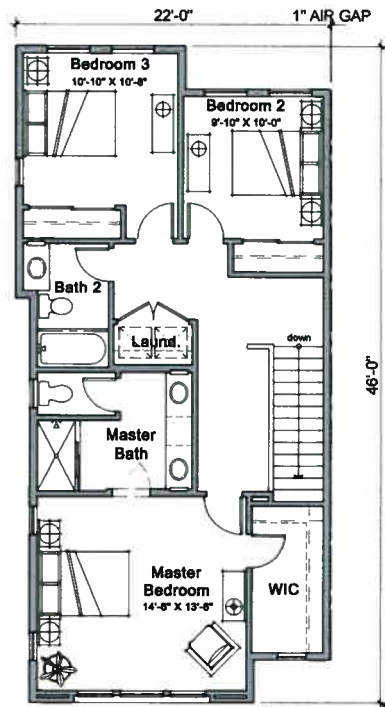
MENLO PARK, CA
EIG # 2014-0032

1/4" = 1'-0"

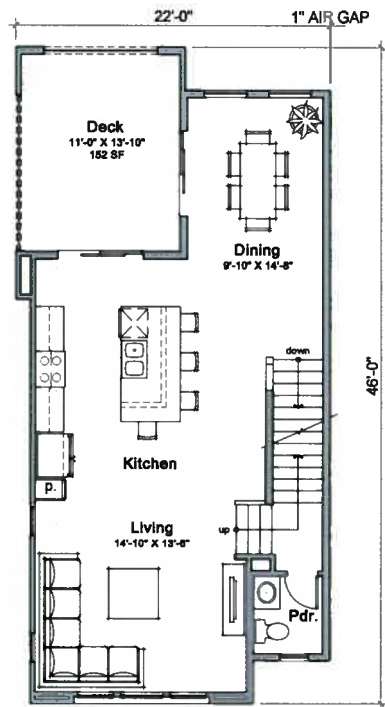
A5.12

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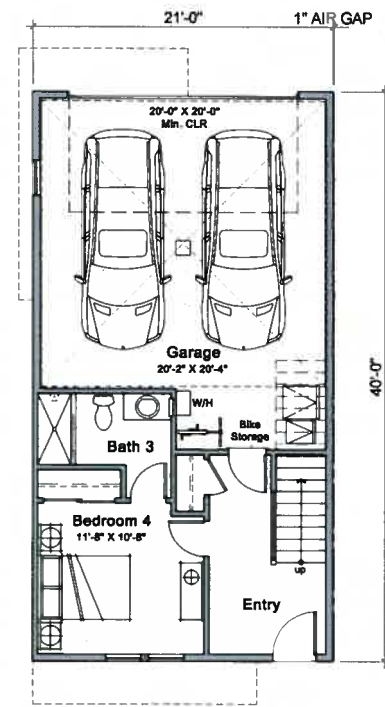




*Third Floor



Second Floor



First Floor

Plan 7
4 Bedroom / 3.5 Bath
1,889 Net SF

Note: Unit net area measured to inside face of stud.

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CONCEPTUAL FLOOR PLANS - PLAN TYPE 7

MENLO PARK, CA

KTGY # 2014-0022

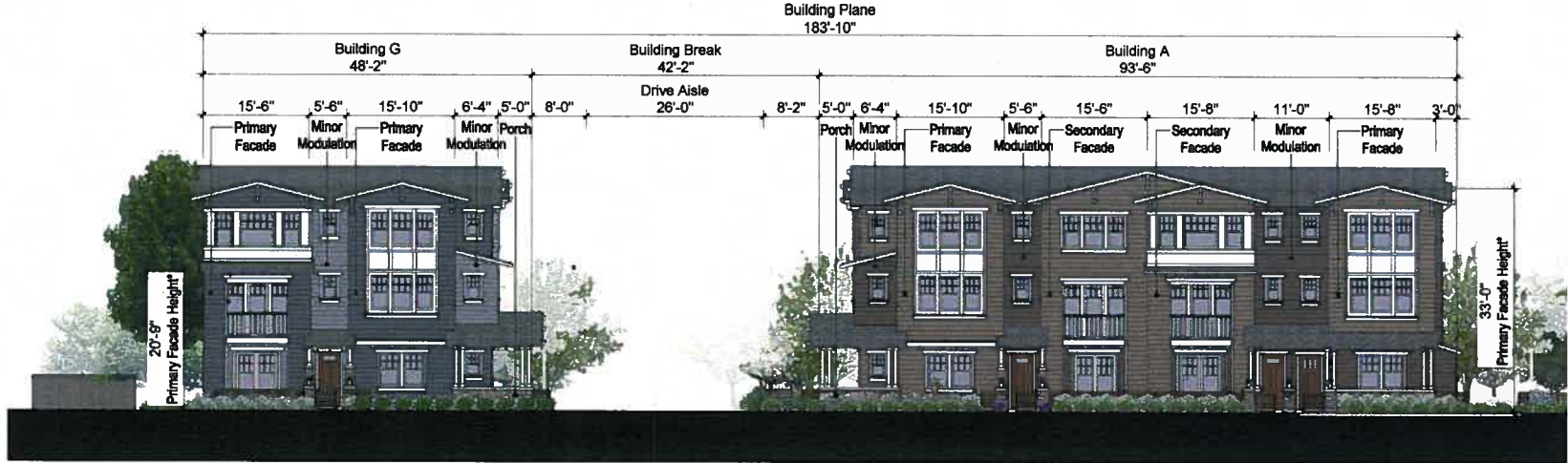
11.03.2015

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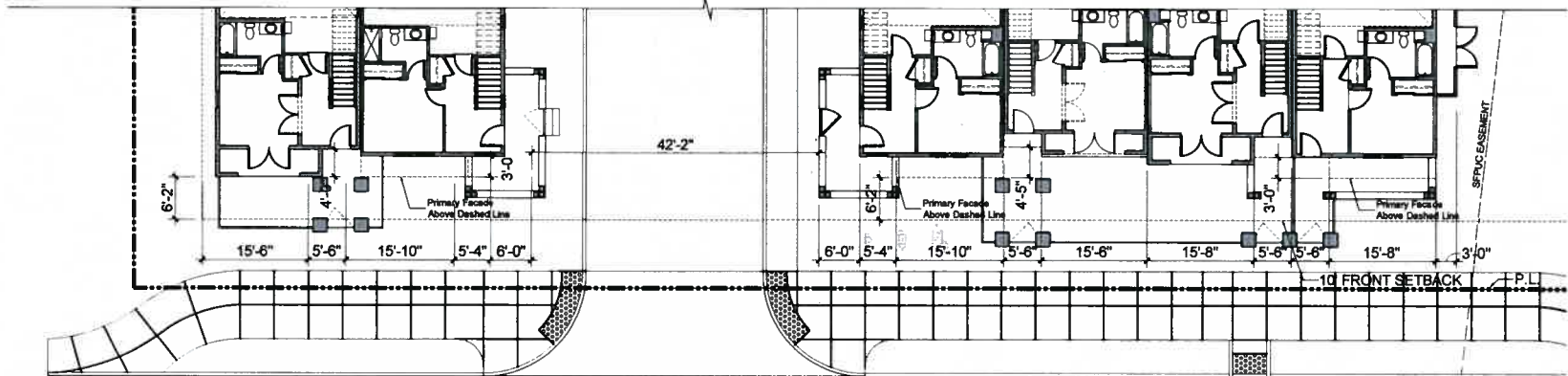
1/4" = 1'-0"

A5.13



1. Encinal Avenue Elevation

*Note: The Primary Building Facade is set back an additional 6'-2" from the Minimum Required Setback and complies with the 30' Maximum Facade Height with a 45° Building Profile. Sections appear on A4.0 and A4.6.



2. Ground Level Plan

1/8" = 1'-0"

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BUILDING BREAK & MODULATION EXHIBIT

MENLO PARK, CA
KTGY # 2014-0072

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A6.0



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SITE COVERAGE CALCULATIONS

MENLO PARK, CA

ESR # 2014-002

1214.0015

1" = 20'-0"

A6.1a

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Building A - Site Coverage			
Name	Length (Feet)	Width (Feet)	Area (SF)
1	20.958	21.208	444
2	4.250	10.625	45
3	21.167	20.958	444
4	5.042	11.083	56
5	21.167	20.958	444
6	5.042	10.500	53
7	21.208	20.958	444
8	4.250	10.683	45
9	15.042	21.208	319
10	4.250	10.584	45
11	13.834	21.167	293
12	5.042	10.083	51
13	3.000	15.708	47
14	14.250	21.167	302
15	5.042	10.867	54
16	4.000	15.708	63
17	16.042	21.208	319
18	4.250	10.625	45
19	14.917	3.000	45
400	5.875	13.125	77
401	11.750	5.875	69
402	2.875	15.364	44
403	6.458	5.427	35
404	8.000	9.833	79
405	5.458	4.000	22
406	1.000	21.168	21
407	27.867	4.875	135
408	14.792	0.875	13
409	2.875	11.833	34
410	2.875	12.940	37
411	14.792	0.905	13
Total			4137

Building B - Site Coverage			
Name	Length (Feet)	Width (Feet)	Area (SF)
67	9.250	1.000	9
68	15.875	2.000	32
69	13.042	21.208	277
70	4.250	11.125	47
71	4.250	10.083	43
72	20.958	21.208	444
73	15.708	4.000	63
74	14.250	21.167	302
75	5.042	11.083	56
76	5.042	10.083	51
77	21.958	21.167	465
78	4.000	15.708	63
79	14.250	21.167	302
80	5.042	11.083	56
81	5.042	10.083	51
82	20.958	21.167	444
83	4.000	15.709	63
84	14.250	21.167	302
85	5.042	11.083	56
86	5.042	10.083	51
87	21.958	21.167	465
88	21.208	15.042	319
89	4.250	11.063	47
90	4.250	10.125	43
91	20.958	21.208	444
92	14.917	3.000	45
420	14.792	0.875	13
421	2.875	11.833	34
422	2.875	11.833	34
423	14.792	0.874	13
424	6.875	21.262	146
425	4.000	5.542	22
426	2.042	8.000	16
427	4.000	5.542	22
428	2.042	8.000	16
429	4.000	5.542	22
430	2.042	8.000	16
431	2.875	13.417	39
432	6.375	14.083	90
433	2.000	11.736	23
434	11.375	6.375	73
Total			5119

Building C - Site Coverage			
Name	Length (Feet)	Width (Feet)	Area (SF)
140	20.958	21.208	444
141	4.250	11.125	47
142	4.250	10.083	43
143	13.042	21.208	277
144	9.250	1.000	9
145	16.875	2.000	32
146	21.958	21.167	465
147	5.042	11.083	56
148	5.042	10.083	51
149	14.250	21.167	302
150	15.708	4.000	63
151	20.958	21.167	444
152	5.042	11.063	56
153	5.042	10.083	51
154	14.250	21.167	302
155	4.000	15.708	63
156	21.958	21.167	465
157	5.042	11.083	56
158	5.042	10.083	51
159	14.250	21.167	302
160	4.000	15.708	63
161	20.958	21.208	444
162	4.250	11.083	47
163	4.250	10.125	43
164	14.917	3.000	45
165	21.208	15.042	319
440	2.125	9.402	20
441	8.375	9.250	77
442	14.735	2.000	29
443	17.110	9.375	160
444	13.417	2.875	39
445	5.542	4.000	22
446	8.000	2.042	16
447	5.542	4.000	22
448	8.000	2.042	16
449	5.542	4.000	22
450	8.000	2.042	16
451	21.262	6.875	146
452	0.874	14.792	13
453	11.833	2.875	34
454	11.833	2.875	34
455	0.875	14.792	13
Total			5210

Building D - Site Coverage			
Name	Length (Feet)	Width (Feet)	Area (SF)
221a	21.542	8.125	175
221b	21.250	12.833	273
221c	44.208	20.292	897
216	12.000	6.000	72
217	8.167	10.958	89
218	2.875	20.958	60
219	21.167	20.958	444
220	38.167	23.292	889
222	16.917	12.958	219
223	44.208	20.292	897
224	21.167	20.958	444
225	2.875	20.958	60
226	8.167	10.958	89
227	12.000	5.958	71
228	2.333	8.917	21
460	12.500	8.042	101
461	7.542	8.167	62
462	7.542	8.167	62
463	12.542	8.043	101
464	8.292	16.625	138
Total			6164

Building E - Site Coverage			
Name	Length (Feet)	Width (Feet)	Area (SF)
240	15.042	21.208	319
241	10.250	5.000	51
242	5.333	9.250	49
243	4.250	11.125	47
244	4.250	10.083	43
245	21.208	20.958	444
246	21.208	16.249	345
247	9.250	4.333	40
248	10.250	5.000	51
249	5.042	10.083	51
250	5.042	11.125	56
251	21.208	20.958	444
480	12.042	2.875	35
481	11.875	3.376	40
482	10.674	5.500	60
483	10.674	5.500	60
Total			2136

NOTES:
1. All areas have been measured to the exterior finish.
2. SF data column sums may differ slightly from totals due to rounding of SF numbers.

133 ENCINAL AVENUE

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408.255.4100

SITE COVERAGE CALCULATIONS

MENLO PARK, CA
EST # 2014-002 (2/14/2015)

KTGY Group, Inc.
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A6.1b

Site Coverage Summary:

Additional Site Coverage			
Name	Length (Feet)	Width (Feet)	Area (SF)
510	2,333	2,333	5
511	10,104	1,000	10
512	2,333	2,333	5
Total			20

Building G - Site Coverage			
Name	Length (Feet)	Width (Feet)	Area (SF)
312	21,206	20,956	444
313	5,042	10,125	51
314	5,042	11,063	56
315	14,250	21,206	302
316	15,750	4,000	63
317	21,206	20,956	444
318	4,250	10,063	43
319	4,250	11,125	47
320	15,042	21,206	319
343	2,000	17,917	36
500	3,875	7,500	29
501	3,959	5,417	21
502	3,000	15,333	46
503	5,875	5,875	35
504	18,000	5,875	112
505	17,792	1,000	18
506	3,000	11,063	33
Total			2099

Building F - Site Coverage			
Name	Length (Feet)	Width (Feet)	Area (SF)
274	15,958	4,956	79
275	41,593	11,292	470
276	8,917	2,333	21
277	25,625	4,956	127
278	15,625	5,000	78
279	25,917	10,375	269
280	5,000	15,625	78
281	25,917	10,375	269
282	25,625	4,956	127
283	15,958	4,956	79
284	41,599	11,250	468
285	6,458	8,063	68
286	20,792	20,792	432
287	12,333	0,456	6
288	12,792	3,456	44
289	3,456	15,083	56
290	18,125	22,187	367
291	3,000	12,417	37
490	5,000	11,000	55
491	10,875	5,000	54
492	3,000	9,750	29
493	5,375	22,042	118
494	20,750	5,375	112
Total			3433

Site Plan Square Footage		
Building A	4137	
Building B	5119	
Building C	5219	
Building D	5164	
Building E	2135	
Building F	3433	
Building G	2099	
Additional Site Coverage	20	
Total Site Coverage		27328
Total Site Area		75,612
Coverage as Percent of Site Area		36%

NOTES:
 1. All areas have been measured to the exterior finish.
 2. SF data column sums may differ slightly from totals due to rounding of SF numbers.

133 ENCINAL AVENUE

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SITE COVERAGE CALCULATIONS

MENLO PARK, CA

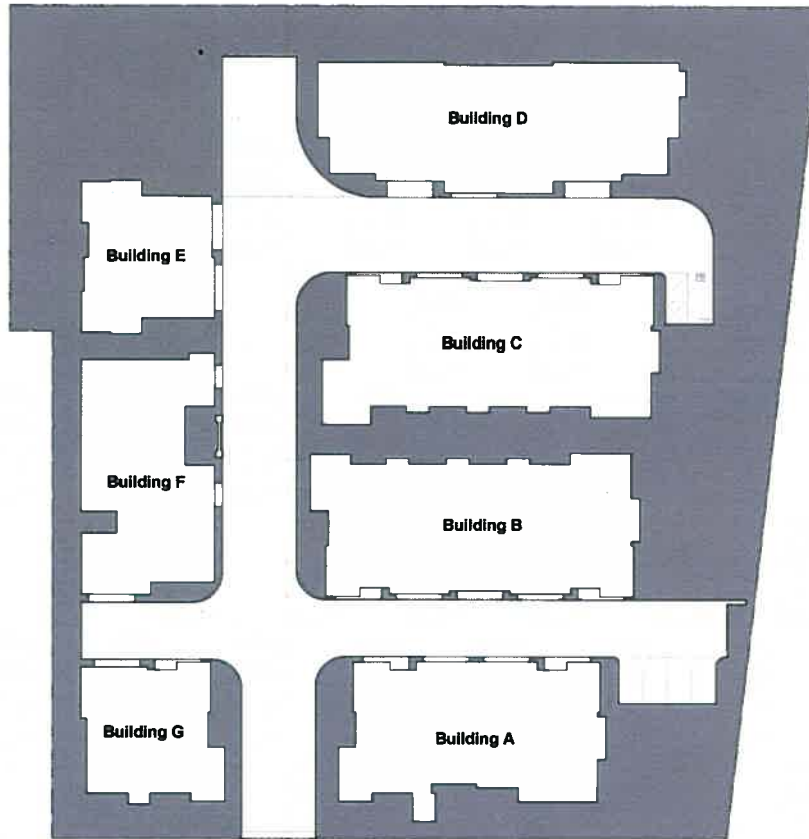
1/27/14 # 2014-0027

12/14/2015

A6.lc

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Encinal Avenue

Site Open Space Requirements		
Project Site Area:		±1.74 ac (75,612 sf)
Open Space Required:	30% of Site	22,684 sf
Open Space Provided		
Total Area:	42% of Site	31,208 sf
Excess Open Space Area Provided:		8,524 sf

Site Open Space is defined per Zoning Ordinance 16.04.600: "Open space" means that portion of the building site open, unobstructed and uncoupled from the ground upward; including walkways, landscaping, uncovered patios and uncovered recreation facilities.

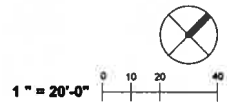
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SITE OPEN SPACE CALCULATION

MENLO PARK, CA
EIR # 2014-0032

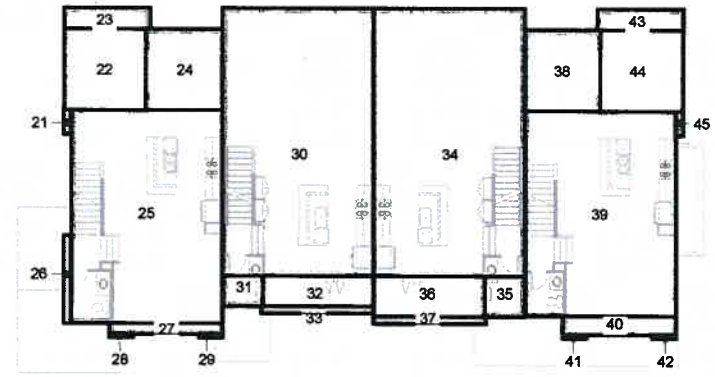
12/14/2015



A6.1d

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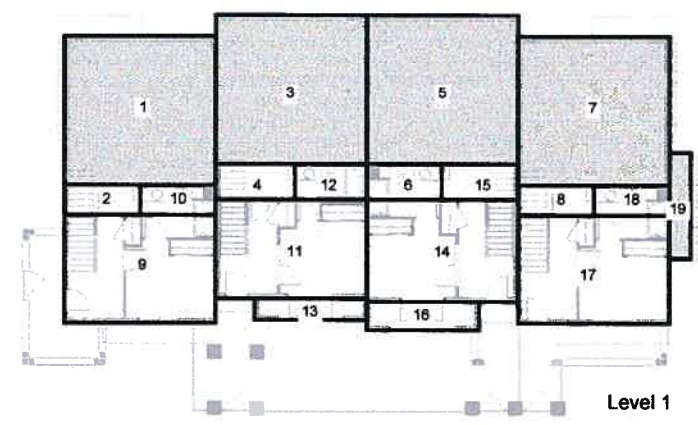




Level 2



Level 3



Level 1

Included in Gross Floor Area:
 Excluded from Gross Floor Area:
 1/8" = 1'-0"

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BUILDING A AREA CALCULATIONS

MENLO PARK, CA
 DTG # 2014-002 12.14.2015

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A6.2a

Building A - Level 1 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
2	4.250	10.625	45
4	5.042	11.083	56
6	5.042	10.500	53
8	4.250	10.583	45
9	15.042	21.208	319
10	4.250	10.584	45
11	13.834	21.167	293
12	5.042	10.083	51
13	3.000	15.708	47
14	14.250	21.167	302
15	5.042	10.887	54
16	4.000	15.708	63
17	15.042	21.208	319
18	4.250	10.625	45
Total SF			1737

Building A - Level 2 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
22	11.461	11.458	131
23	12.083	3.000	36
24	11.458	10.749	123
25	29.792	21.208	632
26	12.250	1.000	12
27	15.875	1.500	24
30	37.625	21.167	796
31	5.500	4.209	23
32	4.209	15.583	66
33	1.000	15.708	16
34	37.625	21.167	796
35	5.625	5.583	31
36	5.625	15.583	88
37	1.000	15.708	16
38	10.565	11.458	121
39	21.208	28.792	809
40	15.915	2.625	42
43	12.083	3.000	36
44	11.625	11.458	133
Total SF			3731

Building A - Level 1 Excluded			
Level 1 - Garage			
Per zoning Ordinance 16.04.325 (C)(3)			
Name	Length (Feet)	Width (Feet)	Area (SF)
1	20.958	21.208	444
3	21.167	20.958	444
5	21.167	20.958	444
7	21.208	20.958	444
19	14.917	3.000	45
Total SF			1621

Building A Summary:

Building A - Total Included in Gross Floor Area		
Dwelling Unit Area		
Level		
Level 1		1737
Level 2		3731
Level 3		3720
Total (SF)		9188

Building A - Level 2 Excluded			
*Non-occupiable Spaces			
Per zoning Ordinance 16.04.325 (C)(1)			
Name	Length (Feet)	Width (Feet)	Area (SF)
21	3.458	1.002	3
28	0.500	3.332	2
29	3.293	0.500	2
41	0.500	3.333	2
42	0.500	3.332	2
45	3.458	1.002	3
Total SF			14

Building A - Total Excluded from Gross Floor Area		
Level		
Level 1		1621
Level 2		14
Level 3		9
Total (SF)		1644

Building A - Level 3 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
50	16.792	12.083	199
51	13.792	10.418	144
52	26.458	21.208	561
53	15.875	2.500	40
56	41.833	21.167	885
57	1.000	15.707	16
58	43.250	21.167	915
59	1.000	15.707	16
60	10.127	14.917	151
61	17.917	12.083	216
62	21.208	25.333	537
63	15.915	2.500	40
Total SF			3720

Building A - Level 3 Excluded			
*Non-occupiable Spaces			
Per zoning Ordinance 16.04.325 (C)(1)			
Name	Length (Feet)	Width (Feet)	Area (SF)
49	1.125	1.002	1
54	0.500	3.332	2
55	3.293	0.500	2
64	0.500	3.333	2
65	0.500	3.332	2
Total SF			9

*LIMITED TO 3% OF MAXIMUM ALLOWED GROSS FLOOR AREA IN ACCORDANCE WITH ZONING ORDINANCE 16.04.325(c)(1); SEE A1.1 FOR EXCLUSIONS SUMMARY

TOTAL EXCLUSION MAX:
9188 * 3% = 275 SF

NOTES:
1. All areas have been measured to the exterior finish.
2. SF data column sums may differ slightly from totals due to rounding of SF numbers.

133 ENCINAL AVENUE

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BUILDING A AREA CALCULATIONS

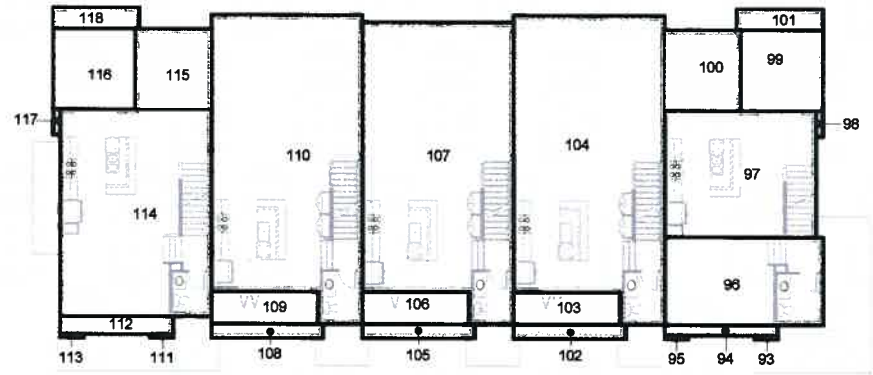
MENLO PARK, CA
KTGY # 2014-002

12.14.2015

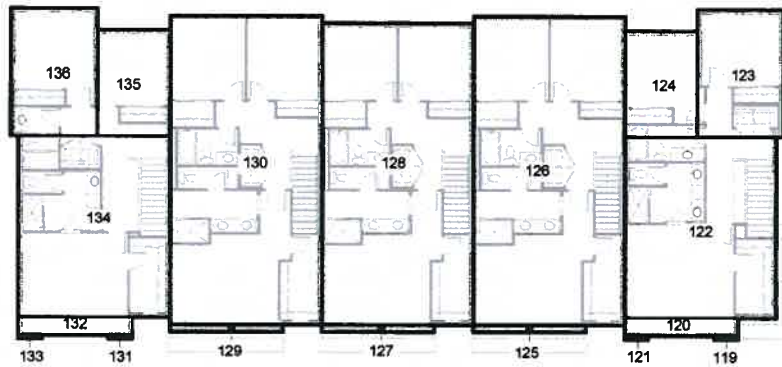
A6.2b

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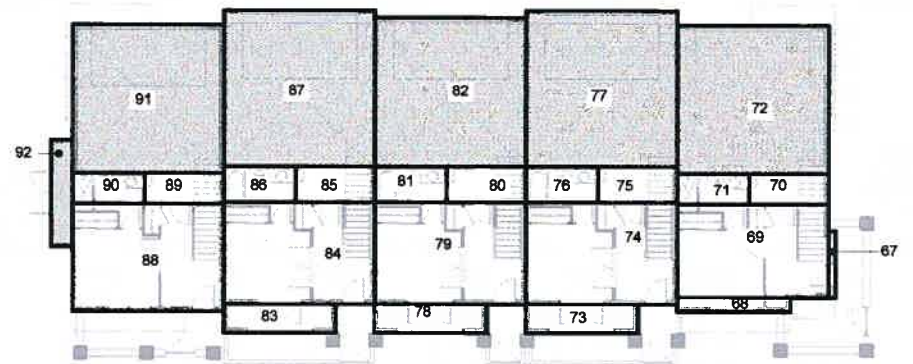




Level 2



Level 3



Level 1

Included in Gross Floor Area:
 Excluded from Gross Floor Area:

1/8" = 1'-0"

133 ENCINAL AVENUE

Hunter Properties Inc.
 10121 Miller Avenue, Suite 200
 Cupertino, CA 95014
 408.255.4100

BUILDING B AREA CALCULATIONS

MENLO PARK, CA
 ETOF # 2014-0027

(12/4/2013)

KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com



A6.3a

Building B Summary:

Building B - Level 1 Included				
Dwelling Unit Area				
Name	Length (Feet)	Width (Feet)	Area (SF)	
67	9.250	1.000	9	
68	15.875	2.000	32	
69	13.042	21.208	277	
70	4.250	11.125	47	
71	4.250	10.083	43	
73	15.708	4.000	63	
74	14.250	21.187	302	
75	5.042	11.083	56	
76	5.042	10.083	51	
78	4.000	15.708	63	
79	14.250	21.187	302	
80	5.042	11.083	56	
81	5.042	10.083	51	
83	4.000	15.708	63	
84	14.250	21.187	302	
85	5.042	11.083	56	
86	5.042	10.083	51	
88	21.208	15.042	319	
89	4.250	11.083	47	
90	4.250	10.125	43	
Total			2233	

Building B - Level 2 Included				
Dwelling Unit Area				
Name	Length (Feet)	Width (Feet)	Area (SF)	
94	15.875	1.500	24	
96	22.208	12.250	272	
97	17.887	21.208	375	
99	11.481	11.333	130	
100	11.333	10.749	122	
101	12.083	3.000	36	
102	2.000	15.707	31	
103	4.500	14.957	67	
104	43.250	21.187	848	
105	2.000	15.707	31	
106	4.500	14.957	67	
107	21.187	42.250	827	
108	2.000	15.707	31	
109	4.500	14.957	67	
110	21.187	43.250	848	
112	15.915	2.500	40	
114	21.208	28.917	613	
115	10.710	11.333	121	
116	11.500	11.333	130	
118	12.083	3.000	36	
Total			4716	

Building B - Level 1 Excluded				
Level 1 - Garage				
Per zoning Ordinance 16.04.325 (C)(3)				
Name	Length (Feet)	Width (Feet)	Area (SF)	
72	20.958	21.208	444	
77	21.958	21.187	465	
82	20.958	21.187	444	
87	21.958	21.187	465	
91	20.958	21.208	444	
92	14.917	3.000	45	
Total			2307	

Building B - Total Included in Gross Floor Area			
Dwelling Unit Area			
Level 1			2233
Level 2			4716
Level 3			4680
Total (SF)			11609

Building B - Level 2 Excluded				
*Non-occupable Spaces				
Per zoning Ordinance 16.04.325 (C)(1)				
Name	Length (Feet)	Width (Feet)	Area (SF)	
93	0.500	3.333	2	
95	3.290	0.500	2	
98	3.583	1.002	4	
111	3.333	0.500	2	
113	0.500	3.332	2	
117	3.583	1.002	4	
Total			16	

Building B - Total Excluded from Gross Floor Area			
Dwelling Unit Area			
Level 1			2307
Level 2			16
Level 3			8
Total (SF)			2331

Building B - Level 3 Included				
Dwelling Unit Area				
Name	Length (Feet)	Width (Feet)	Area (SF)	
120	15.875	2.500	40	
122	25.333	21.208	537	
123	17.917	12.083	216	
124	14.917	10.127	151	
125	1.000	15.707	16	
126	43.250	21.187	915	
127	1.000	15.707	16	
128	21.187	42.250	894	
129	1.000	15.624	16	
130	21.187	43.250	915	
132	15.915	2.500	40	
134	21.208	25.333	537	
135	10.127	14.917	151	
136	17.917	12.083	216	
Total			4680	

Building B - Level 3 Excluded				
*Non-occupable Spaces				
Per zoning Ordinance 16.04.325 (C)(1)				
Name	Length (Feet)	Width (Feet)	Area (SF)	
119	0.500	3.336	2	
121	3.290	0.500	2	
131	0.500	3.333	2	
133	0.500	3.332	2	
Total			8	

*LIMITED TO 3% OF MAXIMUM ALLOWED GROSS FLOOR AREA IN ACCORDANCE WITH ZONING ORDINANCE 16.04.325(c)(1); SEE A1.1 FOR EXCLUSIONS SUMMARY

TOTAL EXCLUSION MAX:
11,813 * 3% = 348 SF

- NOTES:
1. All areas have been measured to the exterior finish.
 2. SF data column sums may differ slightly from totals due to rounding of SF numbers.

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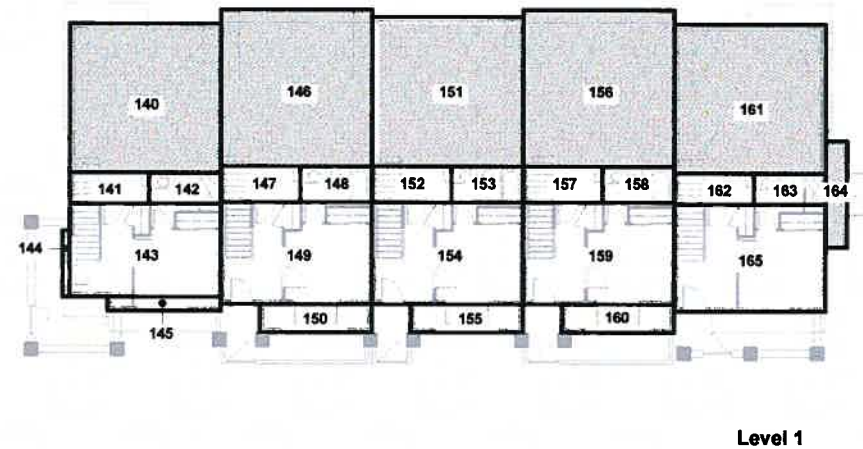
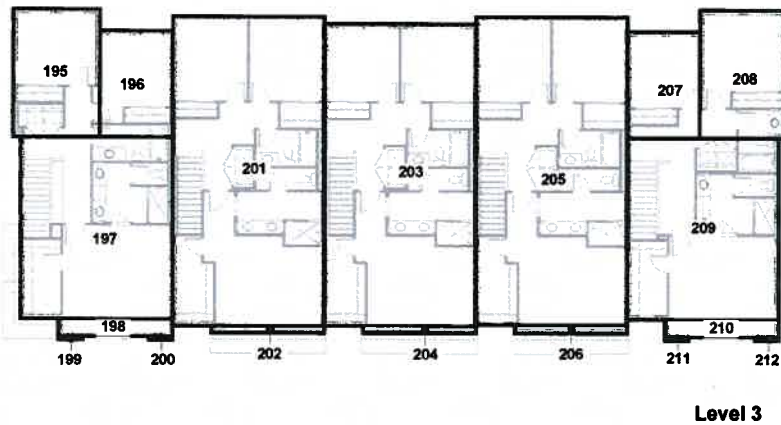
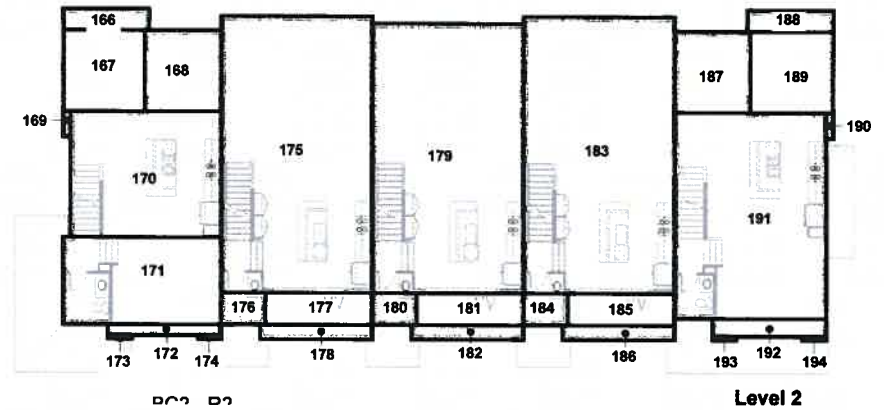
BUILDING B AREA CALCULATIONS

MENLO PARK, CA
03/ # 2014-002 (12/03)

A6.3b

KTGY Group, Inc.
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580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com





Included in Gross Floor Area:
 Excluded from Gross Floor Area:
 1/8" = 1'-0"

133 ENCINAL AVENUE

Hunter Properties Inc.
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 Cupertino, CA 95014
 408.255.4100

BUILDING C AREA CALCULATIONS

MENLO PARK, CA
 DWG # 2014-002

12/14/2015

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 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
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A6.4a

Building C - Level 1 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
141	4.250	11.125	47
142	4.250	10.083	43
143	13.042	21.208	277
144	9.250	1.000	9
145	15.675	2.000	32
147	5.042	11.083	56
148	5.042	10.083	51
149	14.250	21.167	302
150	15.708	4.000	63
152	5.042	11.083	56
153	5.042	10.083	51
154	14.250	21.167	302
155	4.000	15.708	63
157	5.042	11.083	56
158	5.042	10.083	51
159	14.250	21.167	302
160	4.000	15.708	63
162	4.250	11.083	47
163	4.250	10.125	43
165	21.208	15.042	319
Total			2233

Building C - Level 2 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
166	12.083	3.000	36
167	11.458	11.333	130
168	11.333	10.752	122
170	17.667	21.208	375
171	22.208	12.250	272
172	15.875	1.500	24
175	38.750	21.167	820
176	4.500	8.210	28
177	4.500	14.957	67
178	2.000	15.707	31
179	21.167	37.750	798
180	8.210	4.500	28
181	4.500	14.957	67
182	2.000	15.707	31
183	21.167	38.750	820
184	8.210	4.500	28
185	4.500	14.957	67
186	2.000	15.707	31
187	10.562	11.333	120
188	12.083	3.000	36
189	11.628	11.333	132
191	21.208	28.917	613
192	15.915	2.500	40
Total			4717

Building C - Level 1 Excluded			
Level 1 - Garage			
Per zoning Ordinance 16.04.328 (C)(3)			
Name	Length (Feet)	Width (Feet)	Area (SF)
140	20.958	21.208	444
146	21.958	21.167	466
151	20.958	21.167	444
156	21.958	21.167	466
161	20.958	21.208	444
164	14.917	3.000	45
Total			2307

Building C Summary:

Building C - Total Included in Gross Floor Area		
Dwelling Unit Area		
Level 1		2233
Level 2		4717
Level 3		4659
Total (SF)		11609

Building C - Level 2 Excluded			
*Non-occupable Spaces			
Per zoning Ordinance 16.04.328 (C)(1)			
Name	Length (Feet)	Width (Feet)	Area (SF)
190	3.583	1.002	4
173	0.600	3.335	2
174	3.290	0.500	2
180	3.583	1.002	4
183	0.500	3.333	2
184	0.500	3.332	2
Total			16

Building C - Total Excluded from Gross Floor Area		
Level 1		2307
Level 2		16
Level 3		8
Total (SF)		2331

Building C - Level 3 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
195	17.917	12.083	216
196	14.917	10.127	151
197	25.333	21.208	537
198	15.875	2.500	40
201	43.250	21.167	915
202	1.000	15.707	18
203	21.167	42.250	894
204	1.000	15.707	18
205	21.167	43.083	912
206	1.167	15.707	18
207	10.127	14.917	151
208	17.917	12.083	216
209	21.208	25.333	537
210	15.915	2.500	40
Total			4659

Building C - Level 3 Excluded			
*Non-occupable Spaces			
Per zoning Ordinance 16.04.328 (C)(1)			
Name	Length (Feet)	Width (Feet)	Area (SF)
199	0.500	3.335	2
200	3.280	0.500	2
211	0.500	3.333	2
212	0.500	3.332	2
Total			8

***LIMITED TO 3% OF MAXIMUM ALLOWED GROSS FLOOR AREA IN ACCORDANCE WITH ZONING ORDINANCE 16.04.328(c)(1); SEE A1.1 FOR EXCLUSIONS SUMMARY**

**TOTAL EXCLUSION MAX:
11,613 * 3% = 348 SF**

NOTES:
1. All areas have been measured to the exterior finish.
2. SF data column sums may differ slightly from totals due to rounding of SF numbers.

133 ENCINAL AVENUE

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408.255.4100

BUILDING C AREA CALCULATIONS

MENLO PARK, CA

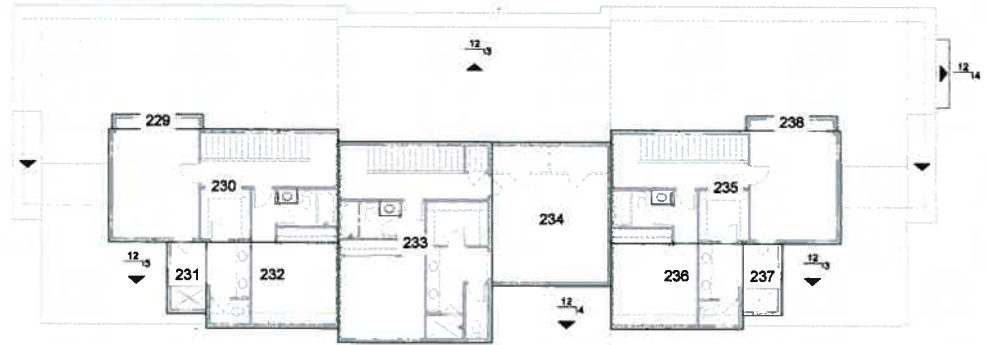
DR # 2014-002

12/14/2015

A6.4b

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
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Level 2



Level 1

Included in Gross Floor Area: 
 Excluded from Gross Floor Area: 

1/8" = 1'-0" 

133 ENCINAL AVENUE

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BUILDING D AREA CALCULATIONS

MENLO PARK, CA

12/14/2015

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A6.5a

Building D - Level 1 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
215	44.208	20.292	897
216	12.000	6.000	72
217	8.167	10.958	89
218	2.875	20.958	60
220	38.167	23.292	889
222	16.917	12.958	219
223	44.208	20.292	897
225	2.875	20.958	60
226	8.167	10.958	89
227	12.000	5.958	71
Total			3343

Building D - Level 1 Excluded			
Level 1 - Garage			
Per zoning Ordinance 16.04.325 (C)(3)			
Name	Length (Feet)	Width (Feet)	Area (SF)
221a	21.542	8.125	175
221b	21.250	12.833	273
219	21.167	20.958	444
224	21.167	20.958	444
228	2.333	8.917	21
Total			1357

Building D Summary:

Building D - Total Included in Gross Floor Area			
Dwelling Unit Area			
Level 1			3343
Level 2			2559
Total (SF)			5902

Building D - Total Excluded from Gross Floor Area			
Dwelling Unit Area			
Level 1			1357
Total (SF)			1357

Building D - Level 2 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
229	12.750	2.042	26
230	32.208	15.750	507
231	5.500	10.000	55
232	18.542	12.000	222
233	21.542	28.083	605
234	16.625	20.083	334
235	32.208	15.750	507
236	18.542	12.000	222
237	5.500	10.000	55
238	12.750	2.042	26
Total			2559

*LIMITED TO 3% OF MAXIMUM ALLOWED GROSS FLOOR AREA IN ACCORDANCE WITH ZONING ORDINANCE 16.04.325(c)(1); SEE A1.1 FOR EXCLUSIONS SUMMARY

TOTAL EXCLUSION MAX:
5902 * 3% = 177 SF

- NOTES:**
- All areas have been measured to the exterior finish.
 - SF data column sums may differ slightly from totals due to rounding of SF numbers.

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BUILDING D AREA CALCULATIONS

MENLO PARK, CA
KSG # 20-4-002

12/4/15

A6.5b

KTGY Group, Inc.
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Oakland, CA 94607
510.272.2910
ktgy.com

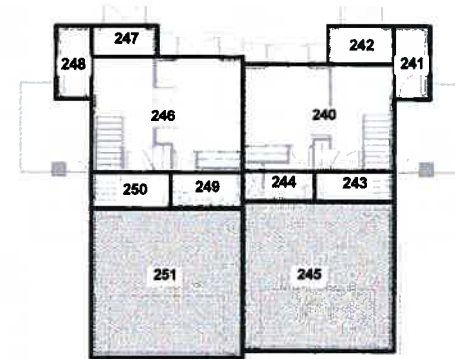




Level 3



Level 2



Level 1

Included in Gross Floor Area: 
 Excluded from Gross Floor Area: 

$\frac{1}{8}'' = 1'-0''$ 

133 ENCINAL AVENUE

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 408.255.4100

BUILDING E AREA CALCULATIONS

MENLO PARK, CA

KTGY # 2014-0022

12/14/2015

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A6.6a

Building E - Level 1 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
240	15.042	21.208	319
241	10.250	5.000	51
242	5.333	9.250	49
243	4.250	11.125	47
244	4.250	10.083	43
246	21.208	16.249	345
247	9.250	4.333	40
248	10.250	5.000	51
249	5.042	10.083	51
250	5.042	11.125	56
Total			1052

Building E - Level 2 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
253	2.625	15.874	42
255	28.917	21.208	613
256	3.983	0.988	4
257	11.333	11.332	128
258	12.083	3.001	36
259	10.874	11.332	123
260	3.500	15.708	55
261	14.959	4.500	67
262	6.249	4.500	28
263	21.208	37.749	801
Total			1697

Building E - Level 3 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
265	2.500	15.874	40
267	26.333	21.208	558
268	11.917	16.750	200
269	10.124	13.918	141
270	15.708	1.000	16
271	42.249	21.208	898
Total			1651

Building E - Level 1 Excluded			
Level 1 - Garage			
Per zoning Ordinance 16.04.328 (C)(3)			
Name	Length (Feet)	Width (Feet)	Area (SF)
245	21.208	20.958	444
251	21.208	20.958	444
Total			888

Building E - Level 2 Excluded			
*Non-occupiable Spaces			
Per zoning Ordinance 16.04.328 (C)(1)			
Name	Length (Feet)	Width (Feet)	Area (SF)
252	3.333	0.375	1
254	0.375	3.291	1
Total			2

Building E - Level 3 Excluded			
*Non-occupiable Spaces			
Per zoning Ordinance 16.04.328 (C)(1)			
Name	Length (Feet)	Width (Feet)	Area (SF)
264	3.333	0.500	2
266	0.500	3.291	2
470	1.000	1.000	1
Total			5

***LIMITED TO 3% OF MAXIMUM ALLOWED GROSS FLOOR AREA IN ACCORDANCE WITH ZONING ORDINANCE 16.04.328(c)(1); SEE A1.1 FOR EXCLUSIONS SUMMARY**

**TOTAL EXCLUSION MAX:
4800 * 3% = 144 SF**

Building E Summary:

Building E - Total Included in Gross Floor Area			
Dwelling Unit Area			
Level 1			1052
Level 2			1697
Level 3			1651
Total (SF)			4800

Building E - Total Excluded from Gross Floor Area			
Dwelling Unit Area			
Level 1			888
Level 2			2
Level 3			5
Total (SF)			895

- NOTES:**
- All areas have been measured to the exterior finish.
 - SF data column sums may differ slightly from totals due to rounding of SF numbers.

133 ENCINAL AVENUE

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408.255.4100

BUILDING E AREA CALCULATIONS

MENLO PARK, CA

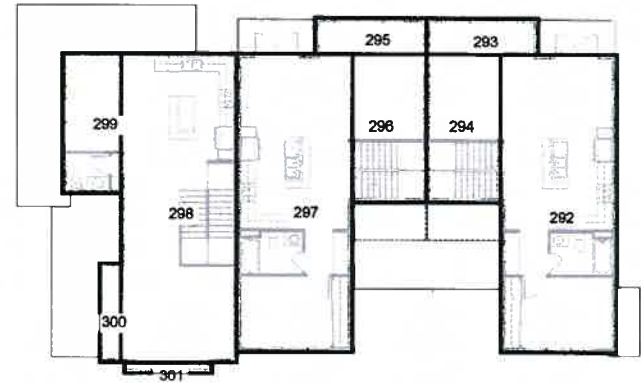
12/14/2014

12/14/2015

A6.6b

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
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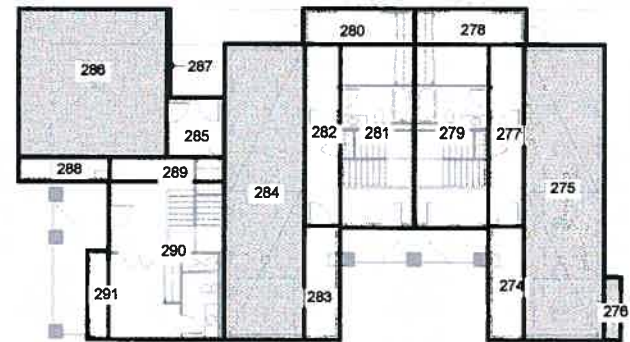




Level 2



Level 3



Level 1

Included in Gross Floor Area: 
 Excluded from Gross Floor Area: 

1/8" = 1'-0" 

133 ENCINAL AVENUE

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 408.255.4100

BUILDING F AREA CALCULATIONS

MENLO PARK, CA

1/27 # 2014-002

12/14/2015

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 Oakland, CA 94607
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A6.7a

Building F - Level 1 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
274	15.958	4.958	79
277	25.625	4.958	127
278	15.625	5.000	78
279	25.917	10.375	269
280	5.000	15.625	78
281	25.917	10.375	269
282	25.625	4.958	127
283	15.958	4.958	79
285	8.458	8.083	68
288	12.792	3.458	44
289	3.458	18.083	58
290	18.125	22.167	357
291	3.000	12.417	37
Total			1668

Building F - Level 2 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
292	41.583	16.250	676
293	15.625	5.000	78
294	20.584	10.375	214
295	5.000	15.625	78
296	20.584	10.375	214
297	16.208	41.583	674
298	43.083	16.208	698
299	19.416	8.167	159
300	3.000	13.918	42
301	12.250	1.500	18
Total			2851

Building F - Level 1 Excluded			
Level 1 - Garage			
Per zoning Ordinance 16.04.325 (C)(3)			
Name	Length (Feet)	Width (Feet)	Area (SF)
275	41.583	11.282	470
276	8.917	2.333	21
284	41.589	11.250	468
286	20.792	20.792	432
287	12.333	0.458	6
Total			1367

Building F Summary:

Building F - Total Included in Gross Floor Area			
Dwelling Unit Area			
Level 1			1668
Level 2			2851
Level 3			2832
Total (SF)			7351

Building F - Total Excluded in Gross Floor Area			
Dwelling Unit Area			
Level 1			1367
Total (SF)			1367

Building F - Level 3 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
302	20.584	11.000	226
303	16.250	20.999	341
304	15.625	25.584	400
305	25.584	15.625	400
306	20.584	10.958	226
307	20.999	16.208	340
308	43.083	16.208	698
309	19.416	8.167	159
310	3.000	13.918	42
Total			2832

*LIMITED TO 3% OF MAXIMUM ALLOWED GROSS FLOOR AREA IN ACCORDANCE WITH ZONING ORDINANCE 16.04.325(c)(1); SEE A1.1 FOR EXCLUSIONS SUMMARY

TOTAL EXCLUSION MAX:
7351 * 3% = 220 SF

NOTES:
1. All areas have been measured to the exterior finish.
2. SF data column sums may differ slightly from totals due to rounding of SF numbers.

133 ENCINAL AVENUE

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BUILDING F AREA CALCULATIONS

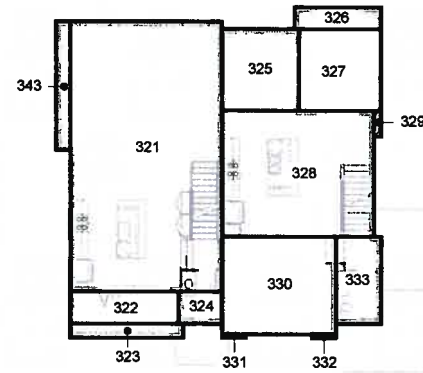
MENLO PARK, CA
03/ # 2014-0022

12/14/2015

A6.7b

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com








Level 2



Level 3



Level 1

Included in Gross Floor Area: 
 Excluded from Gross Floor Area: 
 $\frac{1}{8}'' = 1'-0''$ 

133 ENCINAL AVENUE

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 10121 Miller Avenue, Suite 200
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 408.255.4100

BUILDING G AREA CALCULATIONS

MENLO PARK, CA

12/14/2011

12/14/2011

KTGY Group, Inc.
 Architecture+Planning
 580 Second St., Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com



A6.8a

Building G - Level 1 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
313	5.042	10.125	51
314	5.042	11.083	56
315	14.250	21.208	302
316	15.750	4.000	63
318	4.250	10.083	43
319	4.250	11.125	47
320	15.042	21.208	319
Total			881

Building G - Level 2 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
321	21.208	37.750	801
322	15.125	4.600	68
323	15.750	2.000	31
324	4.500	6.083	27
325	10.750	11.333	122
326	12.083	3.000	36
327	11.458	11.333	130
328	17.867	21.208	375
330	13.750	15.875	218
333	6.333	12.250	78
343	2.000	17.917	36
Total			1922

Building G - Level 3 Included			
Dwelling Unit Area			
Name	Length (Feet)	Width (Feet)	Area (SF)
334	21.208	42.250	898
335	15.750	1.000	16
336	10.125	13.917	141
337	16.917	12.083	204
339	26.333	21.208	558
340	2.500	15.875	40
344	2.000	17.917	36
Total			1891

Building G - Level 1 Excluded			
Level 1 - Garage			
Per zoning Ordinance 16.04.325 (C)(3)			
Name	Length (Feet)	Width (Feet)	Area (SF)
312	21.208	20.958	444
317	21.208	20.958	444
Total			888

Building G - Level 2 Excluded			
Non-occupiable Spaces			
Per zoning Ordinance 16.04.325 (C)(1)			
Name	Length (Feet)	Width (Feet)	Area (SF)
329	3.583	1.000	4
331	0.500	3.209	2
332	3.333	0.500	2
Total			8

Building G - Level 3 Excluded			
Non-occupiable Spaces			
Per zoning Ordinance 16.04.325 (C)(1)			
Name	Length (Feet)	Width (Feet)	Area (SF)
338	1.000	1.000	1
341	0.500	3.209	2
342	3.333	0.500	2
Total			5

*LIMITED TO 3% OF MAXIMUM ALLOWED GROSS FLOOR AREA IN ACCORDANCE WITH ZONING ORDINANCE 16.04.325(c)(1); SEE A1.1 FOR EXCLUSIONS SUMMARY

TOTAL EXCLUSION MAX:
4894 * 3% = 141 SF

Building G Summary:

Building G - Total Included in Gross Floor Area			
Dwelling Unit Area			
Level 1			881
Level 2			1922
Level 3			1891
Total (SF)			4694

Building G - Total Excluded in Gross Floor Area			
Dwelling Unit Area			
Level 1			888
Level 2			8
Level 3			5
Total (SF)			901

- NOTES:
1. All areas have been measured to the exterior finish.
 2. SF data column sums may differ slightly from totals due to rounding of SF numbers.

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BUILDING G AREA CALCULATIONS

MENLO PARK, CA
1/27 # 2014-002

1/24/2015

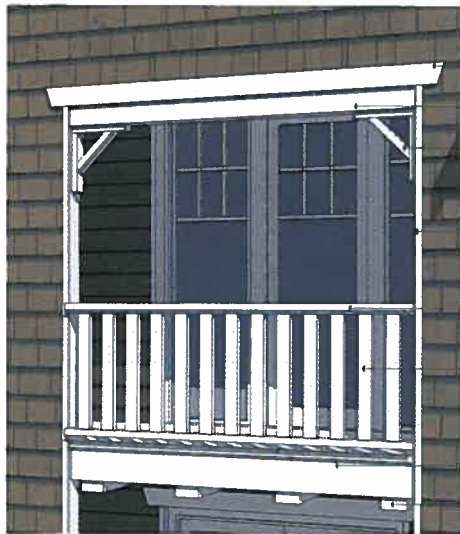
A6.8b

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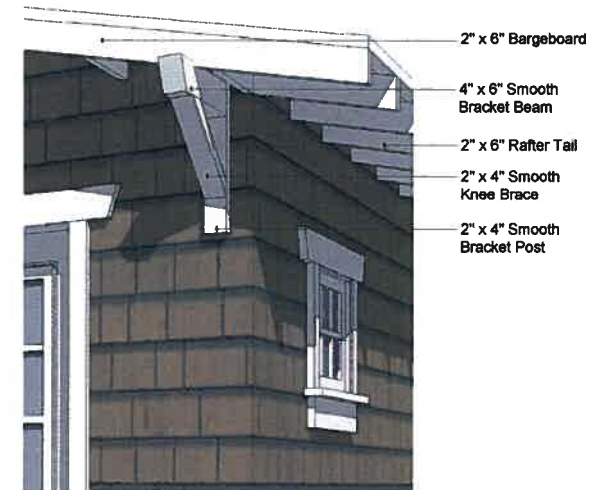
Key Elevation: Building A - Front



3. Porch
N.T.S



2. Entry Porch Column
N.T.S



1. Decorative Corbel
N.T.S

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CONCEPTUAL DETAILS

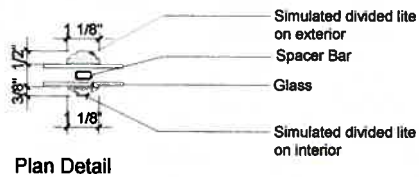
MENLO PARK, CA
KSP # 20-4-002

11.30.2015

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A6.9a

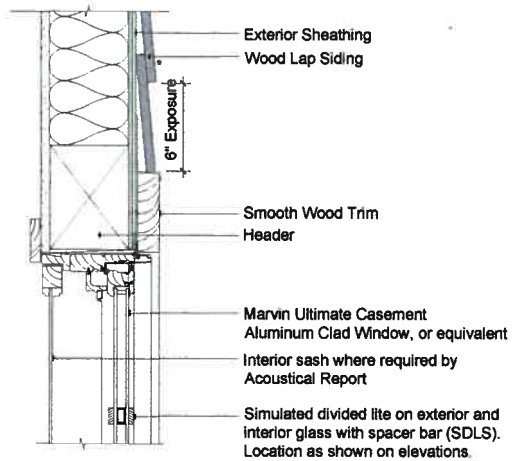


3. Simulated Divided Lite w/ Spacer
N.T.S

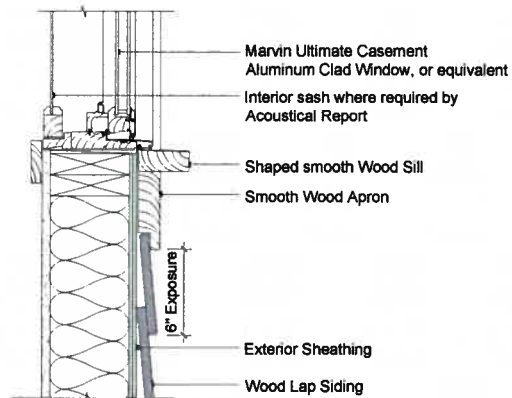
Simulated divided lite on exterior
Spacer Bar
Glass
Simulated divided lite on interior

Simulated divided lite on exterior and interior glass with spacer bar (SDLS). Location as shown on elevations.

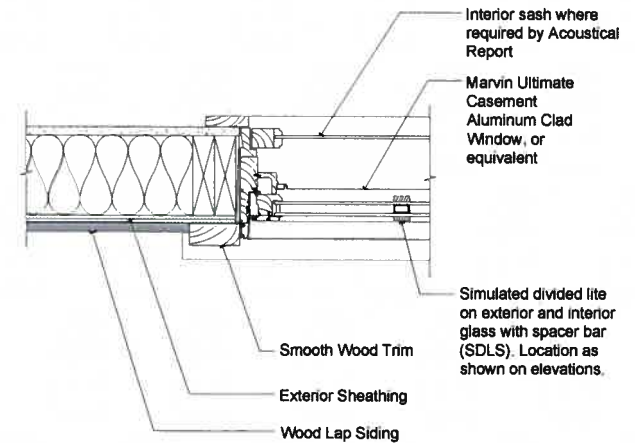
*Note: Detail reflects SDLS components and adjacencies, not actual material



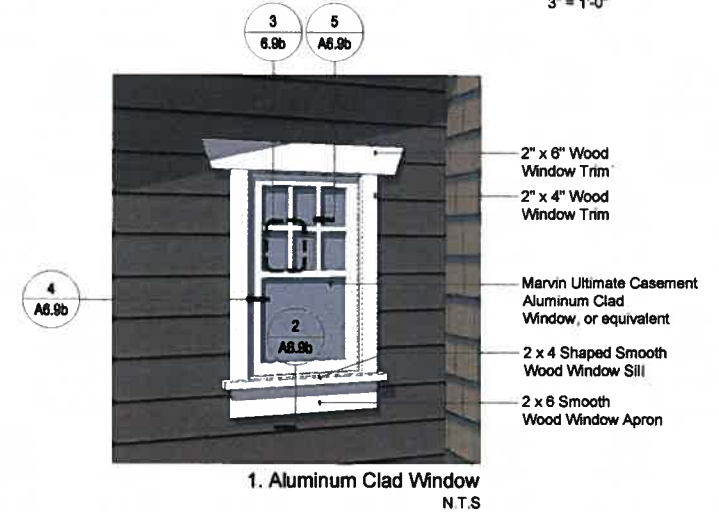
5. Aluminum Clad Window Head at Siding
3" = 1'-0"



2. Aluminum Clad Window Sill at Siding
3" = 1'-0"



4. Aluminum Clad Window Jamb at Siding
3" = 1'-0"



1. Aluminum Clad Window
N.T.S

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CONCEPTUAL DETAILS

MENLO PARK, CA
KTGF # 2014-0032

11.30.2015

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Oakland, CA 94607
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A6.9b



Key Map n.t.s. ①



2. AC Condenser wooden screen (w/o landscape)
See Detail #1 for landscape screening



1. AC Condenser screening
(See Landscape Drawings for species; See plans for locations)

133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
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408.255.4100

CONCEPTUAL DETAILS

MENLO PARK, CA
REF # 2014-0032

11/26/2015

A6.9c

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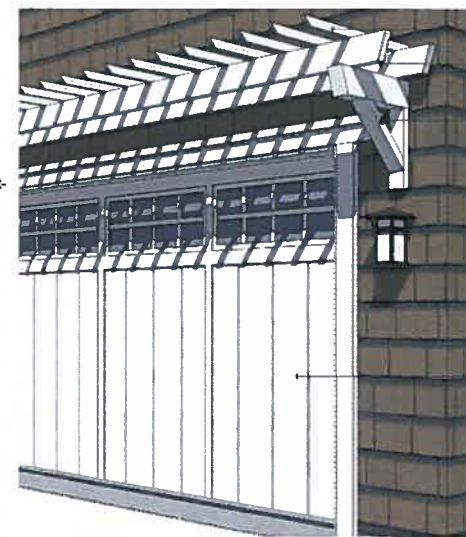
Key Elevation: Building A - Rear



3. Roof and Gutter
N.T.S



2. Fiber Cement Panel
N.T.S



1. Garage Trellis
N.T.S

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CONCEPTUAL DETAILS

MENLO PARK, CA

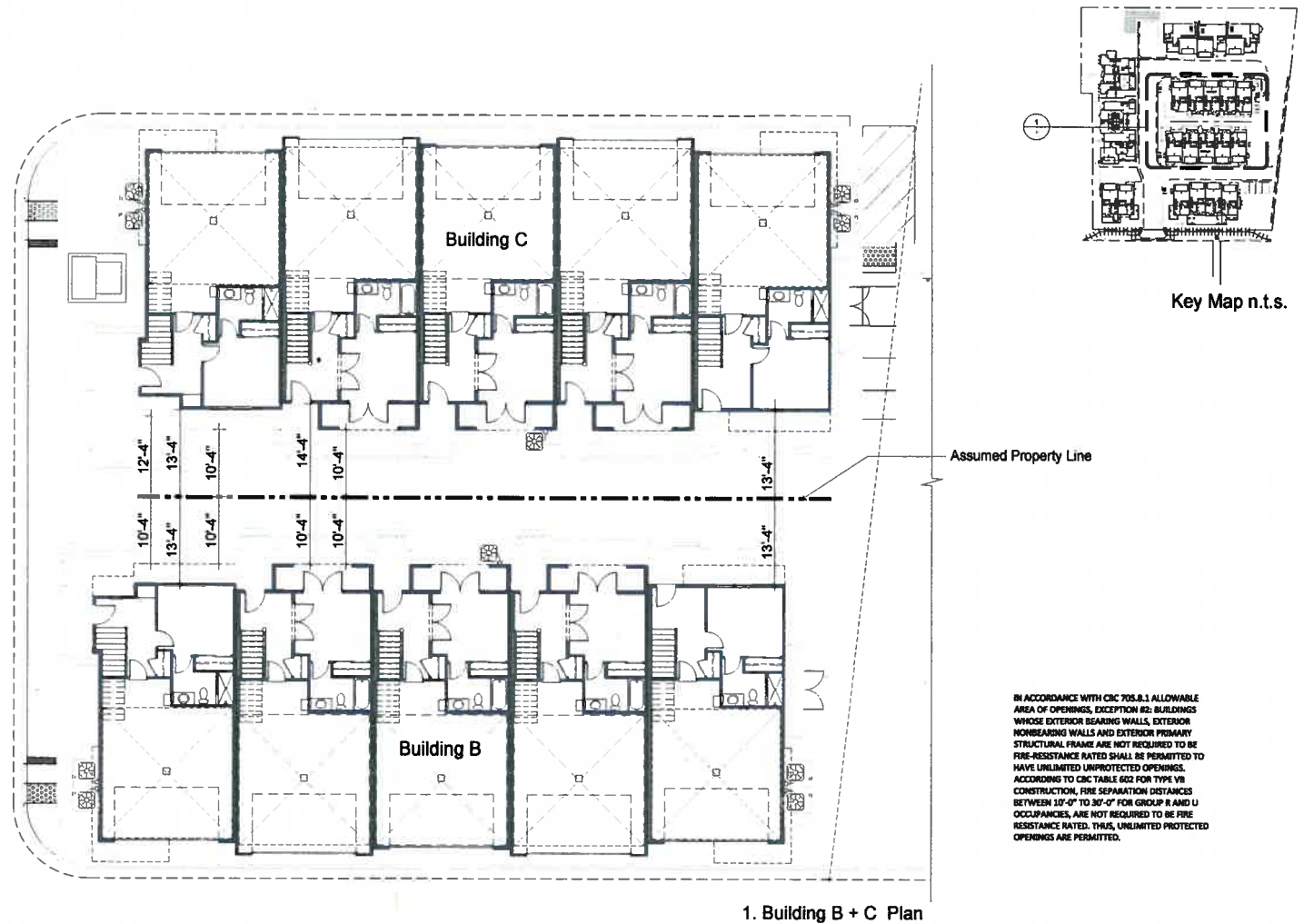
DSG # 2014-002

11.30.2015

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A6.10



1. Building B + C Plan

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ALLOWABLE WINDOW AREA - BUILDING B+C

MENLO PARK, CA
 DATE: 11.26.2015

3/8" = 1'-0"

A6.11

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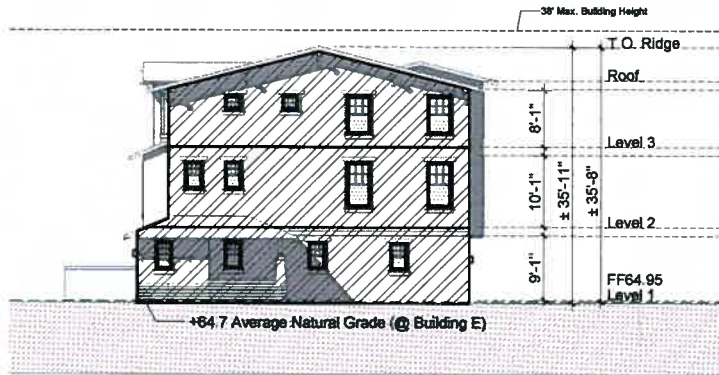


EXTERIOR WALL OPENING CALCULATIONS

LEVEL 3
 WALL AREA: 451 SF
 OPENING AREA: 37 SF
 PERCENTAGE OPENING: 11%
 ALLOWABLE OPENINGS: UNLIMITED

LEVEL 2
 WALL AREA: 475 SF
 OPENING AREA: 53 SF
 PERCENTAGE OPENING: 10%
 ALLOWABLE OPENINGS: UNLIMITED

LEVEL 1
 WALL AREA: 498 SF
 OPENING AREA: 39 SF
 PERCENTAGE OPENING: 8%
 ALLOWABLE OPENINGS: UNLIMITED

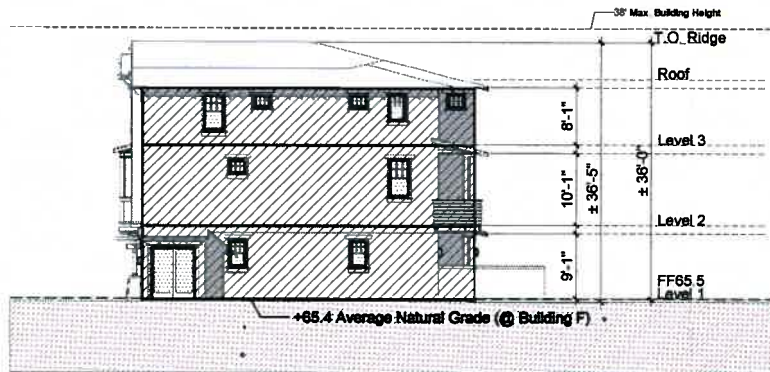


3. Building E- Left Elevation

LEVEL 3
 WALL AREA: 375 SF
 OPENING AREA: 30 SF
 PERCENTAGE OPENING: 8%

LEVEL 2
 WALL AREA: 522 SF
 OPENING AREA: 18 SF
 PERCENTAGE OPENING: 4%

LEVEL 1
 WALL AREA: 478 SF
 OPENING AREA: 58 SF
 PERCENTAGE OPENING: 13%

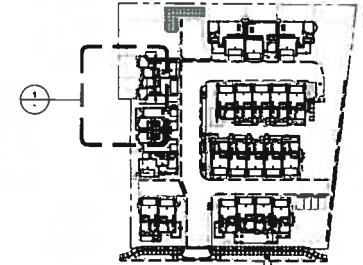


2. Building F- Right Elevation

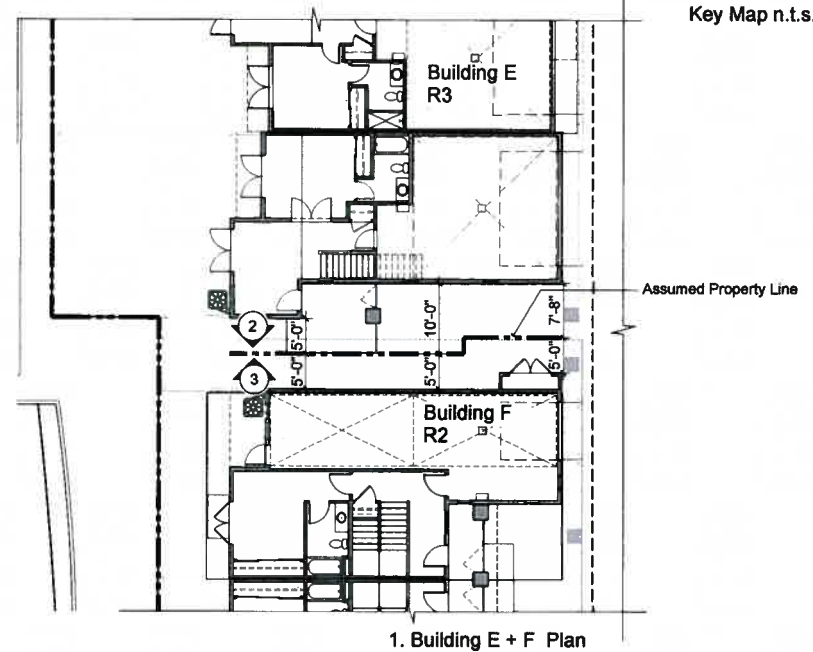
LEGEND

R2 OCCUPANCY (BUILDING F):
 EXTERIOR WALL AREA WITHIN 9'-0" TO LESS
 THAN 10'-0" FIRE SEPARATION DISTANCE OF
 A PROPERTY LINE, 20% MAXIMUM
 ALLOWABLE EXTERIOR WALL OPENINGS
 PER CBC TABLE 705.8

R3 OCCUPANCY (BUILDING E):
 FOR A MINIMUM FIRE SEPARATION
 DISTANCE OF 3 FEET, UNLIMITED
 OPENINGS IN WALLS ARE PERMITTED PER
 CBC TABLE 302.1.2.



Key Map n.t.s.



1. Building E + F Plan

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ALLOWABLE WINDOW AREA - BUILDING E + F

MENLO PARK, CA
 1/27/14 2014-0022

11.30.2015

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1/8" = 1'-0"

A6.12



Key Map n.t.s. ①



1. Project Entry Drive

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CONCEPTUAL PERSPECTIVES

MENLO PARK, CA

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A7.0



1. Building A Corner Porch

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CONCEPTUAL PERSPECTIVES

MENLO PARK, CA
 #101 # 2014-0032

11.30.2015

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A7.1



Key Map n.t.s.

1. Building F Corner Porch

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CONCEPTUAL PERSPECTIVES

MENLO PARK, CA

ESG # 2014-0032

11.02.2015

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A7.2



Key Map n.t.s.

1. Paseo Entry at Building B & C

133 ENCINAL AVENUE

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CONCEPTUAL PERSPECTIVES

MENLO PARK, CA

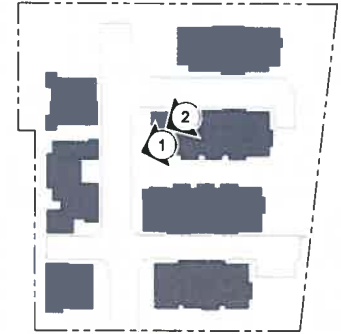
KTGY # 2014-0022

11.06.2015

A7.3

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Key Map n.t.s.



2. Building F Courtyard Bird's Eye Perspective



1. Building F Courtyard Street-Level Perspective

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CONCEPTUAL PERSPECTIVES

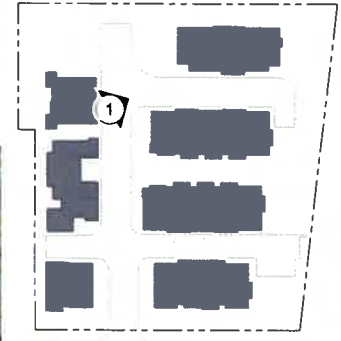
MEMLO PARK, CA
STG # 2014-0022

11.26.2015

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A7.4



Key Map n.t.s.

1. Building D Porch and Bay

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CONCEPTUAL PERSPECTIVES

MENLO PARK, CA

1/27/14 # 2014-0022

11.26.2015

A7.5

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Key Map n.t.s.

1. Building F Courtyard - Building E Monuments

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CONCEPTUAL PERSPECTIVES

MENLO PARK, CA

EXDF W 2014-0022

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A7.6



J. STONE VENEER



A. WOOD LAP SIDING



G. WOOD SHINGLES



H. WINDOW



I. TRIPLE LAMINATE COMPOSITE ROOF SHINGLE



B. ACCENT 1 (FIBER CEMENT PANEL)



C. ACCENT 2



D. ACCENT 3



E. ACCENT 4



F. ACCENT 5

133 ENCINAL AVENUE

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MATERIAL/COLOR BOARD SCHEME I

MENLO PARK, CA
0701 # 2014-002

07.06.2015

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Suite 200
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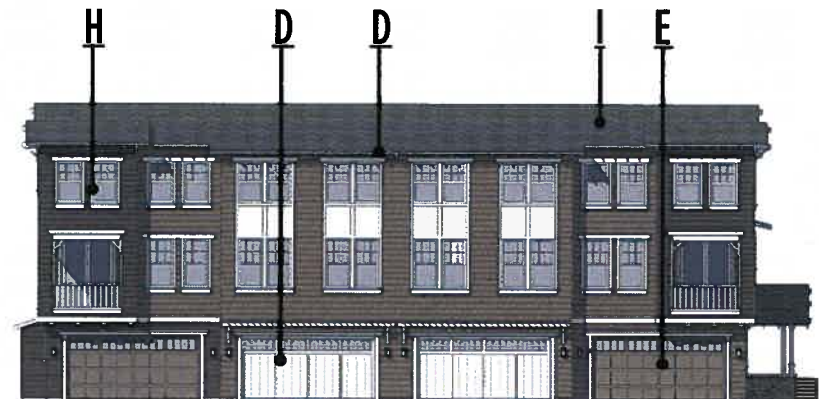
A8.0A

Encinal Avenue
Menlo Park, CA

#2014-0032
09.25.2015

Legend	Material Sample	Color	Description
Sherwin-Williams Paint + Stain			
A	Body 1 - Cedar Wood Lap Siding	SW 3507 Riverwood	Exterior Semi-Transparent Stain
B	Accent 1 - Fiber Cement Panel	SW 7008 Alabaster	Paint
C	Accent 2 - Entry Door	SW 3501 Redwood	Exterior Semi-Transparent Stain
D	Accent 3 - Trim, Garage Door 1	SW 7008 Alabaster	Paint
E	Accent 4 - Garage Door 2	SW 6096 Jute Brown	Paint
F	Accent 5 - Wood Board	SW 6110 Steady Brown	Paint
G	Body 2- Cedar Wood Shingles	SW 3508 Covered Bridge	Exterior Semi-Transparent Stain
Marvin Window			
H	Window - Aluminum Clad (or sim.)	Stone White	Standard Finish
CertainTeed Roofing			
I	Roof - Triple Laminate Composite Roof Shingle	Mountain Timber	Landmark TL
Coronado Stone			
J	Stone Series - Ashlar & Rubble	Texas Cream	Country Rubble

Note: Color of transformer and backflow preventers to match adjacent building color as allowed by PG&E and Fire.



KEY ELEVATION - BUILDING A (N.T.S.)

133 ENCINAL AVENUE

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MATERIAL/COLOR BOARD SCHEME I

MENLO PARK, CA
E007 # 2014-0032

07.06.2015

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Architecture+Planning
580 Second Street
Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



A8.0B



J. STONE VENEER



A. WOOD LAP SIDING



G. WOOD SHINGLES



H. WINDOW



I. TRIPLE LAMINATE COMPOSITE ROOF SHINGLE



B. ACCENT 1 (FIBER CEMENT PANEL)



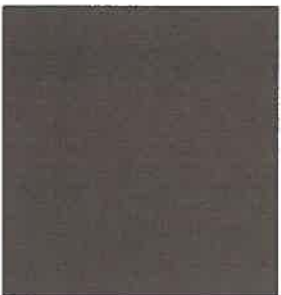
C. ACCENT 2



D. ACCENT 3



E. ACCENT 4



F. ACCENT 5

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MATERIAL/COLOR BOARD SCHEME II

MENLO PARK, CA
1/27/14 # 2014-002

07/04/2015

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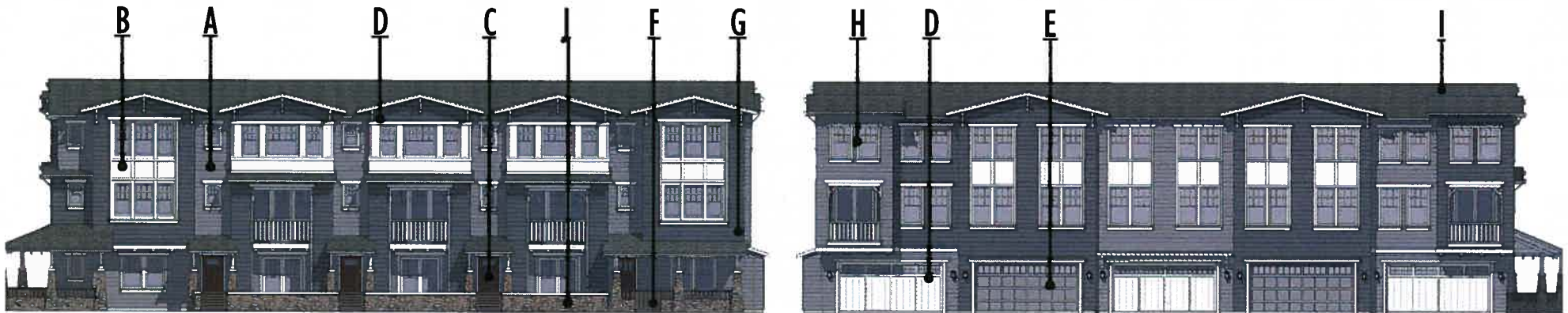
A8.1A

Encinal Avenue
Menlo Park, CA

#2014-0032
09.25.2015

Legend	Material Sample	Color	Description
Sherwin-Williams Paint			
A	Body 1 - Cedar Wood Lap Siding	SW 3541 Harbor Mist	Exterior Semi-Transparent Stain
B	Accent 1 - Fiber Cement Panel	SW 7008 Alabaster	Paint
C	Accent 2 - Entry Door	SW 3501 Redwood	Exterior Semi-Transparent Stain
D	Accent 3 - Trim, Garage Door 1	SW 7008 Alabaster	Paint
E	Accent 4 - Garage Door 2	SW 7067 Cityscape	Paint
F	Accent 5 - Wood Board	SW 6089 Grounded	Paint
G	Body 2 - Cedar Wood Shingles	Matched to Shakertown Bound Rock	Exterior Semi-Transparent Stain; Shakertown Craftsman Shingle Panel (or sim.)
Marvin Window			
H	Window - Aluminum Clad (or sim.)	Stone White	Standard Finish
Certaainteed Roofing			
I	Roof - Triple Laminate Composite Roof Shingle	Country Gray	Landmark TL
Coronado Stone			
J	Stone Series - Ashlar & Rubble	Texas Cream	Country Rubble

Note: Color of transformer and backflow preventers to match adjacent building color as allowed by PG&E and Fire.



KEY ELEVATION - BUILDING B (N.T.S.)

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MATERIAL/COLOR BOARD SCHEME II

MENLO PARK, CA
KTGY # 2014-0032

07/04/2015

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A8.1B



LANDSCAPE & WATER EFFICIENCY DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "RAY FRIENDLY LANDSCAPE GUIDELINES" & WILL COMPLY WITH THE CITY OF MENLO PARK'S DESIGN GUIDELINES & MUNICIPAL CODE.

PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL FULL-GROWTH SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEADING.

SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.

VEGETATED SWALES AND BIORETENTION TREATMENT AREAS WILL BE PLANTED WITH APPROVED WATER CONSERVING GRASS PARVA OR ALTERNATIVE GRASS SPECIES, AND PERMIETTER SHRUBS THAT ARE ADAPTED TO BIO-SWALE CONDITIONS.

THE TREES, SHRUBS AND TURF PLANTING AREAS WILL BE DESIGNED FOR MAXIMUM WATER CONSERVATION. THE LANDSCAPE ESTIMATED TOTAL WATER USE WILL NOT EXCEED THE PROJECT'S MAXIMUM WATER ALLOWANCE AS SPECIFIED BY THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTING & IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE & THE CITY OF MENLO PARK'S MUNICIPAL CODE 12.44

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST. MATERIALS & NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CALIF.

SF PUC RIGHT OF WAY:

GARDEN PLOTS BASED PLANTERS, CITRUS AND SELECTED SHRUBS AND GROUNDCOVER ARE ALLOWABLE PER THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION RIGHT OF WAY REQUIREMENTS. LANDSCAPE PLANS WILL CONFORM TO SFUC REQUIREMENTS.

BUILD IT GREEN LANDSCAPE ITEMS:

THE LANDSCAPE DESIGN WILL INCORPORATE THE FOLLOWING "BUILD IT GREEN" ITEMS TO MAXIMIZE WATER CONSERVATION.

- NO INVASIVE PLANT SPECIES USED ON PROJECT.
- 75% OF PLANTS ARE WATER CONSERVING CALIFORNIA NATIVES OR MEDITERRANEAN SPECIES.
- TURF IS TALL PEGSUE WITH WATER USE PLANT FACTOR OR 0.8
- TURF AREAS LESS THAN 33% OF ENTIRE LANDSCAPED AREA.
- PLANTS ARE GROUPED BY WATER NEEDS AND EACH AREA IS IRRIGATED SEPARATELY. I.E., TURF AND SHRUB AREAS HAVE SEPARATE IRRIG. CIRCUITS.
- LOW FLOW SPRINKLER HEADS ARE USED ON PROJECT.
- 2" CORNERS ADDED INTO SOIL.
- 3" OF MULCH ADDED TO SHRUB AND GROUND COVER PLANTING AREAS.



SCALE: 1" = 20'-0"
0 10 20 40

LI.0

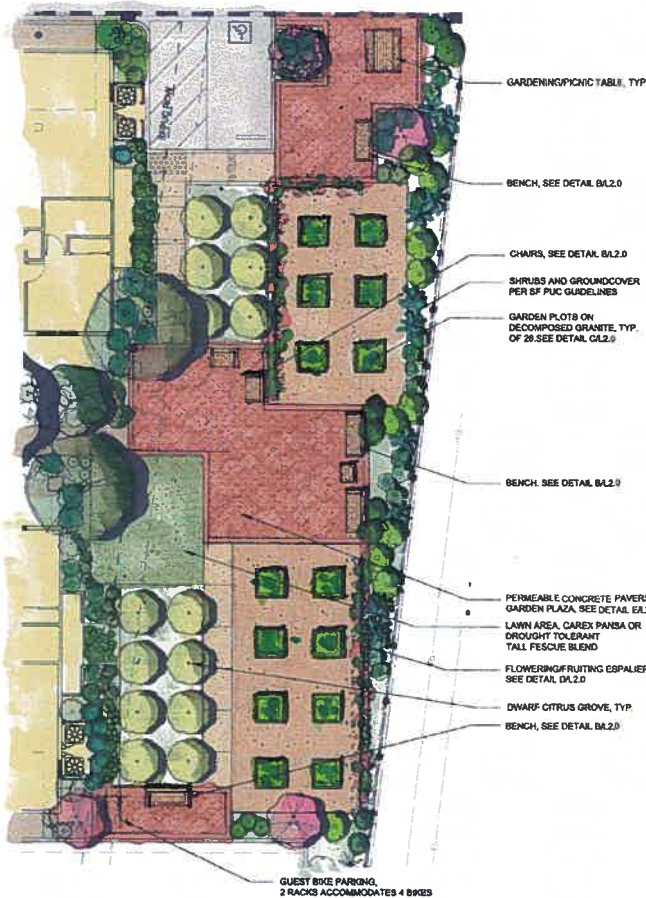
133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL LANDSCAPE PLAN

MENLO PARK, CA
RLL # 1414 11.30.2015

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZF 94133 PH (415) 864-9520 FAX (415) 864-0796



BENCH THROUGHOUT SITE



LOUNGE CHAIR AND SIDE TABLE

B SITE FURNITURE
SCALE: 1/4"=1'-0"

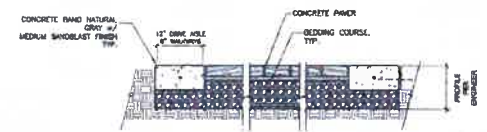


C GARDEN PLOTS
SCALE: NTS

NOTE: PAVERS SHALL BE PERMEABLE WHEREVER FEASIBLE AND AS PER CIVIL ENGINEER'S C-3 PLANS. PROFILE SHALL BE PER GEOTECH ENGINEER

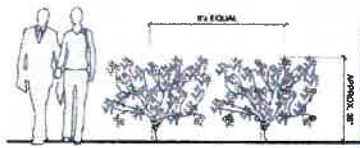
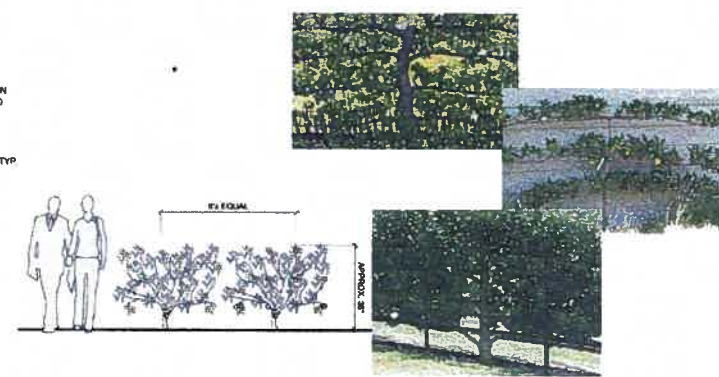


CONCRETE PAVERS TO BE: QUARRY STONE BY CALSTONE OR APPROVED EQUIVALENT. COLOR: OAK BARREL GRAY
VEHICULAR PAVES: 80mm
PEDESTRIAN PAVES: 60mm



E PERMEABLE CONCRETE PAVERS
SCALE: NTS

SCALE: AS SHOWN



D FLOWERING/FRUITING ESPALIER
SCALE: NTS

A GARDEN PLAZA ENLARGEMENT PLAN
SCALE: 1/8"=1'-0"

133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

LANDSCAPE ENLARGEMENT PLAN & DETAILS

MENLO PARK, CA
VLA # 1416

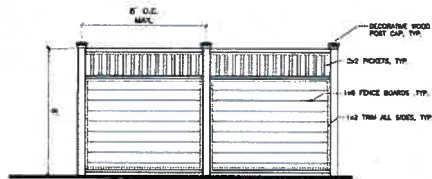
11.30.2015

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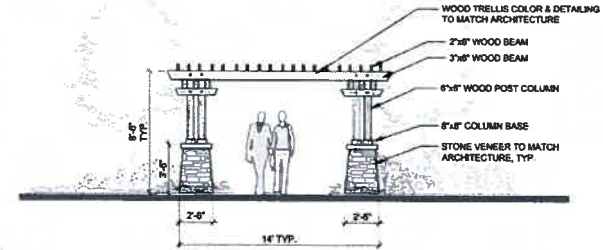
VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
7P 94103 PH (415) 864-7821 FAX (415) 864-0796



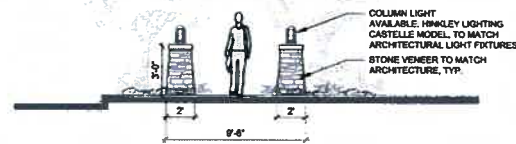
A BUILDING E AND F COURTYARD ENLARGEMENT PLAN
SCALE: 1/8" = 1'-0"



B 6' GOOD NEIGHBOR SIDEYARD FENCE WITH LATTICE
SCALE: 3/8" = 1'-0"

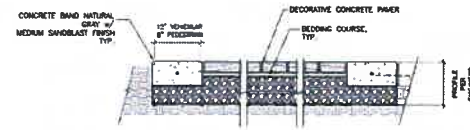


C TRELLIS FEATURE
SCALE: 1/4" = 1'-0"



D COLUMN FEATURE WITH LIGHTING
SCALE: 1/4" = 1'-0"

NOTE: PAVERS SHALL PERMEABLE WHEREVER FEASIBLE AND AS PER CIVIL ENGINEERS C-3 PLANS. PROFILE SHALL BE PER GEO-TECH ENGINEER



CONCRETE PAVERS TO BE QUARRY STONE BY CALSTONE OR APPROVED EQUIVALENT, COLOR: OAK BARREL GRAY
VEHICULAR PAVES: 80mm
PEDESTRIAN PAVES: 50mm

E PERMEABLE CONCRETE PAVERS
SCALE: 1/2" = 1'-0"

SCALE AS SHOWN

133 ENCINAL AVENUE

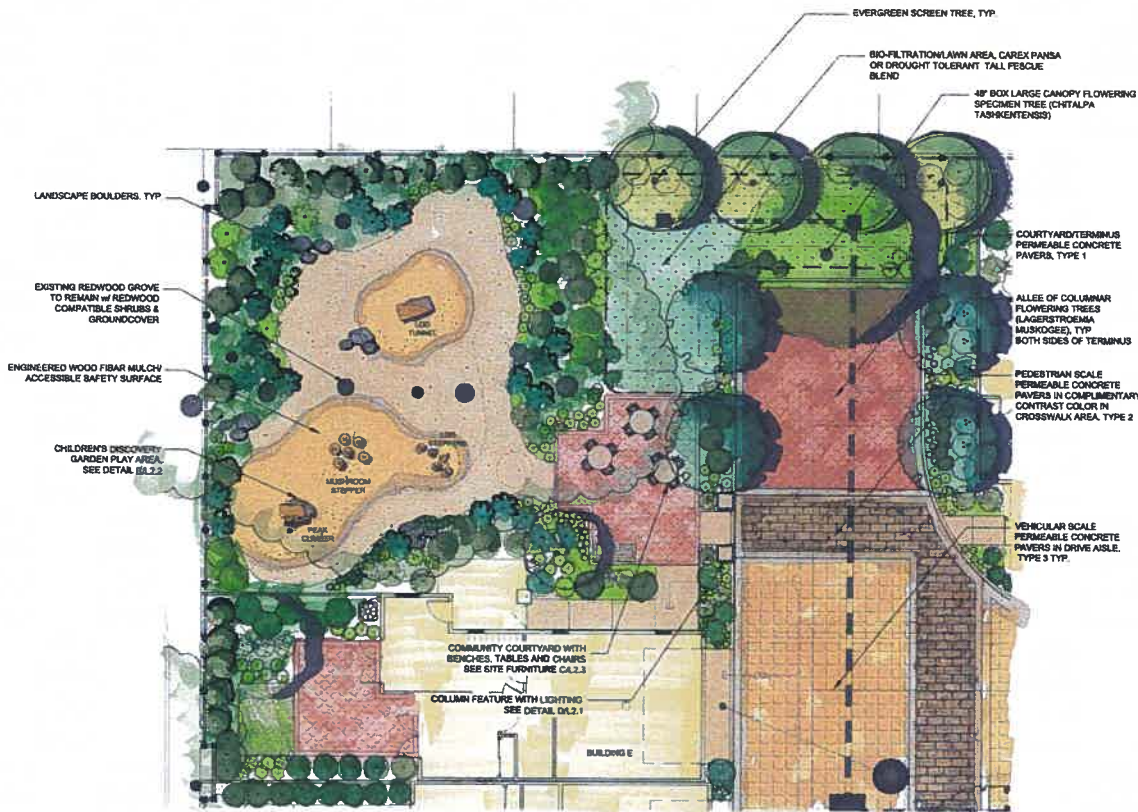
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10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

LANDSCAPE ENLARGEMENT PLAN & DETAILS

MENLO PARK, CA
DATE: 11.18.2015

L2.1

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LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZF 9403 PH (415) 864-8221 FAX (415) 864-0796

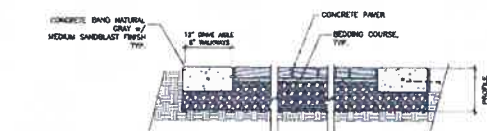
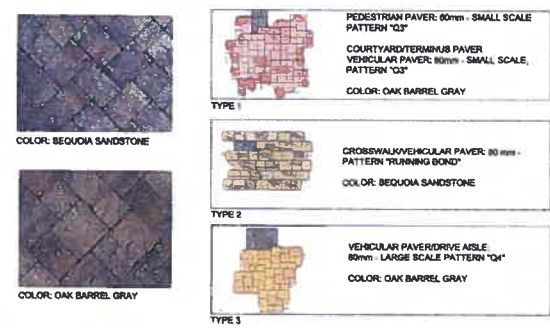


A CHILDREN'S DISCOVERY GARDEN AND COMMUNITY COURTYARD ENLARGEMENT PLAN
SCALE: 1/8" = 1'-0"



PLAY COMPONENTS ON FIBAR SAFETY SURFACE. ELEMENTS INCLUDE:
 • MUSHROOM STEPPER
 • PEAK CLIMBER
 • LOG TUNNEL
 • LOG STEPPERS
 BY LANDSCAPE STRUCTURES, AVAILABLE THROUGH ROSS RECREATION

B PLAY COMPONENTS
SCALE: NTS



NOTES:
 PAVERS SHALL PERMEABLE WHEREVER FEASIBLE AND AS PER CIVIL ENGINEERS C-3 PLANS. PROFILE SHALL BE PER GEO-TECH ENGINEER.
 CONCRETE PAVERS TO BE QUARRY STONE BY CALSTONE OR APPROVED EQUIVALENT

C PERMEABLE CONCRETE PAVERS
SCALE: 1/2" = 1'-0" SCALE: AS SHOWN

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LANDSCAPE ENLARGEMENT PLAN & DETAILS

MENLO PARK, CA
 11.30.2015

L2.2

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 415 941 9100 PH 415 964-9222 FAX 415 964-0796



A OAK GROVE GARDEN WITH SHADED SEATING
SCALE: 1/8"=1'-0"



B OAK GROVE GARDEN CONCEPTUAL IMAGERY
SCALE: NTS



BENCH THROUGHOUT SITE



TABLE AND CHAIRS AT COMMUNITY COURTYARD



LOUNGE CHAIR AND SIDE TABLE AT OAK GROVE GARDEN

C SITE FURNITURE
SCALE: NTS

SCALE: AS SHOWN

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408.255.4100

LANDSCAPE ENLARGEMENT PLAN & DETAILS

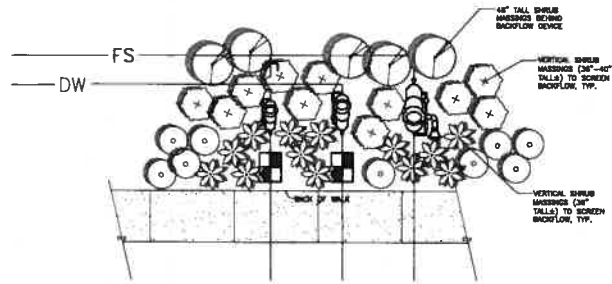
MENLO PARK, CA

TEXT # 1416

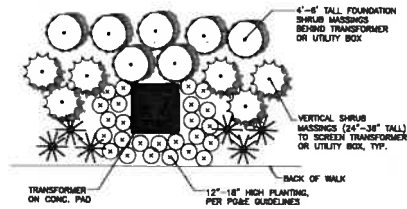
11.28.2015

L2.3

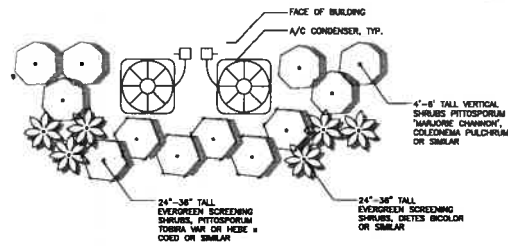
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81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-0796



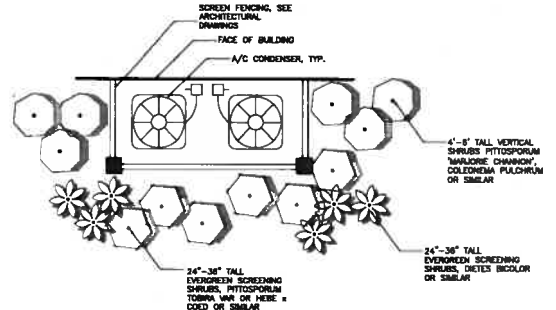
TYPICAL BACKFLOW SCREENING



TYPICAL TRANSFORMER SCREENING



TYPICAL A/C CONDENSER LANDSCAPE SCREENING



TYPICAL A/C CONDENSER LOW FENCE & LANDSCAPE SCREENING

NOTE:
FOR SCREENING PURPOSES, ALL PLANTING ADJACENT TO UTILITIES SHALL BE UP-SIZED AS FOLLOWS:
1 GALLON - UP-SIZE TO 5 GALLON
5 GALLON - UP-SIZE TO 15 GALLON

A LANDSCAPE UTILITY SCREENING DETAILS
SCALE: NTS

SCALE: AS SHOWN

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Cupertino, CA 95014
408.255.4100

LANDSCAPE ENLARGEMENT PLAN & DETAILS

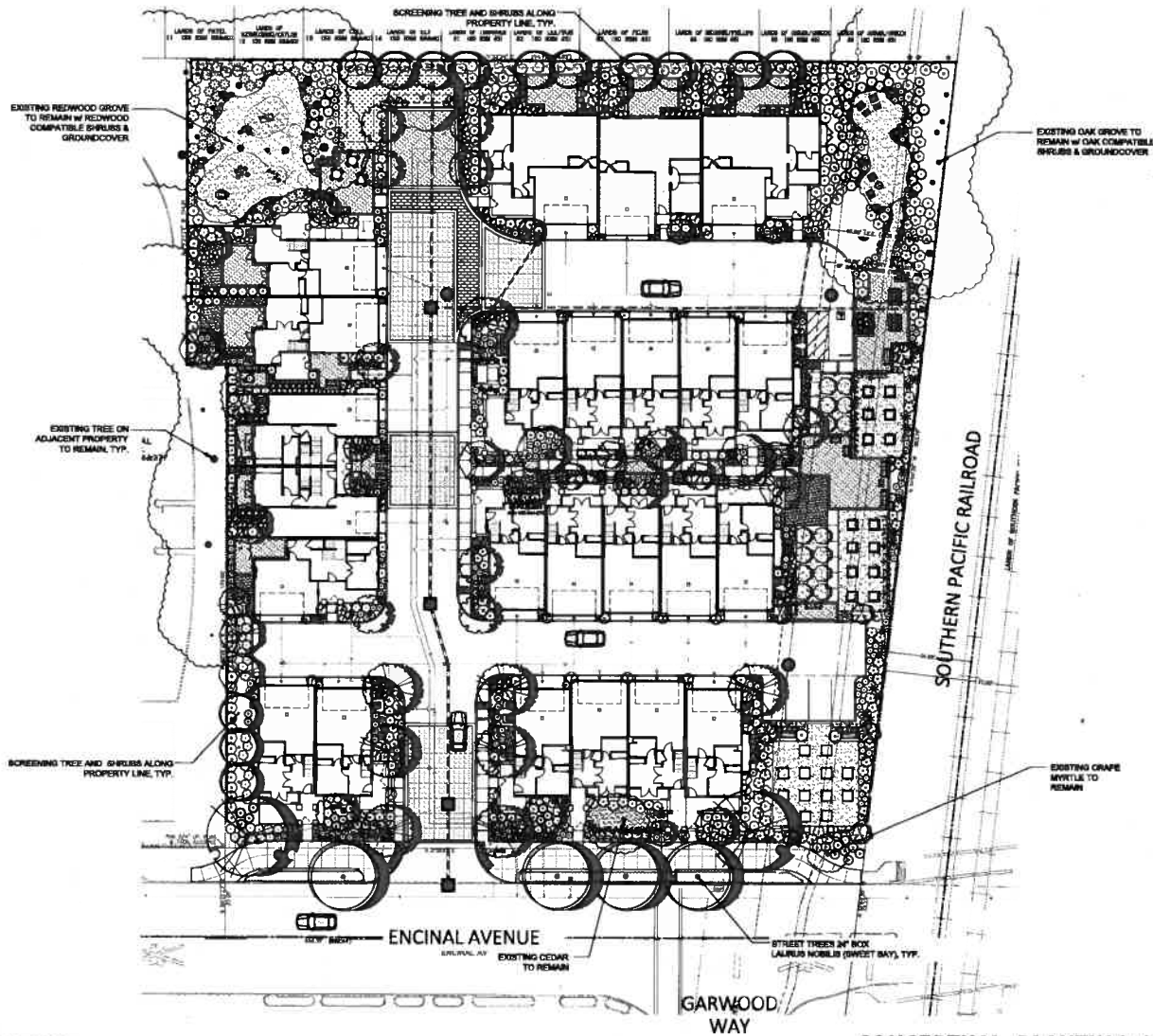
MENLO PARK, CA

NSA # 1416

11.28.2015

L2.4

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
207 9403 PH (415) 864-8321 FAX (415) 864-0796



PLANTING NOTES:

1. THE CONCEPTUAL PLANTING PLAN IS PRELIMINARY IN NATURE AND IS INTENDED TO CONVEY GENERAL PLANTING IDEAS & DESIGN CONCEPT ONLY. THE PROPOSED PLANT SPECIES, SIZES & QUANTITIES REPRESENT THE GENERAL PALETTE OF PROPOSED PLANTS AND PLANT COMMUNITIES WE DEFINE ON LUSH, INCLUDING THE REFERENCED INSTALLED SIZES. FINAL PLANTING QUANTITIES, SIZES AND LOCATIONS WILL BE FINALIZED ON THE CONSTRUCTION DOCUMENTS.
2. SEE SHEET L3.0 FOR LANDSCAPE DESIGN INTENT & WATER EFFICIENCY STATEMENT

REPLACEMENT TREES:

- MITIGATION:**
- NUMBER OF EX. HERITAGE TREES TO BE REMOVED = 3
 - NUMBER OF 15 GAL. MIN. REPLACEMENT TREES REQUIRED = 13
 - NUMBER OF MITIGATION/REPLACEMENT TREES PROVIDED = 4 - 24" BOX
13 - 15 GAL
TOTAL = 27 TREES
 - TOTAL NUMBER OF PROPOSED TREES TO BE PLANTED = 88 PROPOSED
- SEE SHEET L4.0 EXISTING TREE DEPOSITION PLAN FOR ADDITIONAL INFORMATION.

SEE L3.1 FOR PLANT LEGEND



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CONCEPTUAL PLANTING PLAN

MENLO PARK, CA

NOV 9 1111

11.20.15

L3.0

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81 94TH STREET, SAN FRANCISCO, CA
209 9403 PH 415 864-1921 FAX 415 864-0796

TREE	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
	ZEL SER	Zaluzea serotina 'Mossbush'	Columnar Zelkova	15 gal	8	
	GIN ALT	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	24" box	8	REPLACEMENT TREE
	LAG MUZ	Lagerstroemia x 'Maukage'	Crape Myrtle light lavender	24" box	11	
	LAU SAR	Laurus nobilis 'Saratoga'	Sweet Bay	15 gal	13	
	LAU SAR	Laurus nobilis 'Saratoga'	Sweet Bay	24" box	4	STREET TREE
	MAG RO2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	15 gal	3	
	PRU CHA	Pyrus calleryana 'Chandler'	Chandler Pear	15 gal	13	REPLACEMENT TREE
	ULM TRU	Ulmus parviflora 'True Green'	True Green Elm	24" box	2	
	CH PN	x Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24" box	3	
	CH PZ	x Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	48" box	1	

ACCENT TREE	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
	MAG LIT	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	15 gal	4	

EMERALD STANDARD	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
	CIT MAG	Citrus limonquat 'Meyer'	Meyer Kumquat	15 gal	5	
	CIT MP	Citrus x limon 'Improved Meyer'	Meyer Lemon	15 gal	5	
	CIT MOR	Citrus x sinensis 'Moro'	Moro Blood Orange	15 gal	4	
	LAG ZUN	Lagerstroemia x 'Zarf'	Tree Crape Myrtle	15 gal	8	

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	ABU BLU	Abutilon hybridum 'Bluewing Blue'	Flowering Mope	5 gal	48	
	AMB BUS	Antigonon sibiricus x 'Bush Gold'	Kangaroo Paw	5 gal	32	
	AMB TAZ	Anticonotum x hypochondrum 'Tara's Pink' STD	Tara's Pink Cape Mallow STD	50-STD	5	
	AZA FOS	Azalea indica 'Tajahy'	Fernose Azalea 3 Ball Pan Plan Topiary	5 gal	1	
	BER CR1	Berberis thunbergii 'Citron Pygmy'	Citron Pygmy Barberry	5 gal	28	
	BER COR	Berberis cordifolia	Heartleaf Barberry	1 gal	238	
	BUX BEA	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	5 gal	8	
	BUX GR5	Buxus sempervirens 'Green Tower'	Green Tower Boxwood	5 gal	11	
	CAL LIT	Callistemon citrinus 'Little John'	Dwarf Bottle Brush	5 gal	20	
	CAM NJC	Camellia japonica 'Huzdo's Gem'	White Camellia	5 gal	18	
	CAR CAL	Carpanthia californica	Bush Anemone	5 gal	14	
	CBA APR	Ceanothus pyramidalis 'Arroyo de la Cruz'	Blue Blossom	5 gal	17	
	COL PUL	Coleonema pulchrum	Pink Breath Of Heaven	5 gal	22	
	COL SUN	Coleonema pulchrum 'Burst Gold'	Golden Breath Of Heaven	5 gal	23	
	COL MIC	Coleonema microphyllum	Redray Coleonema	5 gal	32	
	DEE MIC	Diene bicolor	Fourlight Lily	5 gal	78	
	DEE VAS	Diene grandiflora 'Variegata'	Striped Fourlight Lily	1 gal	18	
	DDO PUR	Dodonaea viscosa 'Purplea'	Purple Leafed Hopwood Bush	15 gal	15	
	ERI CAP	Edgemon glaucus 'Cape Sebastian'	Seaside Delity	1 gal	88	
	ERV WAY	Edgemon glaucus 'Wayne Reister'	Seaside Delity	5 gal	85	
	ERY BOW	Erythronium x 'Bowen's Mouse'	Wallflower	5 gal	8	
	ERY WEN	Erythronium x 'Wendell Beauty'	Wallflower	1 gal	42	
	ESC NEW	Escallonia nana 'Newport Dwarf'	Dwarf Escallonia	5 gal	23	
	EUP MAR	Euphorbia x martinii	Euphorbia	1 gal	21	
	FES CH	Festuca ovina glauca 'Elgin Blue'	Blue Fescue	5 gal	88	
	FUC GAR	Fuchsia hybrid 'Gardenmaster Bonnet'	Gardenmaster Fuchsia	1 gal	85	
	GRE NOE	Grewia x 'Noel'	Grewia	5 gal	7	
	HER COE	Hebe x 'Coe'	Hebe	5 gal	25	
	HER VAS	Hebe x 'Variegata'	Variegated Hebe	5 gal	21	
	HEU BAS	Heuchera x 'Banks Area Cardinal'	Cardi Herb	1 gal	183	
	LIG TED	Ligustrum lasarum	Texas Privet	5 gal	4	
	LIG TED	Ligustrum lasarum	Texas Privet	5 gal	31	
	LIR GIG	Liriodendron giganteum	Giant Liriodendron	1 gal	27	

	LIR NAN	Liriodendron 'Nana Variegata'	Dwarf Variegated Lily Tree	5 gal	105
	LOR BZ	Loropetalum chinensis 'Stirling Pink'	Stirling Pink Privet Flower	5 gal	18
	PHO DAZ	Phoradendron 'Dazzler'	New Zealand Flax	5 gal	18
	PHO MAZ	Phoradendron 'Macrot Green'	New Zealand Flax	5 gal	20
	PHO DAR	Phoradendron x 'Dark Delight'	Purple Flax	5 gal	17
	PHO DUE	Phoradendron x 'Dwarf'	New Zealand Flax	5 gal	31
	PHO YEL	Phoradendron x 'Yellow Wren'	New Zealand Flax	1 gal	11
	PIT CO2	Pittosporum obovatum 'Compactum'	Dwarf Kero	5 gal	81
	PIT MAR	Pittosporum tenuifolium 'Majorie Channon'	Tamkaha	5 gal	73
	PIT CR1	Pittosporum tobira 'Cream De Mer' TM	Cream De Mer Dwarf Monk Orange	1 gal	84
	PIT VAR	Pittosporum tobira 'Variegata'	Variegated Monk Orange	5 gal	15
	PIT WHE	Pittosporum tobira 'Whisper Dwarf'	Whisper's Dwarf Monk Orange	5 gal	4
	POD ICE	Podocarpus x 'Ice Blue'	Ice Blue Podocarpus	15 gal	8
	POL BLN	Polystichum newboldii	Western Sword Fern	5 gal	30
	PHO OCC	Phoradendron occidentale	Western Azalea	5 gal	19
	ROB SAN	Rosa sempiterna	Red Flowering Quince	5 gal	17
	ROB CAL	Rosa californica	California Wild Rose	5 gal	48
	ROB ZEP	Rosa David Austin 'Zaprephe Dream'	English Rose	5 gal	9
	ROB IC2	Rosa barbinervis 'Iceberg'	Iceberg Rose	5 gal	72
	ROB SD	Rosa barbinervis 'Sandy Standard'	Iceberg Rose Standard	5 gal	17
	ROB PM	Rosa barbinervis 'Pink Iceberg'	Rose	5 gal	11
	ROB F33	Rosa x 'Flower Carpet Amber'	Amber Carpet Rose	2 gal	12
	ROB PL4	Rosa x 'Flower Carpet Pink'	Rose	2 gal	27
	ROB FL8	Rosa x 'Flower Carpet White'	Rose	2 gal	5
	ROB ROY	Rodanthe melanocaulis 'Royal Rebel'	Pampas Rightsheds STD	5 gal	20
	STA BIG	Stachys byzantina 'Big Ears'	Lamb's Ear	1 gal	83
	TS LRV	Thymus serpyllifolius	Pinecone Flower	5 gal	9
	WIS AM2	Wisteria pubescens 'Amethyst Falls'	Amethyst Falls Wisteria	5 gal	2

133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL PLANTING LEGEND

MENLO PARK, CA
MIA # 1416 11.28.2015

L3.I





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 408.255.4100

CONCEPTUAL PLANT IMAGERY

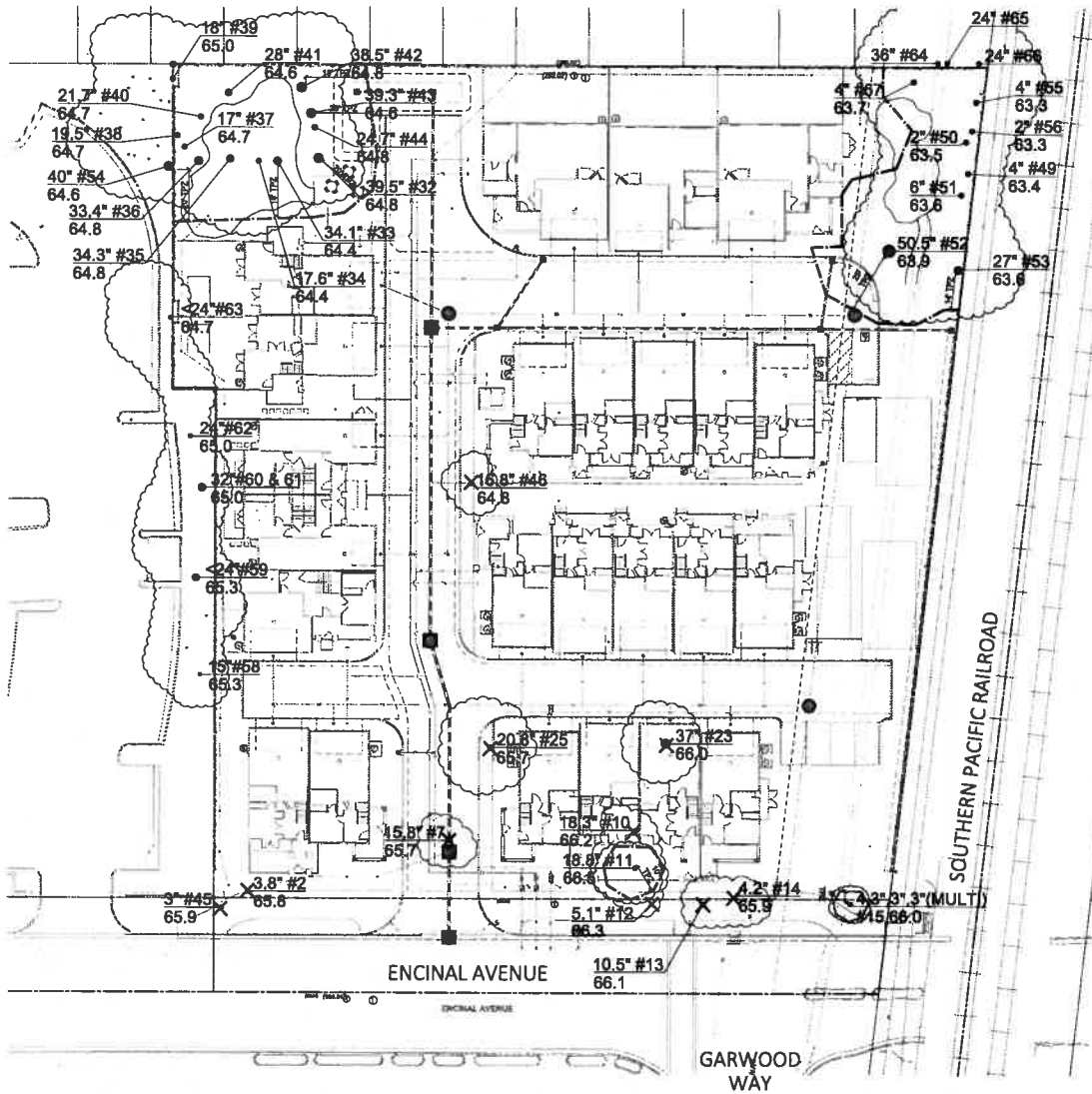
MENLO PARK, CA

SHA # 1414

11.30.2015

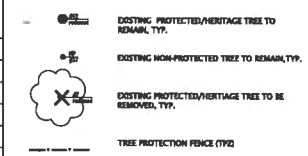
L3.2

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 LANDSCAPE ARCHITECTS, INC.
 81 14TH STREET, SAN FRANCISCO, CA
 2P 94103 PH (415) 864-9321 FAX (415) 864-0796



EXISTING TREE CHART					
TREE NO.	TREE TYPE	CONDITION	DISPOSITION	TPZ SIZE	DIAM. AT BREAST
2	JAPANESE MAPLE	FAIR	TO BE REMOVED	2'	3.87/16"
7	COAST REDWOOD	FAIR-GOOD	TO BE REMOVED	-	15.87/28712"
10	INCENSE CEDAR	FAIR/PROTECTED	TO BE REMOVED	-	18.37/36712"
11	INCENSE CEDAR	FAIR	PRESERVE	10 FEET	18.87/40722"
12	CRAB APPLE	FAIR	TO BE REMOVED	-	5.17712"
13	BIRCH	POOR-FAIR	TO BE REMOVED	-	10.8718712"
14	TEA TREE	POOR-FAIR	TO BE REMOVED	-	4.27/110"
16	GRAPE MYRTLE	GOOD/PROTECTED	PRESERVE	8'	8.8"
23	COAST REDWOOD	FAIR/PROTECTED	TO BE REMOVED	-	37.86728"
28	JAPANESE MAPLE	POOR-FAIR/PROTECTED	TO BE REMOVED	-	20.8710722"
32	COAST REDWOOD	FAIR	PRESERVE	20 FEET	30.87/60722"
33	COAST REDWOOD	POOR-FAIR	PRESERVE	18 FEET	34.1770720"
34	COAST REDWOOD	FAIR	PRESERVE	10 FEET	17.8776718"
38	COAST REDWOOD	FAIR-GOOD	PRESERVE	18 FEET	34.37/68718"
39	COAST REDWOOD	POOR-FAIR	PRESERVE	18 FEET	33.47/60722"
37	COAST REDWOOD	FAIR	PRESERVE	10 FEET	17.7770714"
38	COAST REDWOOD	POOR-FAIR	PRESERVE	10 FEET	19.37/40718"
39	COAST REDWOOD	POOR-FAIR	PRESERVE	10 FEET	1877/18"
40	COAST REDWOOD	POOR-FAIR	PRESERVE	11 FEET	21.77/60718"
41	COAST REDWOOD	FAIR-GOOD	PRESERVE	14 FEET	287/68728"
43	COAST REDWOOD	FAIR	PRESERVE	18 FEET	35.37/68730"
43	COAST REDWOOD	FAIR-GOOD	PRESERVE	20 FEET	30.37/60734"
44	COAST REDWOOD	FAIR	PRESERVE	13 FEET	24.7778718"
46	JAPANESE MAPLE	FAIR-GOOD	TO BE REMOVED	-	37127/8"
48	COAST REDWOOD	FAIR/PROTECTED	TO BE REMOVED	-	18.87387110"
53	COAST LIVE OAK	FAIR	PRESERVE	28 FEET	60.87/58790"
53	COAST LIVE OAK	FAIR	PRESERVE	14 FEET	277/38728"
54	COAST REDWOOD	FAIR	PRESERVE	20 FEET	407/60722"
58	COAST LIVE OAK	FAIR	PRESERVE	12 FEET	EST 18"
59	BYCAMORE	FAIR	PRESERVE	12 FEET	EST 24"
60 & 61	COAST LIVE OAK	FAIR	PRESERVE	12 FEET	32"
62	COAST LIVE OAK	FAIR	PRESERVE	12 FEET	EST 24"
63	COAST LIVE OAK	FAIR	PRESERVE	12 FEET	EST 24"
64	COAST REDWOOD	FAIR	PRESERVE	18 FEET	EST 36"
66	MONTEREY PINE	FAIR	PRESERVE	18 FEET	EST 24"
69	MONTEREY PINE	FAIR	PRESERVE	18 FEET	EST 24"

EXISTING TREE LEGEND:



EXISTING TREE NOTES:

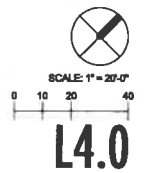
- TOTAL NUMBER OF EXISTING PROTECTED/HERITAGE TREES ON SITE = 28
- # OF EXISTING PROTECTED/HERITAGE TREES PROPOSED FOR REMOVAL = 5
- MITIGATION:**
- NUMBER OF 1.5 CAL. INCH REPLACEMENT TREES REQUIRED: 18
- TREE DISPOSITION PLAN IS BASED ON ARBORIST REPORT DATED SEPTEMBER, 2015
- CONTRACTOR TO FOLLOW TREE PROTECTION GUIDELINES AND TPZ FENCING PER ARBORIST REPORT AND ALL CITY REQUIREMENTS.

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408.255.4100

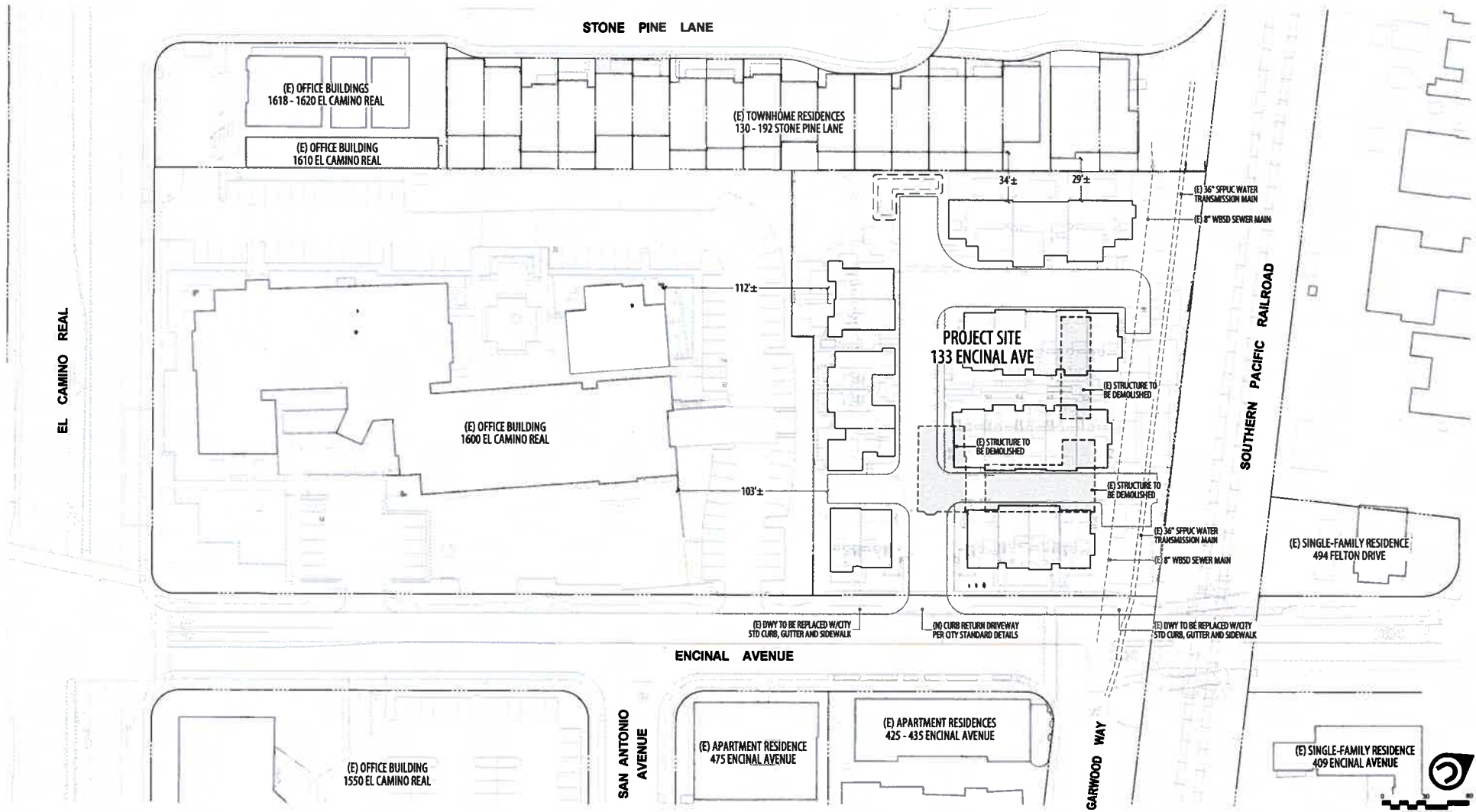
EXISTING TREE DISPOSITION PLAN

MENLO PARK, CA
MAY 9 2015



L4.0

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
61 14TH STREET, SAN FRANCISCO, CA
ZF 9403 PH (415) 864-822 FAX (415) 864-0796



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OVERALL AREA PLAN

MENLO PARK, CA

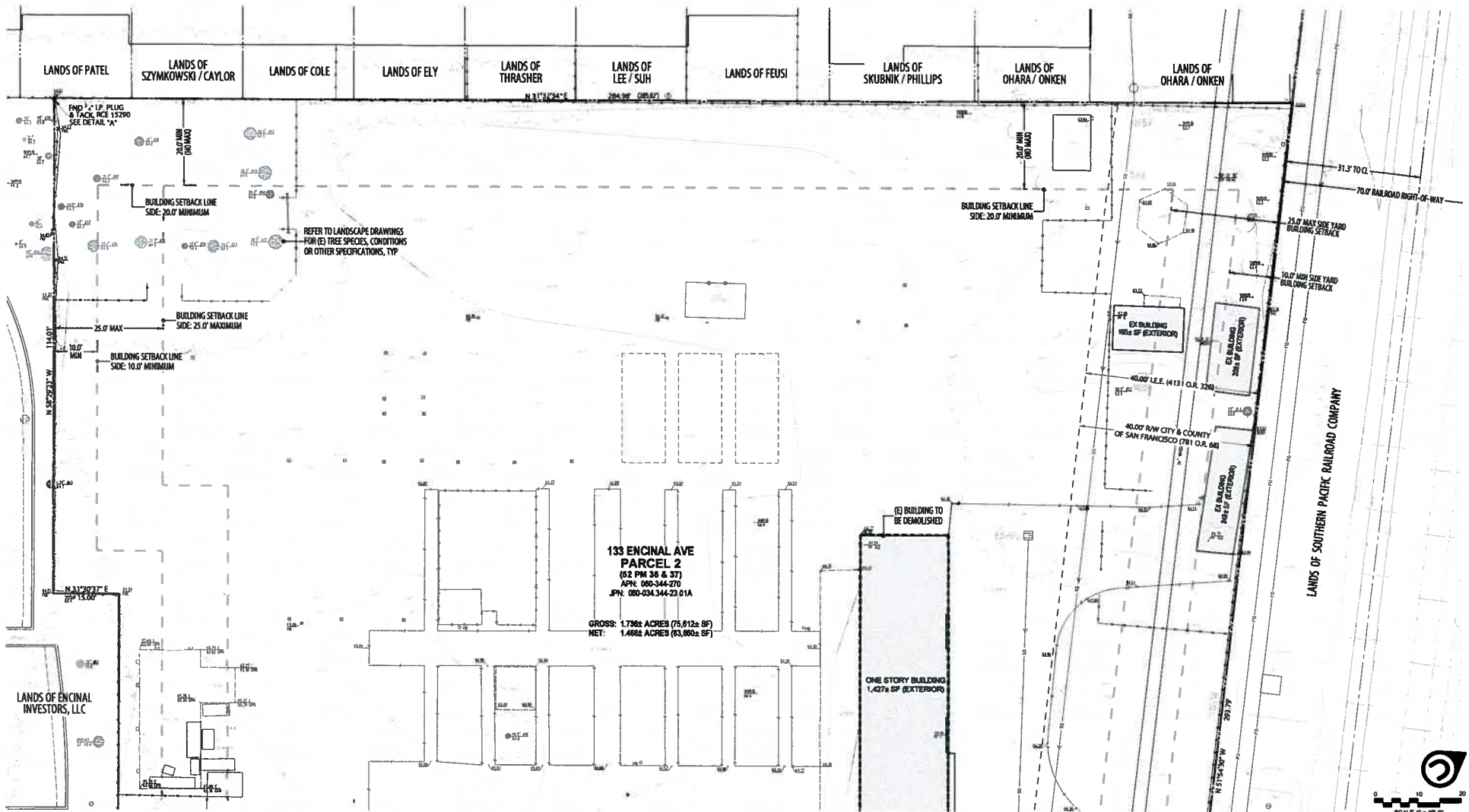
WDG # 15-002

- 7.26.2014
- 4.04.2015 2nd SUBMITTAL
- 7.04.2015 3rd SUBMITTAL
- 9.25.2015 4th SUBMITTAL
- 10.15.2015 5th SUBMITTAL
- 11.30.2015 6th SUBMITTAL
- 12.14.2015 7th SUBMITTAL



NTERRA GROUP
 1155 N. FIRST STREET, SUITE 214
 SAN JOSE, CALIFORNIA 95112

SCALE 1" = 30'-0"



133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

SURVEY LEGEND

	EXISTING PROPERTY LINE		WOOD FENCE		FOUND IRON PIPE AS NOTED		CATCH BASIN / DRIP PILE
	ADJACENT PROPERTY LINE		WALL		FOUND IRON PIPE AS NOTED		WATER METER
	CENTERLINE		EDGE OF PAVEMENT		LIGHT		FIRE DEPARTMENT CONNECTION
	EXISTING EASEMENT		SANITARY SEWER		STREET LIGHT		BACK FLOW PREVENTER
	BUILDING SETBACK LINE		STORM DRAIN		FIRE HYDRANT		POST INDICATOR VALVE
	BUILDING OVERHANG		DOMESTIC WATER		STORM DRAIN MANHOLE		WELL OR MONITORING WELL
	CURB & GUTTER		NATURAL GAS		MANHOLE		UTILITY BOX (SIZE & TYPE VARY)
	REDWOOD HEADER BOARD		UNDERGROUND ELECTRIC		CLEAN OUT		SIGN
	CONCRETE		OVERHEAD		GAS METER		POST
	CHAIN LINK FENCE		JOINT TRENCH		UTILITY POLE W/ GUY WIRE		TREE W/ SIZE, TAG AND ELEVATION
			FIBER OPTIC CONDUIT BANK		VALVE		RECORD INFORMATION W/ REFERENCE

BOUNDARY & TOPOGRAPHIC SURVEY

MENLO PARK, CA

MSJ # 15-003

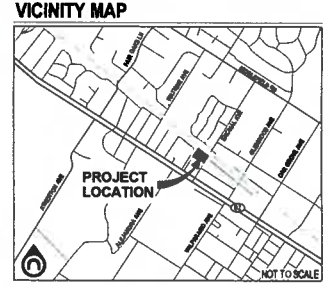
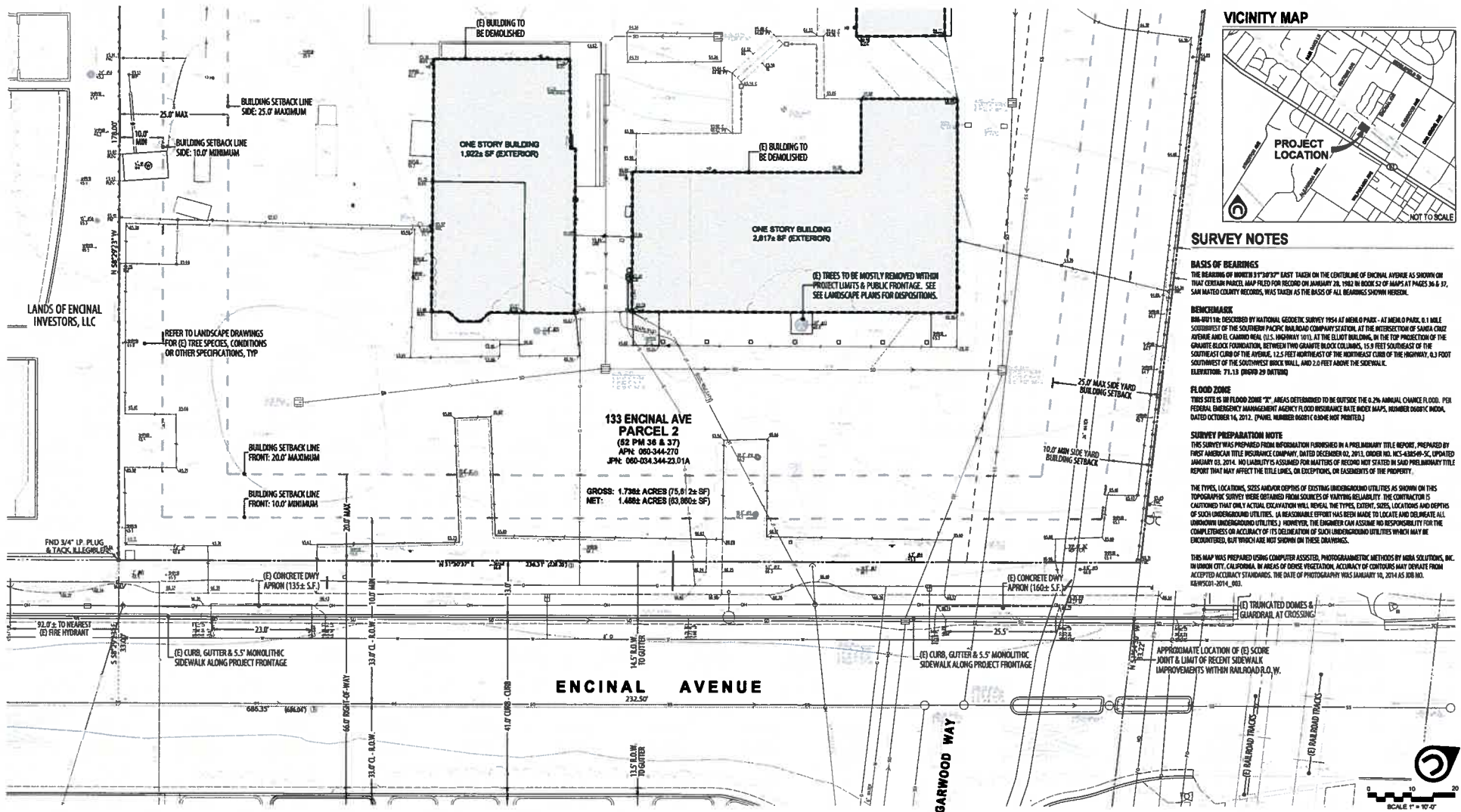
7.28.2014
4.04.2015 2nd SUBMITTAL
7.06.2015 3rd SUBMITTAL
9.25.2015 4th SUBMITTAL
10.15.2015 5th SUBMITTAL
11.30.2015 6th SUBMITTAL
12.14.2015 7th SUBMITTAL

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYORS ACT. ALL DIMENSIONS ARE OF THE CONTRACTOR AND ACCEPT THE POSITIONS INDICATED AND ARE SUBJECT TO ENABLE THE SURVEY TO BE RETRACKED.



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1155 N. FIRST STREET, SUITE 214
SAN JOSE, CALIFORNIA 95112





SURVEY NOTES

BASIS OF BEARINGS
 THE BEARINGS OF MONUMENT 17°37'37" EAST TAKEN ON THE CENTRALLINE OF ENCINAL AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JANUARY 28, 1982 IN BOOK 52 OF MAPS AT PAGES 36 & 37, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

BENCHMARK
 BHM-87111 IS THE BENCHMARK BY NATIONAL GEODETIC SURVEY 1954 AT MENLO PARK - AT MENLO PARK, 0.1 MILE SOUTHWEST OF THE SOUTHERN PACIFIC RAILROAD COMPANY STATION, AT THE INTERSECTION OF SANTA CLARA AVENUE AND E. CALHOUN ROAD (U.S. HIGHWAY 101), AT THE ELUFT BUILDING, IN THE TOP PROJECTION OF THE GRANITE BLOCK FOUNDATION, BETWEEN TWO GRANITE BLOCK COLUMNS, 15.9 FEET SOUTHEAST OF THE SOUTHWEST CORNER OF THE AVENUE, 12.5 FEET NORTHEAST OF THE NORTHEAST CURB OF THE HIGHWAY, 0.3 FOOT SOUTHWEST OF THE SOUTHWEST BRICK WALL, AND 2.6 FEET ABOVE THE SIDEWALK. ELEVATION: 71.13 (PROB 20 DATUM)

FLOOD ZONE
 THIS SITE IS IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. FOR FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE (FIRM) MAPS, NUMBER 08031C 000A, DATED OCTOBER 14, 2012. (PANEL NUMBER 08031C 000A NOT PRINTED.)

SURVEY PREPARATION NOTE
 THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 02, 2013, ORDER NO. HCS-438549-3X, UPDATED JANUARY 03, 2014. NO LIABILITY IS ASSIGNED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR ENCUMBRANCES OF THE PROPERTY.

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

THIS MAP WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY HDA SOLUTIONS, INC. IN UNION CITY, CALIFORNIA. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. THE DATE OF PHOTOGRAPHY WAS JANUARY 30, 2014 AS JOB NO. RA17001-2014_003.

133 ENCINAL AVENUE

Hunter Properties Inc.
 10121 Miller Avenue, Suite 200
 Cupertino, CA 95014
 408.255.4100

SURVEY LEGEND

—	EXISTING PROPERTY LINE	—	WOOD FENCE	—	FOUND MONUMENT AS NOTED	—	CATCH BASIN / DROP PILE
- - -	ADJACENT PROPERTY LINE	—	WALL	—	FOUND IRON PIPE OR AS NOTED	—	WATER METER
—	CENTERLINE	—	EDGE OF PAVEMENT	—	LIGHT	—	FIRE DEPARTMENT CONNECTION
- - -	EXISTING EASEMENT	—	SANITARY SEWER	—	STREET LIGHT	—	BACK FLOW PREVENTER
- - -	BUILDING SETBACK LINE	—	STORM DRAIN	—	FIRE HYDRANT	—	POST INDICATOR VALVE
- - -	BUILDING OVERSHANG	—	DOMESTIC WATER	—	STORM DRAIN MANHOLE	—	WELL OR MONITORING WELL
- - -	CURB	—	NATURAL GAS	—	MANHOLE	—	UTILITY BOX (SIZE & TYPE VARY)
- - -	CURB & GUTTER	—	UNDERGROUND ELECTRIC	—	CLEAN OUT	—	SIGN
- - -	REDWOOD HEADER BOARD	—	OVERHEAD	—	GAS METER	—	POST
- - -	CONCRETE	—	JOINT TRENCH	—	UTILITY POLE W/ GUY WIRE	—	TREE W/ SIZE, TAG AND ELEVATION
- - -	CHAIN LINK FENCE	—	FIBER OPTIC CONDUIT BANK	—	VALVE	—	RECORD INFORMATION W/ REFERENCE

BOUNDARY & TOPOGRAPHIC SURVEY

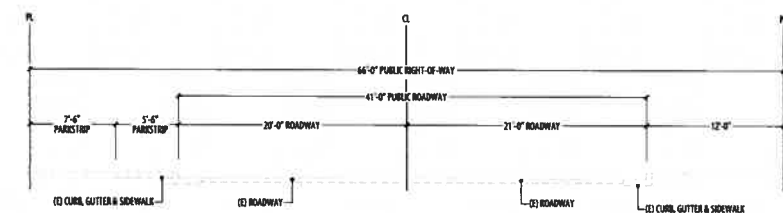
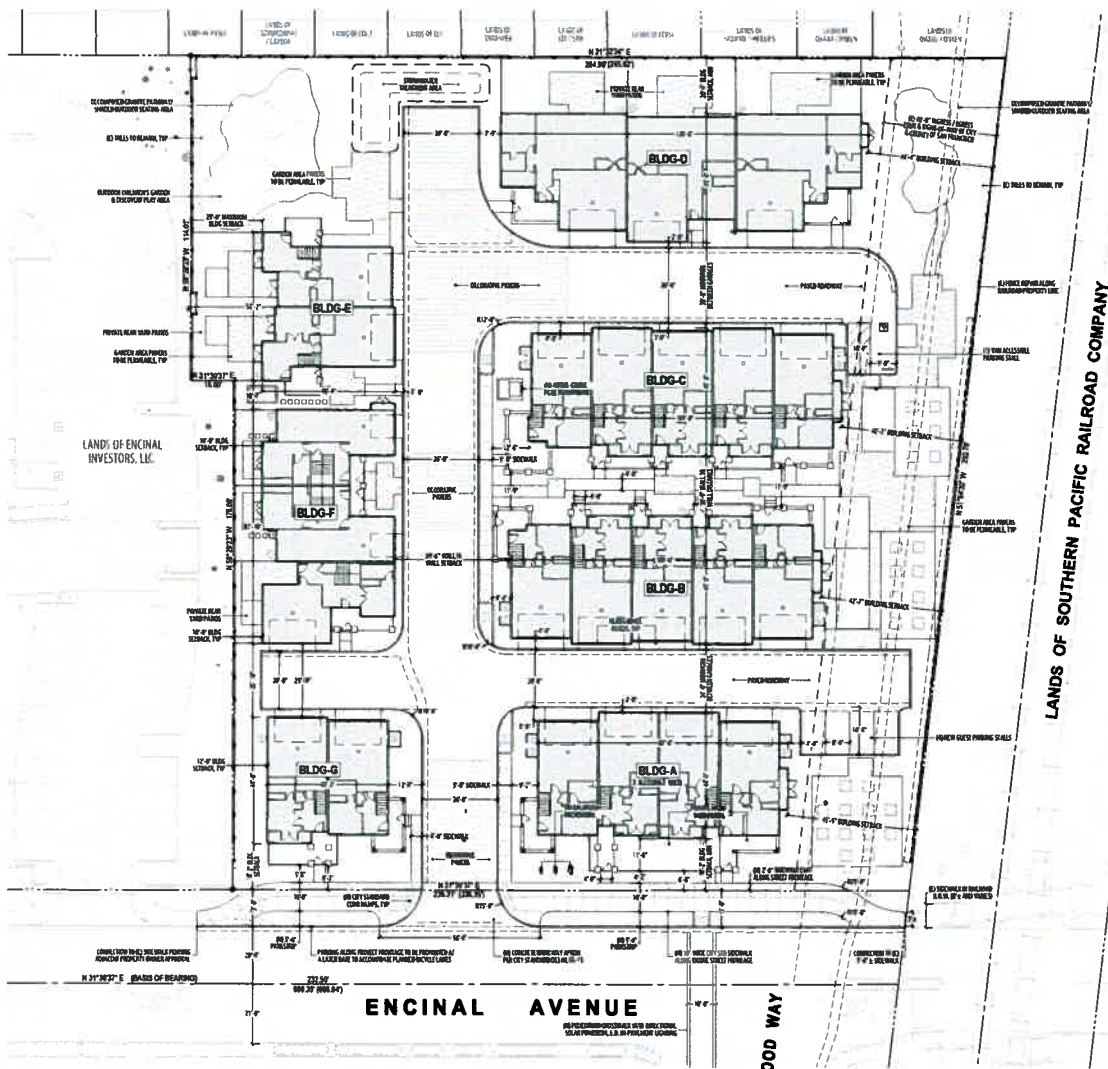
MENLO PARK, CA
 HTG # 15-022

- 7.20.2014
- 4.04.2015 2nd SUBMITTAL
- 7.06.2015 3rd SUBMITTAL
- 9.25.2015 4th SUBMITTAL
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- 11.30.2015 6th SUBMITTAL
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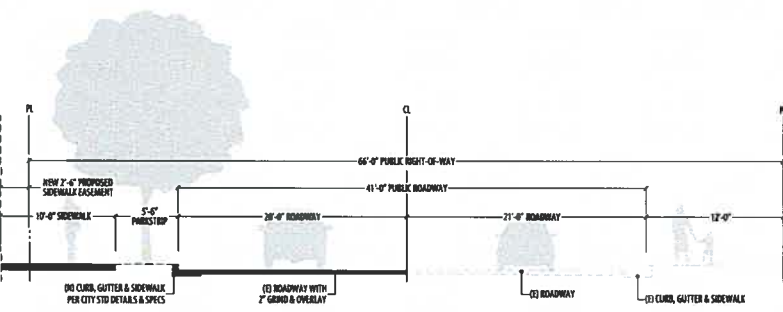
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 SAN JOSE, CALIFORNIA 95112



Encinal Ave - Existing Street Section
Scale: 1" = 5'-0"



Encinal Ave - Proposed Street Section
Scale: 1" = 5'-0"

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408.255.4100

PROPOSED SITE PLAN

MENLO PARK, CA
NOV 15, 2012

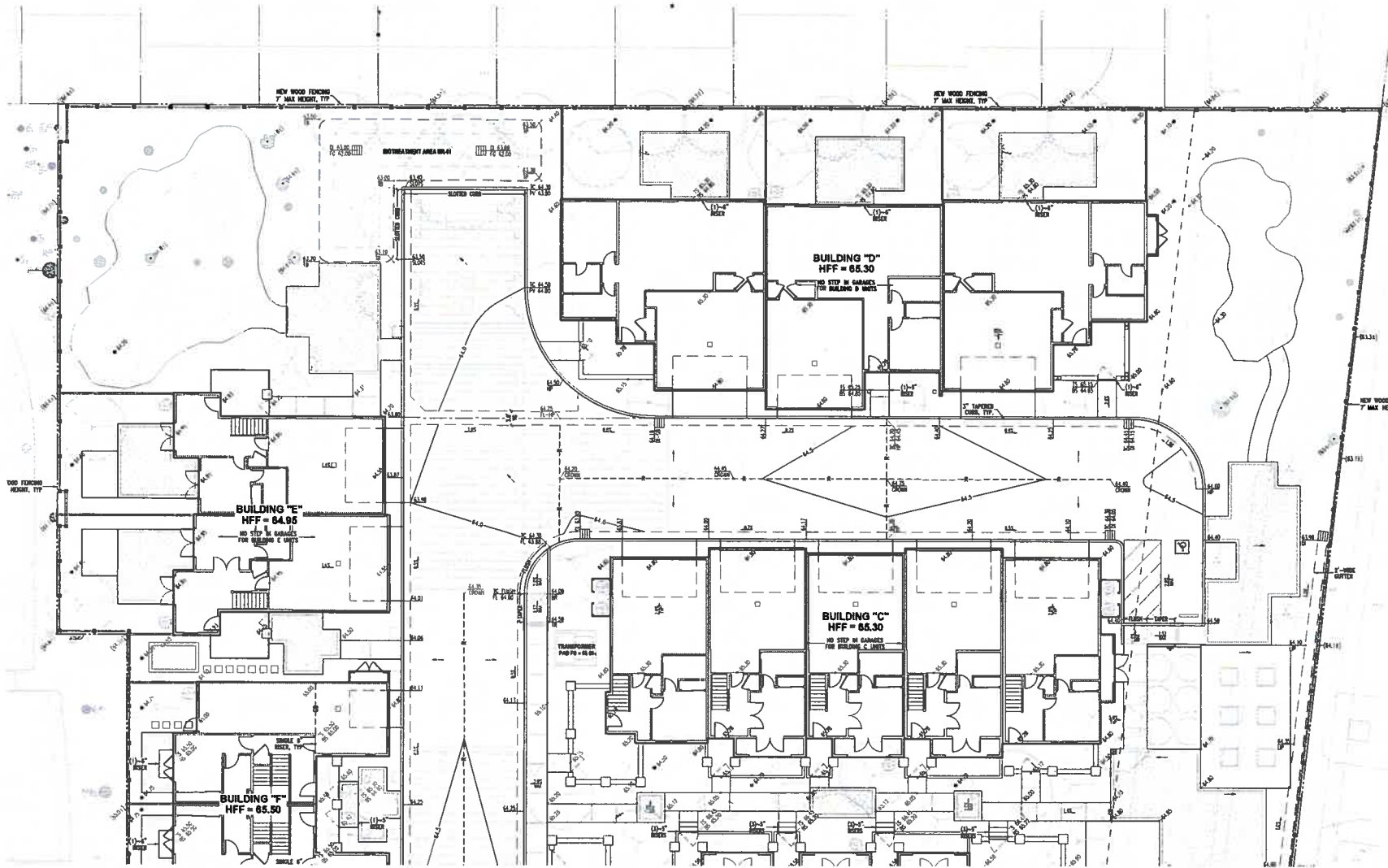
- 7.28.2014
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C2.0



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Cupertino, CA 95014
408.255.4100

PRELIMINARY GRADING & DRAINAGE PLAN

MENLO PARK, CA

W/G # 13-002

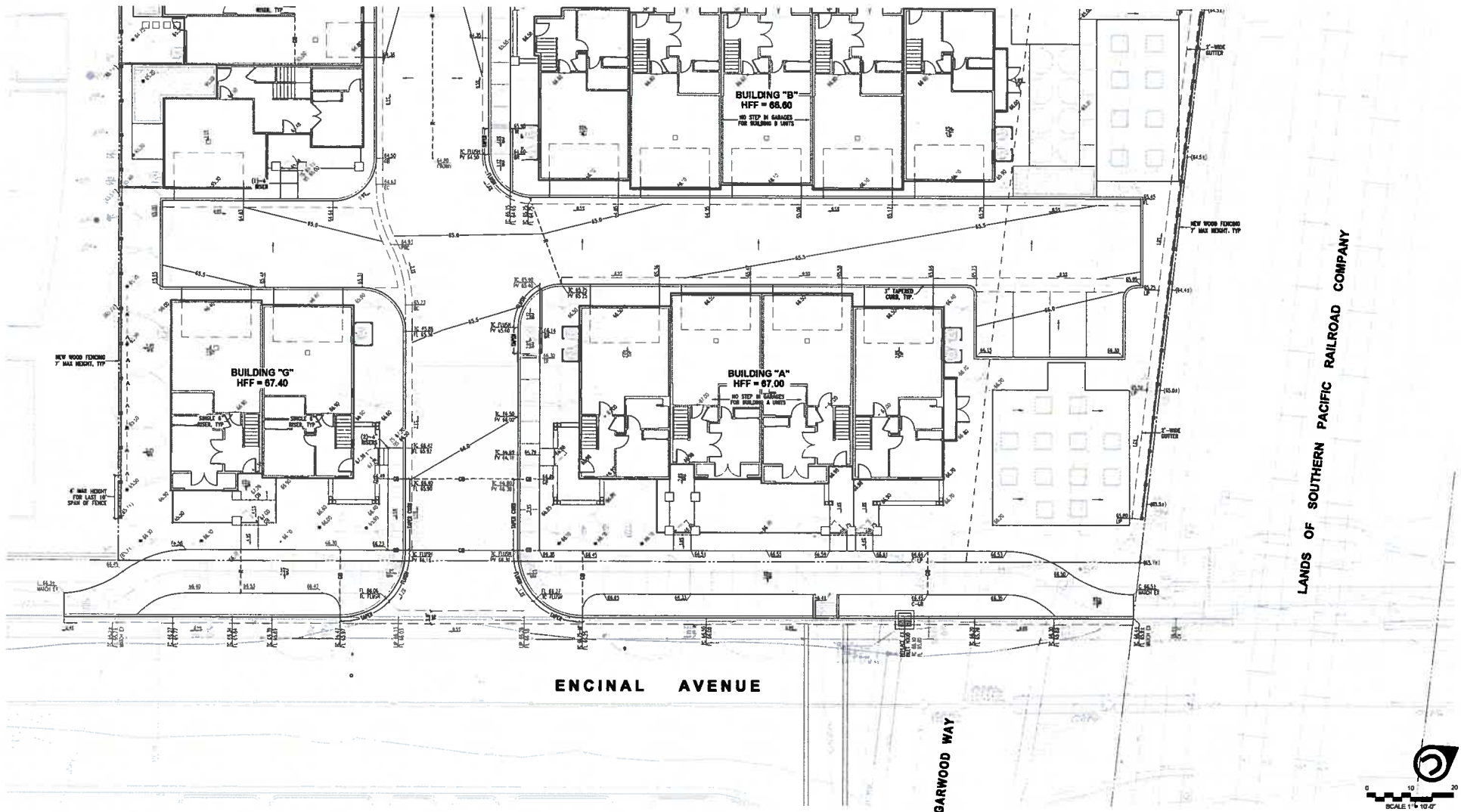
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9.25.2015 4th SUBMITTAL
10.15.2015 5th SUBMITTAL
11.30.2015 6th SUBMITTAL
12.14.2015 7th SUBMITTAL



C3.1



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LANDS OF SOUTHERN PACIFIC RAILROAD COMPANY

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PRELIMINARY GRADING & DRAINAGE PLAN

MENLO PARK, CA

W/D # 15-002

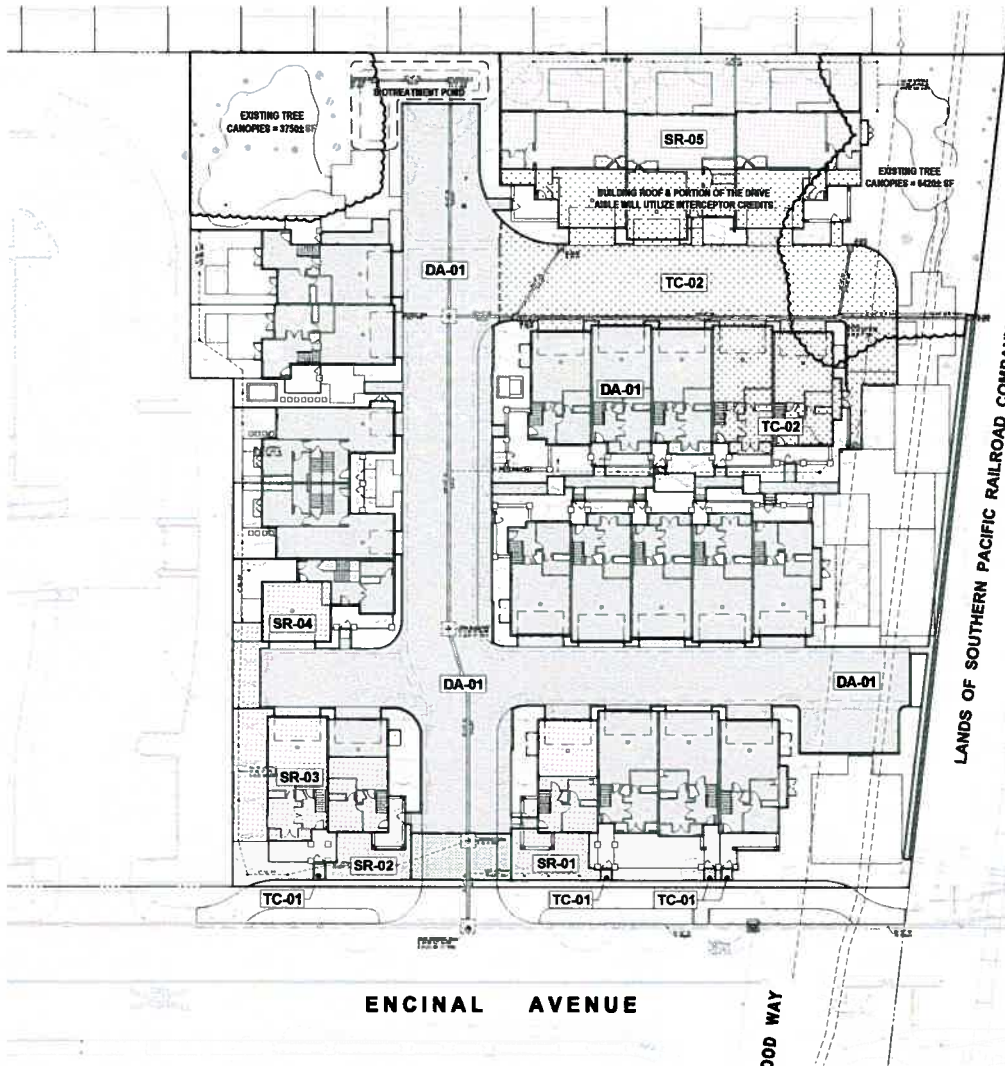
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C3.2



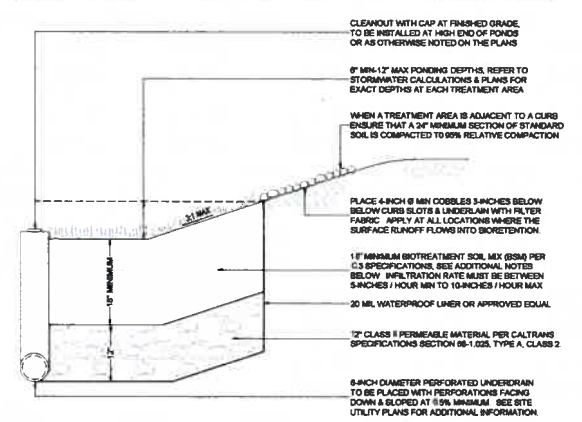
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1155 N. FIRST STREET, SUITE 214
SANTA JOSE, CALIFORNIA 95112



PLAN LEGEND

- BIOTREATMENT DRAINAGE MANAGEMENT AREAS
- SELF-RETAINING AREAS
- SELF-TREATING AREAS
- IMPERVIOUS AREAS FOR INTERCEPTOR CREDITS
- TREE CANOPY AREA FOR INTERCEPTOR CREDITS
- DRAINAGE MANAGEMENT AREA LIMITS

TYPICAL BIOTREATMENT AREA SECTION



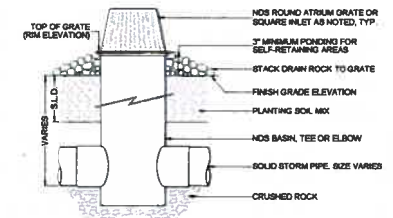
TREATMENT MEASURES SUMMARY TABLE

AREA NO.	ORA SIZE (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA (SF) REQUIRED	TREATMENT AREA (SF) PROVIDED	TREATMENT FACILITY
DA-01	6899	3098	3529	SEE NOTE	800	BIOTREATMENT
SR-01	1321	431	840	420	481	SELF-RETAINING
SR-02	805	429	558	378	428	SELF-RETAINING
SR-03	1330	471	809	438	471	SELF-RETAINING
SR-04	822	298	594	297	298	SELF-RETAINING
SR-05	2530	0	2530	1265	1265	SELF-RETAINING
TC-01	848	0	848	848	1300	TREE CREDIT
TC-02	858	0	858	858	870	TREE CREDIT

NOTES

- ALL BIOTREATMENT AREAS HAVE BEEN SIZED USING THE COMBINATION METHOD WITH A MAXIMUM PONDING DEPTH OF 6 IN. OR -12 INCHES. SEE REPORT FOR DETAILS.
- THE AREA OF ADDITIONAL PUBLIC SODASMA BEING CREATED WITHIN THE PROPERTY LIMITS IS NOT REQUIRED TO BE TREATED.

OVERFLOW DRAIN: SELF-RETAINING AREAS



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STORMWATER CONTROL PLAN

MENLO PARK, CA

ARC # 15-002

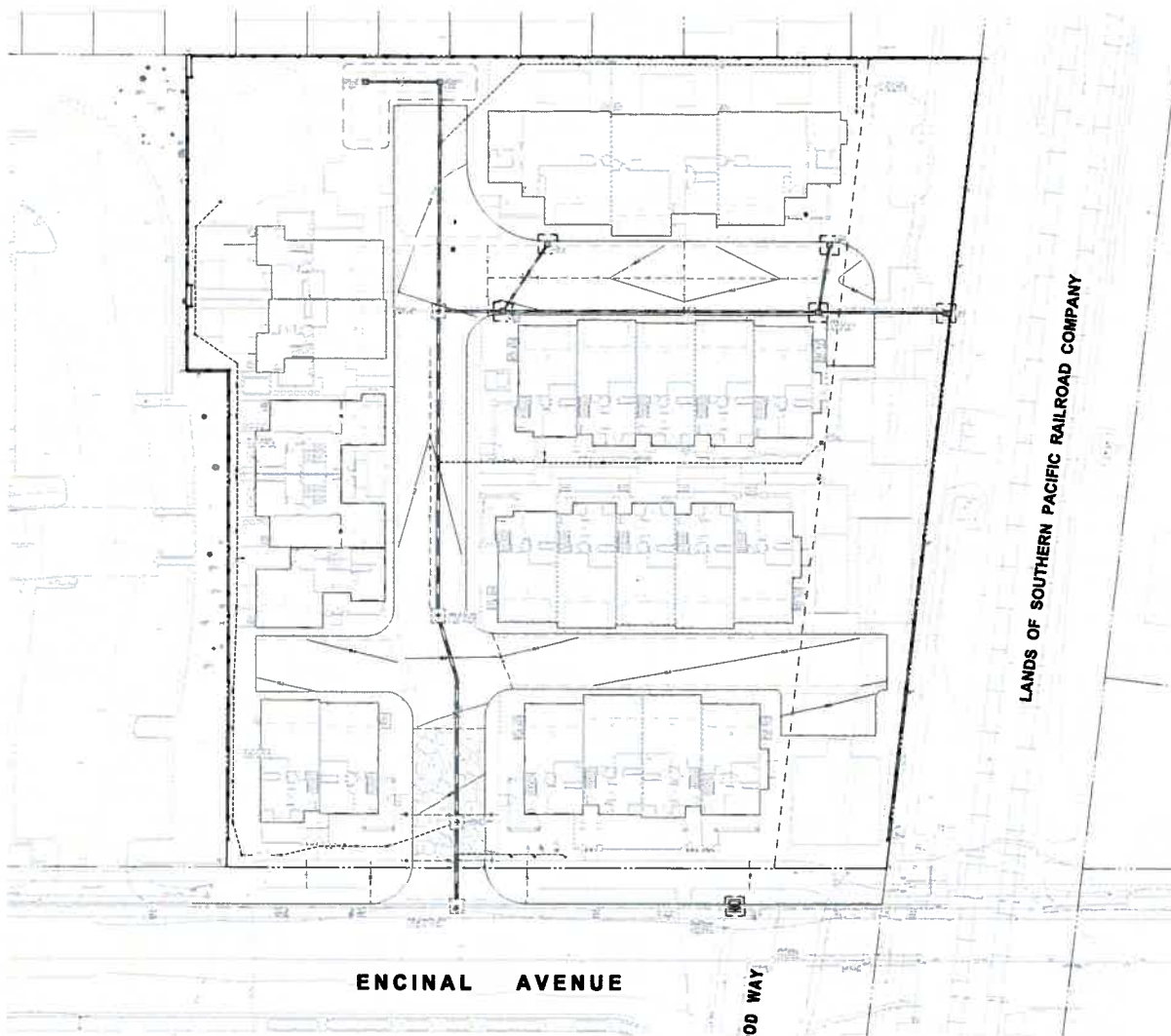
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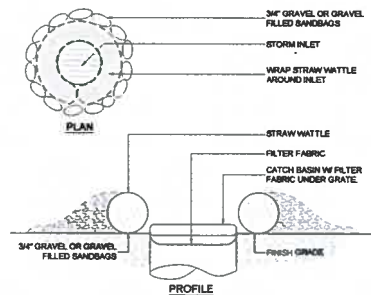
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INLET PROTECTION DETAIL



EROSION CONTROL NOTES

1. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE AT THE COMMENCEMENT OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT PROJECT LANDSCAPING AND PAVING.
2. CHANGES TO THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS AND DESCRIBED HEREIN TO ACCOMMODATE FIELD CONDITIONS MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
3. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE. THE CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" IN DIAMETER) AT LEAST TWELVE (12) INCHES THICK BY FIFTY (50) FEET LONG BY TWELVE (12) FEET WIDE AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
4. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND EACH STORM INLET AS INDICATED ON THE EROSION CONTROL PLAN. SEE THE "DRAIN INLET PROTECTION" DETAIL ON THIS SHEET. THESE SEDIMENT TRAPS SHALL BE MAINTAINED IN PLACE UNTIL THE CONCLUSION OF THE SITE PAVING AND THE INSTALLATION OF PERMANENT LANDSCAPING SQUARE FEET PER TRIBUTARY ACRE. ALL INLETS WHICH ARE NOT PROTECTED BY SEDIMENT TRAPS SHALL BE COMPLETELY BLOCKED AS LONG AS THE EROSION CONTROL PLAN IS IN EFFECT.
5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT LAUNCH RUNOFF FROM ENTERING THE STORM DRAINAGE SYSTEM OR ADJACENT PROPERTIES.
6. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED. AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON, THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS THERETO PRIOR TO ANTICIPATED STORMS, AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE REPAIRED IMMEDIATELY.
7. ANY DAMAGE TO REVEGETATED SLOPES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
8. PROVISION SHALL BE MADE TO ASSURE THAT BORROW AREAS AND STOCKPILED SOILS ARE PROTECTED FROM EROSION. THIS SHALL CONSIST OF A MINIMUM, OF COVERING WITH PLASTIC SHEETING, OR BY SEEDING, MULCHING AND FERTILIZING.
9. FOLLOWING EACH STORM, THE CONTRACTOR SHALL INSPECT EACH STORM INLET SEDIMENT TRAP TO ASSURE THE INTEGRITY OF THE BASIN AND OUTLET PIPE. ANY DAMAGE TO THESE OR OTHER EROSION CONTROL DEVICES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
10. AS SOON AS PRACTICABLE FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE SEDIMENT TRAP BASIN AND SHALL CLEAR THE OUTLET PIPE OF ANY BLOCKAGE.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED DURATION AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.

PLAN LEGEND

- DRAIN INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE PER CITY STANDARD DETAIL CG-18



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EROSION & SEDIMENT CONTROL PLAN

MENLO PARK, CA
MTC # 15-002

- 7.28.2014
- 4.04.2015 2nd SUBMITTAL
- 7.04.2015 3rd SUBMITTAL
- 9.25.2015 4th SUBMITTAL
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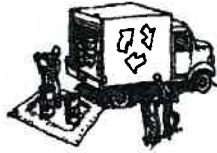
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C4.1

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, egg board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cut litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center. (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber mats) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment berms.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
 - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filter, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



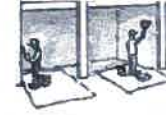
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbance areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discourage application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

133 ENCINAL AVENUE

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408.255.4100

BEST MANAGEMENT PRACTICES

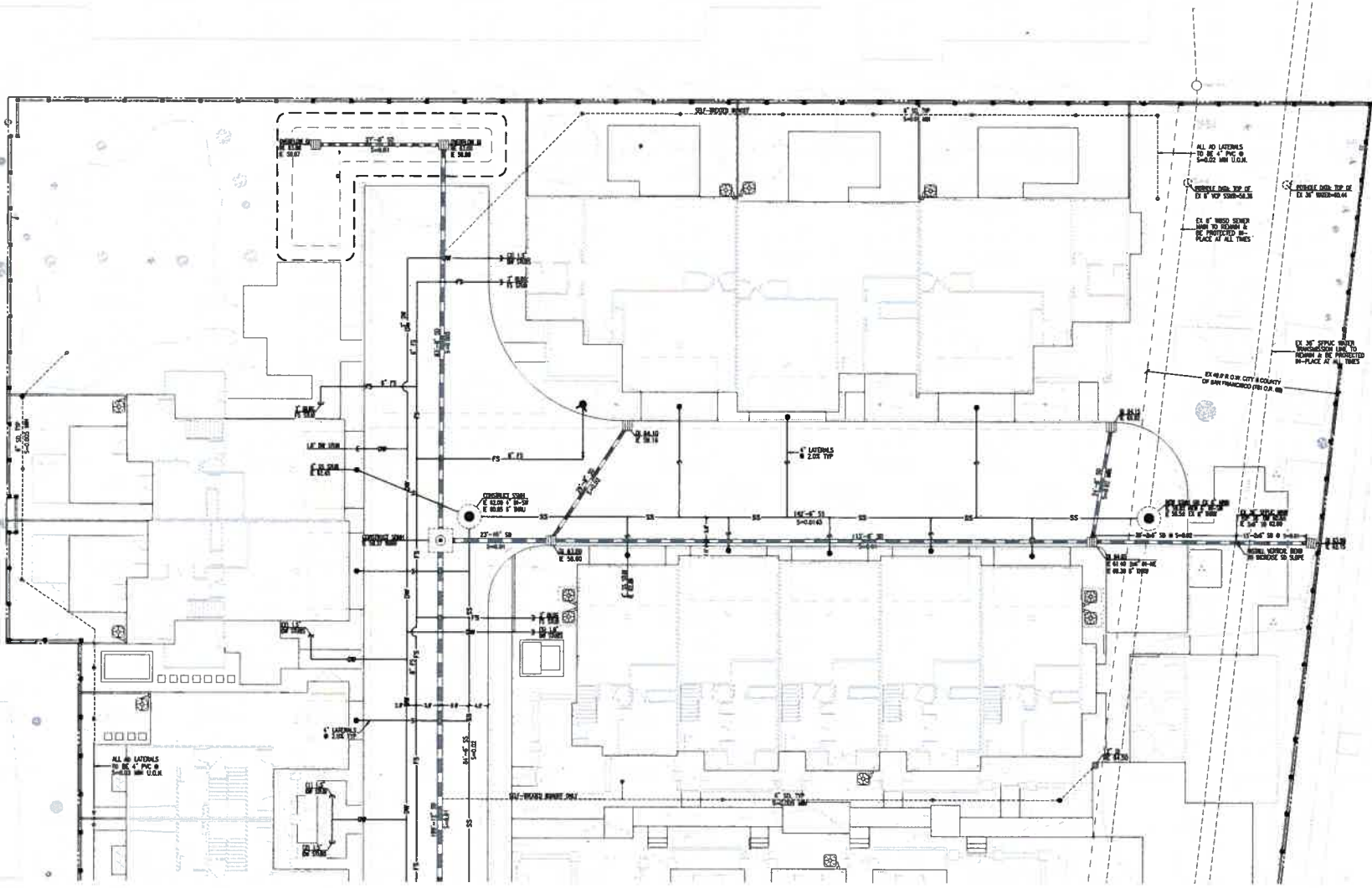
MENLO PARK, CA

MTG # 15-002

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SAN JOSE, CALIFORNIA 95114



LANDS OF SOUTHERN PACIFIC RAILROAD COMPANY



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UTILITY LEGEND

— DW —	DOMESTIC WATER	— T —	TELEPHONE COMMUNICATIONS	□ A	AREA DRAIN / INLETS
— FS —	FIRE SERVICE	— J —	JOINT TRENCH	□ B	WATER METER
— IR —	IRRIGATION	— S —	STORM DRAIN	□ C	BACKFLOW DEVICE
— NG —	NATURAL GAS / METER ASSEMBLY	— SS —	SANITARY SEWER LINE	□ D	FIRE DEPARTMENT CONNECTION
— FM —	FORCE MAIN	— E —	EXISTING UTILITY LINE (HARNES)	□ E	ABOVE-GRADE POST INDICATOR VALVE

PRELIMINARY SITE UTILITY PLAN

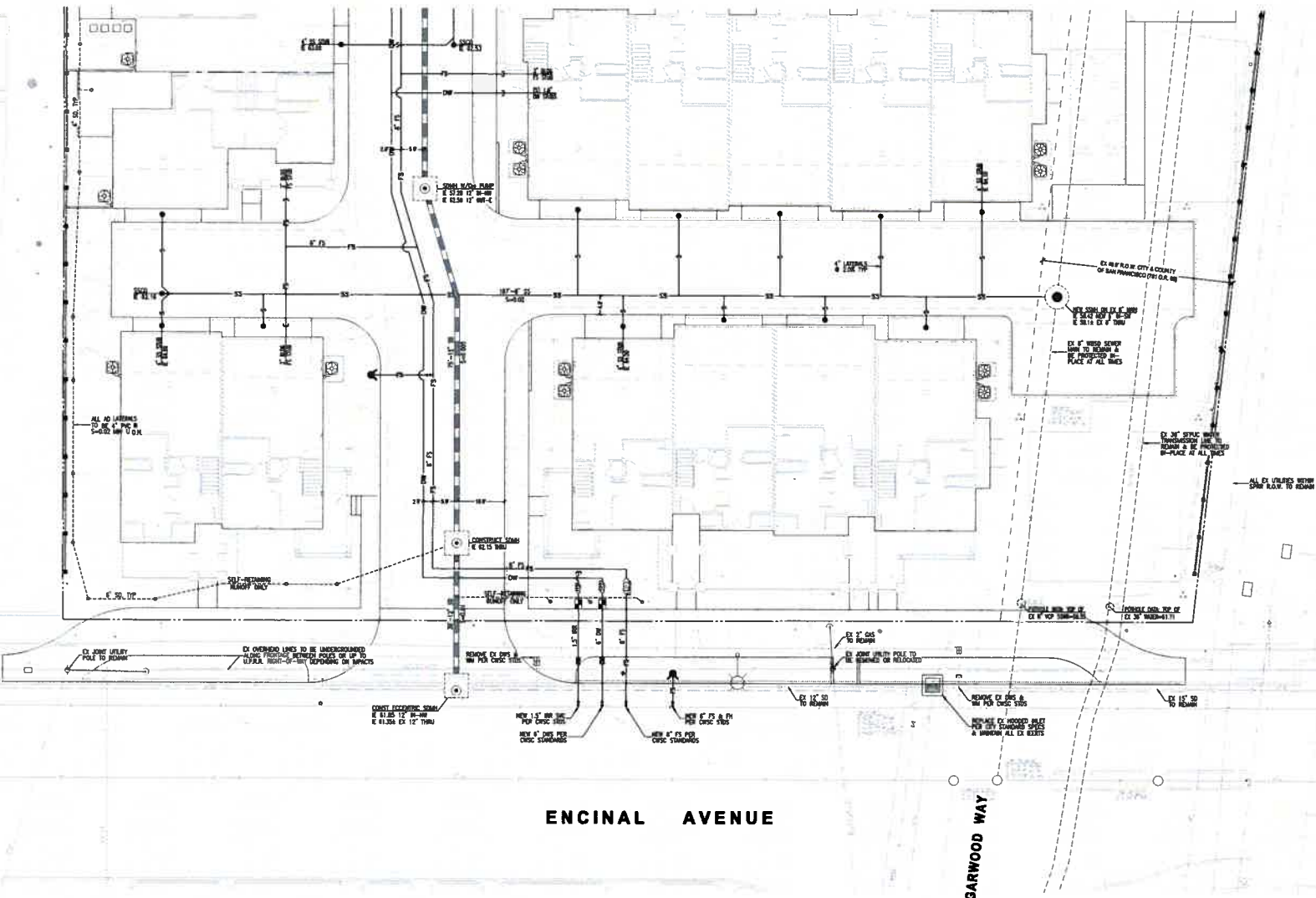
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- 7.04.2015 3rd SUBMITTAL
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- 10.15.2015 5th SUBMITTAL
- 11.30.2015 6th SUBMITTAL
- 12.14.2015 7th SUBMITTAL



NTERRA GROUP
1155 H. FIRST STREET, SUITE 214
SAN JOSE, CALIFORNIA 95112

C5.1



LANDS OF SOUTHERN PACIFIC RAILROAD COMPANY

ENCINAL AVENUE

GARWOOD WAY



133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

UTILITY LEGEND

—W— DOMESTIC WATER	—T— TELEPHONE/COMMUNICATIONS	⊠ AREA DRAIN / INLETS
—PS— FIRE SERVICE	—JT— JOINT TRENCH	⊞ WATER METER
—IR— IRRIGATION	—SD— STORM DRAIN	⊞ BACKFLOW DEVICE
—G— NATURAL GAS / METER ASSEMBLY	—SS— SANITARY SEWER LINE	⊞ FIRE DEPARTMENT CONNECTION
—FM— FORCE MAIN	—EX— EXISTING UTILITY LINE / WARNING	⊞ ABOVE-GRADE POST INDICATOR VALVE

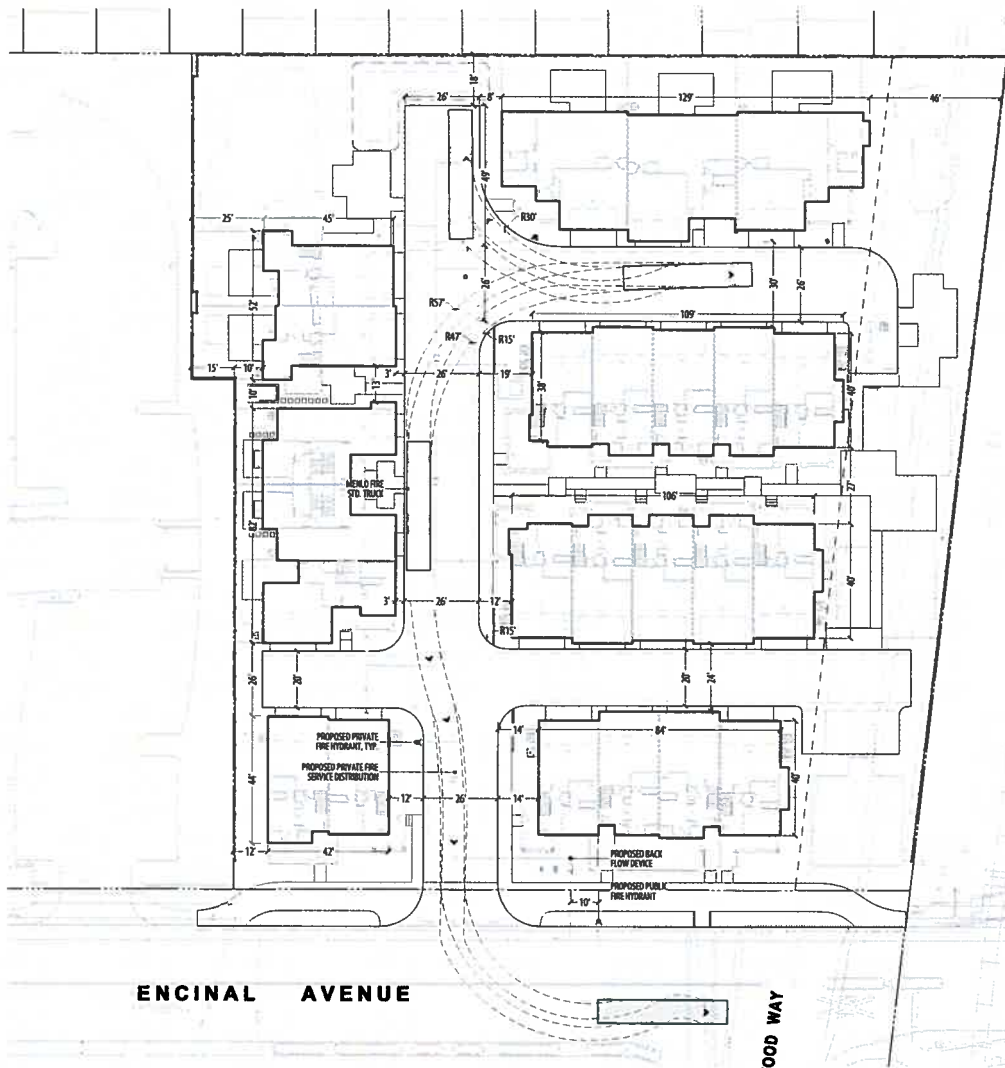
PRELIMINARY SITE UTILITY PLAN

MENLO PARK, CA
NPG # 15-002

- 7.28.2014
- 4.04.2015 2nd SUBMITTAL
- 7.04.2015 3rd SUBMITTAL
- 9.25.2015 4th SUBMITTAL
- 10.15.2015 5th SUBMITTAL
- 11.30.2015 6th SUBMITTAL
- 12.14.2015 7th SUBMITTAL

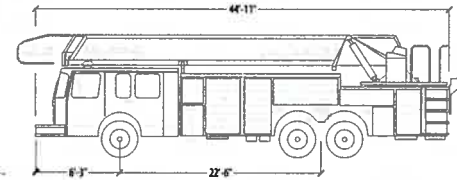
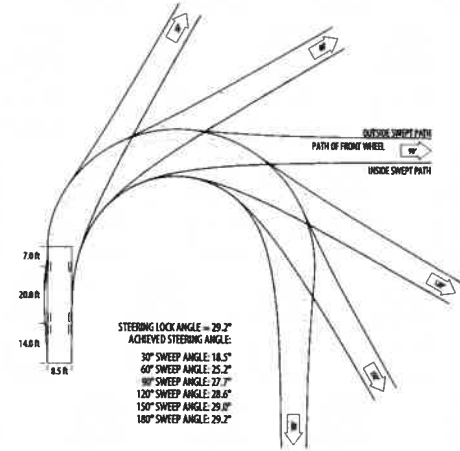


NTERRA GROUP
1155 N. FIRSI STREET SUITE 214
SAN JOSE, CALIFORNIA 95112



LANDS OF SOUTHERN PACIFIC RAILROAD COMPANY

MENLO PARKING FIRE DEPARTMENT LADDER TRUCK



DESCRIPTION	FEET
WIDTH	8.25
TRACK	8.25
LOCK TO LOCK TIME	6.0
STEERING ANGLE	25.4

PLAN NOTES

RED CURBS

ALL CURBS THAT DO NOT ABUT A GARAGE OR PARKING STALL WILL BE PAINTED RED AND MARKED AS "FIRE LANE - NO PARKING" ON BOTH TOP AND FACE OF CURB PER FIRE DEPARTMENT STANDARDS.

E.V.A. ROADWAYS

THE EMERGENCY VEHICLE ACCESS PATHWAY WILL CONSIST OF STRUCTURALLY REINFORCED MATERIALS TO ACCOMMODATE A MINIMUM 75,000 POUND LOAD PER FIRE DEPARTMENT REQUIREMENTS.

FIRE SYSTEM DESIGN

FIRE HYDRANTS AND UNDERGROUND SYSTEM DESIGN TO BE DETERMINED IN CONJUNCTION WITH FIRE DEPARTMENT AND FLOW TEST RESULTS. BUILDINGS A, B & C SHALL BE FULL NFPA 13 SYSTEMS AT 0.1 DENSITY. ALL OTHER BUILDINGS SHALL BE NFPA 13B SYSTEMS, WITH HYDRANT SPACING AT A MAXIMUM OF 300'.



133 ENCINAL AVENUE

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 10121 Miller Avenue, Suite 200
 Cupertino, CA 95014
 408.255.4100

FIRE ACCESS & APPARATUS DIAGRAM

MENLO PARK, CA

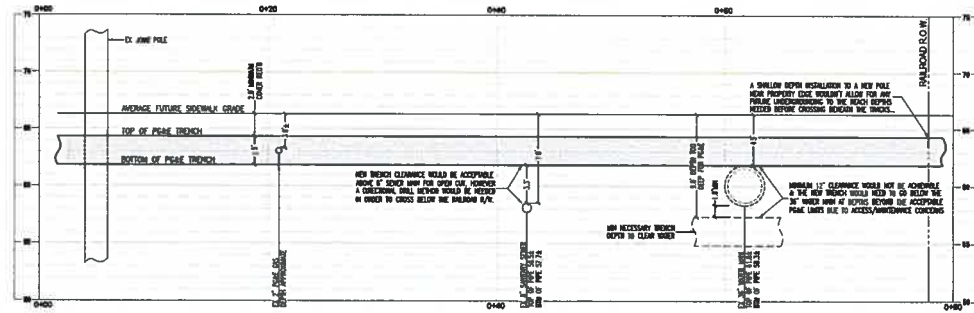
NO. 15-002

- 7.28.2014
- 6.04.2015 2nd SUBMITTAL
- 7.06.2015 3rd SUBMITTAL
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- 11.30.2015 6th SUBMITTAL
- 12.14.2015 7th SUBMITTAL

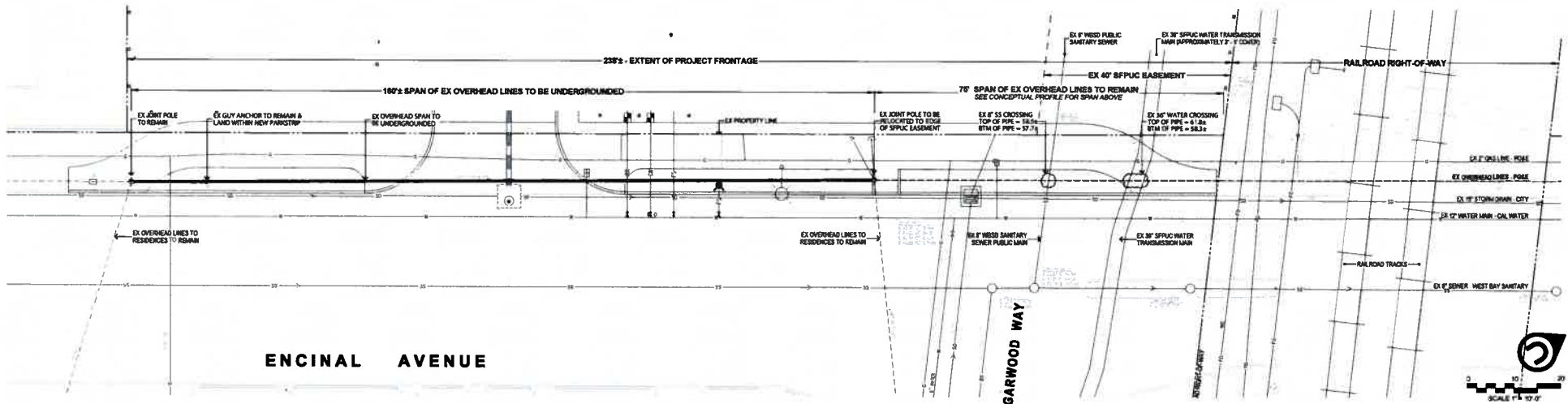


NTERRA GROUP
 1155 N. FIRST STREET, SUITE 214
 SAN JOSE, CALIFORNIA 95112

C5.3



CONCEPTUAL PROFILE
 (IMPACTS OF UNDERGROUNDING REMAINING 70' SPAN)
 H: 1" = 8' V: 1" = 2'



ENCINAL AVENUE

133 ENCINAL AVENUE

Hunter Properties Inc.
 10121 Miller Avenue, Suite 200
 Cupertino, CA 95014
 408.255.4100

UTILITY LEGEND

— 18 —	DOMESTIC WATER	— 11 —	TELEPHONE/COMMUNICATIONS	— 11 —	AREA DRAIN / BAILETS
— 15 —	FIRE SERVICE	— 27 —	JOINT TRENCH	— 12 —	WATER METER
— 26 —	IRRIGATION	— 28 —	STORM DRAIN	— 13 —	BACKFLOW DEVICE
— 30 —	NATURAL GAS / METER ASSEMBLY	— 31 —	SANITARY SEWER LINE	— 14 —	FIRE DEPARTMENT CONNECTION
— 12 —	FORCE MAIN	— 32 —	EXISTING UTILITY LINE (VARIES)	— 15 —	ABOVE-GRADE POST INDICATOR VALVE

FRONTAGE UNDERGROUNDING DIAGRAM

MENLO PARK, CA

NRG # 15-002

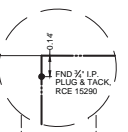
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- 12.14.2015 7th SUBMITTAL



NTERRA GROUP
 1155 N. FIRST STREET, SUITE 214
 SAN JOSE, CALIFORNIA 95112

REFERENCES

① PARCEL MAP (52 PM 36 & 37)

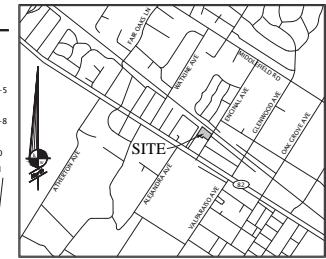


TENTATIVE MAP

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
133 ENCINAL AVENUE

SHEET INDEX

- EXISTING CONDITIONS 1
- PROPOSED CONDITIONS 2
- PROPOSED SITE PLAN 3
- PRELIMINARY GRADING & DRAINAGE PLAN 4-5
- STORMWATER CONTROL PLAN 6
- PRELIMINARY SITE UTILITY PLAN 7-8
- EXISTING TREE DISPOSITION PLAN 9
- CONCEPTUAL LANDSCAPE PLAN 10
- LANDSCAPE ENLARGEMENT PLAN 11



NOTES

1. RECORD OWNERS: LDH ENCINAL, LLC
2. SUBDIVIDER: HUNTER PROPERTIES
10121 MILLER AVENUE
CUPERTINO, CA 95014
PHONE: (408) 255-4100
CONTACT: DESE HUNTER
3. MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: (408) 727-6665
CONTACT: RYAN M. AMAYA, LS 8134
060-344-270
4. A.P.N.: 060-344-270
5. EXISTING USE: COMMERCIAL
6. PROPOSED USE: RESIDENTIAL
7. EXISTING ZONING: "SR-ECR" (D) EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN
8. PROPOSED ZONING: NO CHANGE
9. GENERAL PLAN: "ECRDISP" EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN
10. PROPOSED NUMBER OF LOTS: 1
11. PROPOSED NUMBER OF UNITS: 24
12. TOTAL ACREAGE: 1.736 ± ACRES
13. ALL DISTANCES ARE APPROXIMATE.
14. NO NEW STREET NAMES PROPOSED.
15. THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 647322-M, DATED JUNE 04, 2015.
16. FLOOD ZONE NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE INDEX MAP, NUMBER 06061CND0A, DATED OCTOBER 16, 2012 AS BEING LOCATED PARTIALLY IN FLOOD ZONE "X".
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. (PANEL NUMBER 06061C 0304 & NOT PRINTED)
17. BENCHMARK:
BM-00110, DESCRIBED BY NATIONAL GEODETIC SURVEY 1954 AT MENLO PARK - AT MENLO PARK, 0.1 MILE SOUTHWEST OF THE SOUTHERN PACIFIC COMPANY RAILROAD STATION, AT THE INTERSECTION OF SANTA CRUZ AVENUE AND EL CAMINO REAL (U.S. HIGHWAY 101), AT THE ELLIOTT BUILDING, IN THE TOP PROJECTION OF THE GRANITE BLOCK FOUNDATION, BETWEEN TWO GRANITE BLOCK COLUMNS, 15.9 FEET SOUTHWEST OF THE SOUTHEAST CURB OF THE AVENUE, 12.5 FEET NORTHEAST OF THE NORTHEAST CURB OF THE HIGHWAY, 0.3 FOOT SOUTHWEST OF THE SOUTHWEST BRICK WALL, AND 2.0 FEET ABOVE THE SIDEWALK. ELEVATION: 711.3 (NGVD 29 DATUM).
18. BASIS OF BEARINGS:
THE BEARING OF NORTH 31°30'37" EAST TAKEN ON THE CENTERLINE OF ENCINAL AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JANUARY 28, 1982 IN BOOK 52 OF MAPS AT PAGES 36 & 37, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
19. UTILITIES:
STORM DRAINAGE: CITY OF MENLO PARK
SANITARY SEWER: WEST BAY SANITARY DISTRICT
WATER: CALIFORNIA WATER SERVICE COMPANY
GAS: PACIFIC GAS & ELECTRIC COMPANY
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE: AT&T
CABLE: COMCAST
FIRE: MENLO PARK FIRE PROTECTION DISTRICT

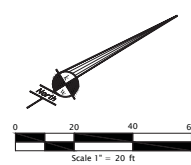
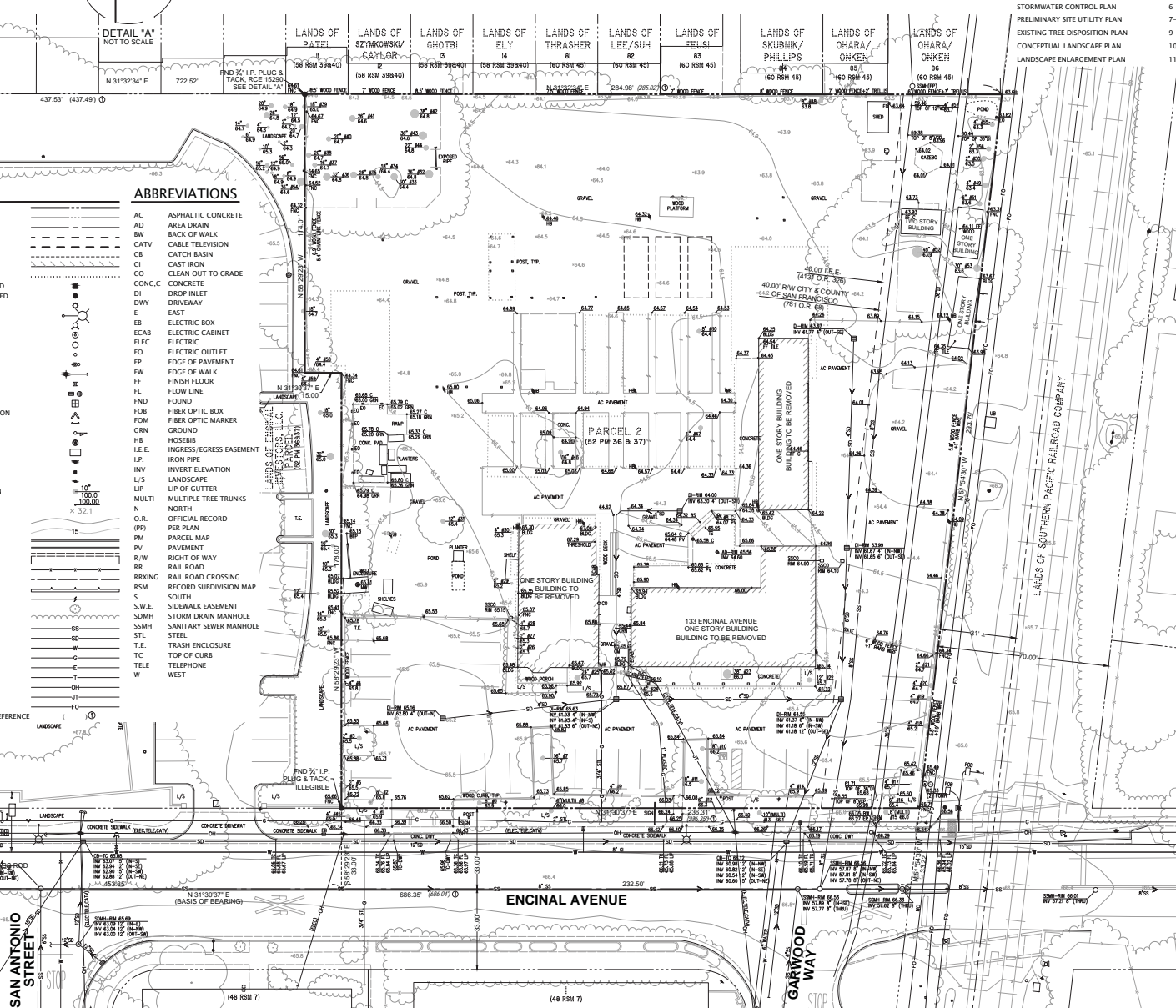
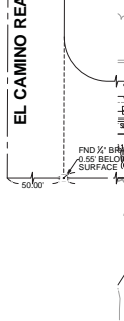
LEGEND

- DISTINCTIVE BORDER
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- PROPOSED EASEMENT
- TIE LINE
- BUILDING LINE
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- LIGHT
- STREET LIGHT
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- WELL
- UTILITY BOX (SIZE VARIES)
- SIGN
- POST
- BOLLARD
- TREE W/ SIZE AND ELEVATION
- SPOT ELEVATION
- AERIAL SPOT ELEVATION
- CONTOUR
- INDEX CONTOUR
- CURB
- CURB & GUTTER
- CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- SINGLE TREE
- TREES AND BRUSH
- SANITARY SEWER
- STORM DRAIN
- WATER
- GAS
- UNDERGROUND ELECTRIC
- TELEPHONE
- OVERHEAD
- JOINT TRENCH
- FIBER OPTIC CABLE
- RECORD INFORMATION W/ REFERENCE

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- AD AREA DRAIN
- BW BACK OF WALK
- CATV CABLE TELEVISION
- CB CATCH BASIN
- CI CAST IRON
- CO CLEAN OUT TO GRADE
- CONC.C CONCRETE
- DI DROP INLET
- DRWY DRIVEWAY
- E EAST
- EB ELECTRIC BOX
- ECAB ELECTRIC CABINET
- ELEC ELECTRIC
- EO ELECTRIC OUTLET
- EP EDGE OF PAVEMENT
- EW EDGE OF WALK
- FF FINISH FLOOR
- FL FLOW LINE
- FND FOUND
- FNB FIBER OPTIC BOX
- FOM FIBER OPTIC MARKER
- GRN GROUND
- HB HOSEBOX
- IE.E INGRESS/EGRESS EASEMENT
- I.P. IRON PIPE
- INV INVERT ELEVATION
- L/S LANDSCAPE
- LIP LIP OF GUTTER
- MULTI MULTIPLE TREE TRUNKS
- N NORTH
- OR OFFICIAL RECORD
- PP PER PLAN
- PM PARCEL MAP
- PV PAVEMENT
- R/W RIGHT OF WAY
- RR RAIL ROAD
- RRXNG RAIL ROAD CROSSING
- RSM RECORD SUBDIVISION MAP
- S SOUTH
- S.W.E SIDEWALK EASEMENT
- SDM STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- STL STEEL
- T.E. TRASH ENCLOSURE
- TC TOP OF CURB
- TELE TELEPHONE
- W WEST

EL CAMINO REAL



EXISTING CONDITIONS

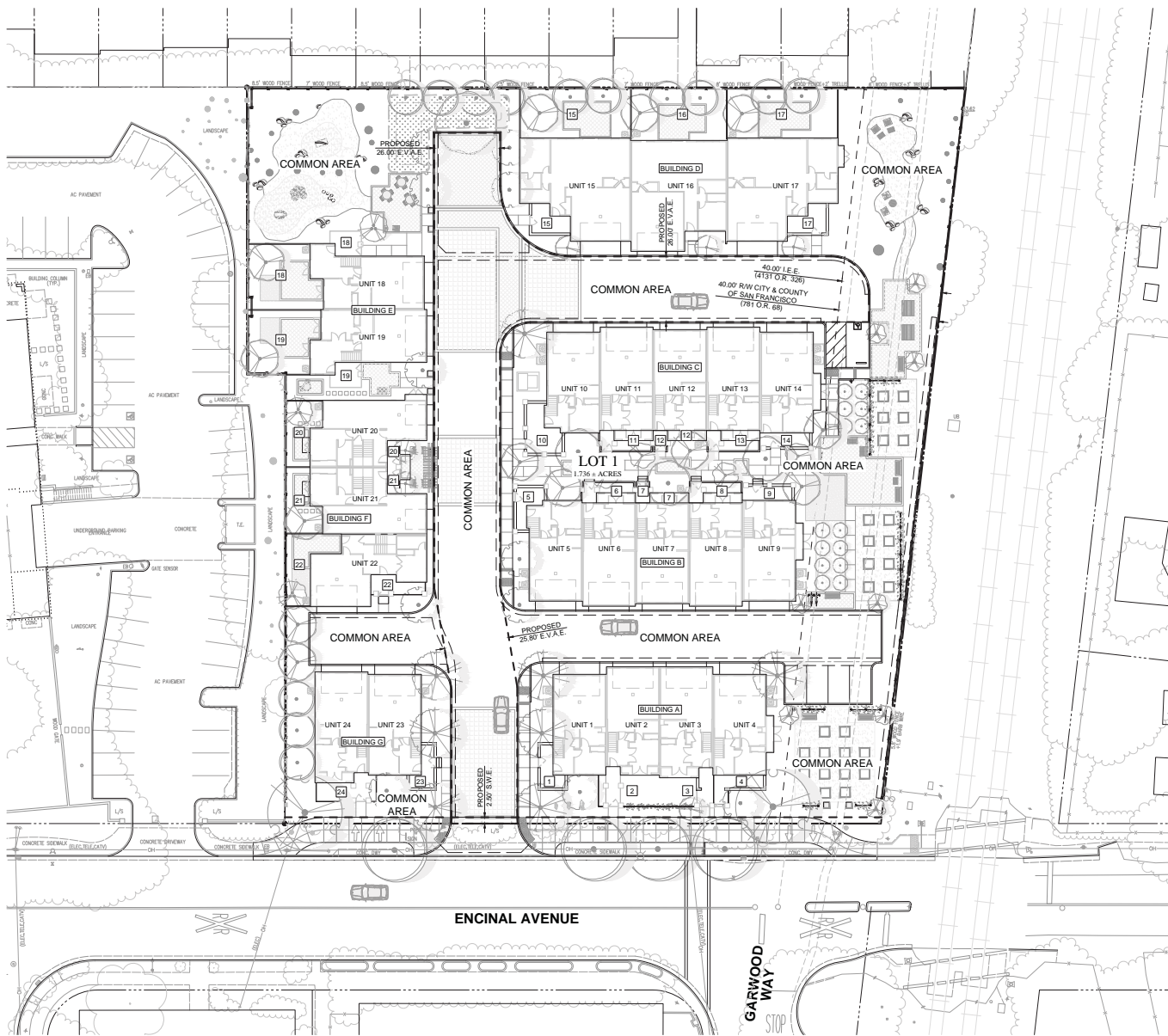
OF 1 SHEETS

BY	DATE	REVISION
BY: [Signature]	DEC. 2015	REVISION
BY: [Signature]	03.11.15	REVISION
BY: [Signature]	09.25.15	REVISION
BY: [Signature]	10.14.15	REVISION
BY: [Signature]	12.11.15	REVISION
BY: [Signature]	12.14.15	REVISION

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
Fax: (408) 727-3661

TENTATIVE MAP
FOR: HUNTER PROPERTIES, INC.
133 ENCINAL AVENUE
MENLO PARK

DATE	DEC. 2015
SCALE	1" = 20'
DESIGNER	RMA
DRAWER	EX
JOB	AT4003-2
SHEET	1



LEGEND

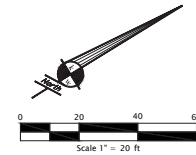
DISTINCTIVE BORDER	
ADJACENT PROPERTY LINE	
CENTERLINE	
EASEMENT	
PROPOSED EASEMENT	
RESTRICTIVE USE COMMON AREA FOR CORRESPONDINGLY NUMBERED UNIT	

ABBREVIATIONS

I.E.E.	INCRESS/ICRESS EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
O.R.	OFFICIAL RECORD
R/W	RIGHT OF WAY
S.W.E.	SIDWALK EASEMENT

NOTES

COMMON AREA INCLUDES PRIVATE STREET, PRIVATE UTILITY EASEMENT, PRIVATE ACCESS EASEMENT AND RESTRICTED USE COMMON AREAS AS IDENTIFIED.



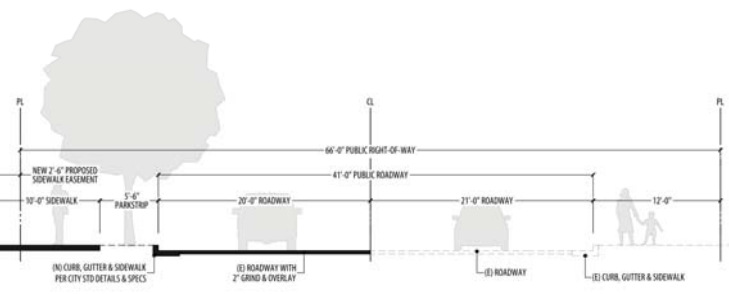
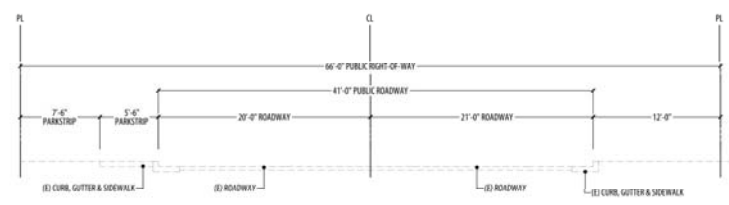
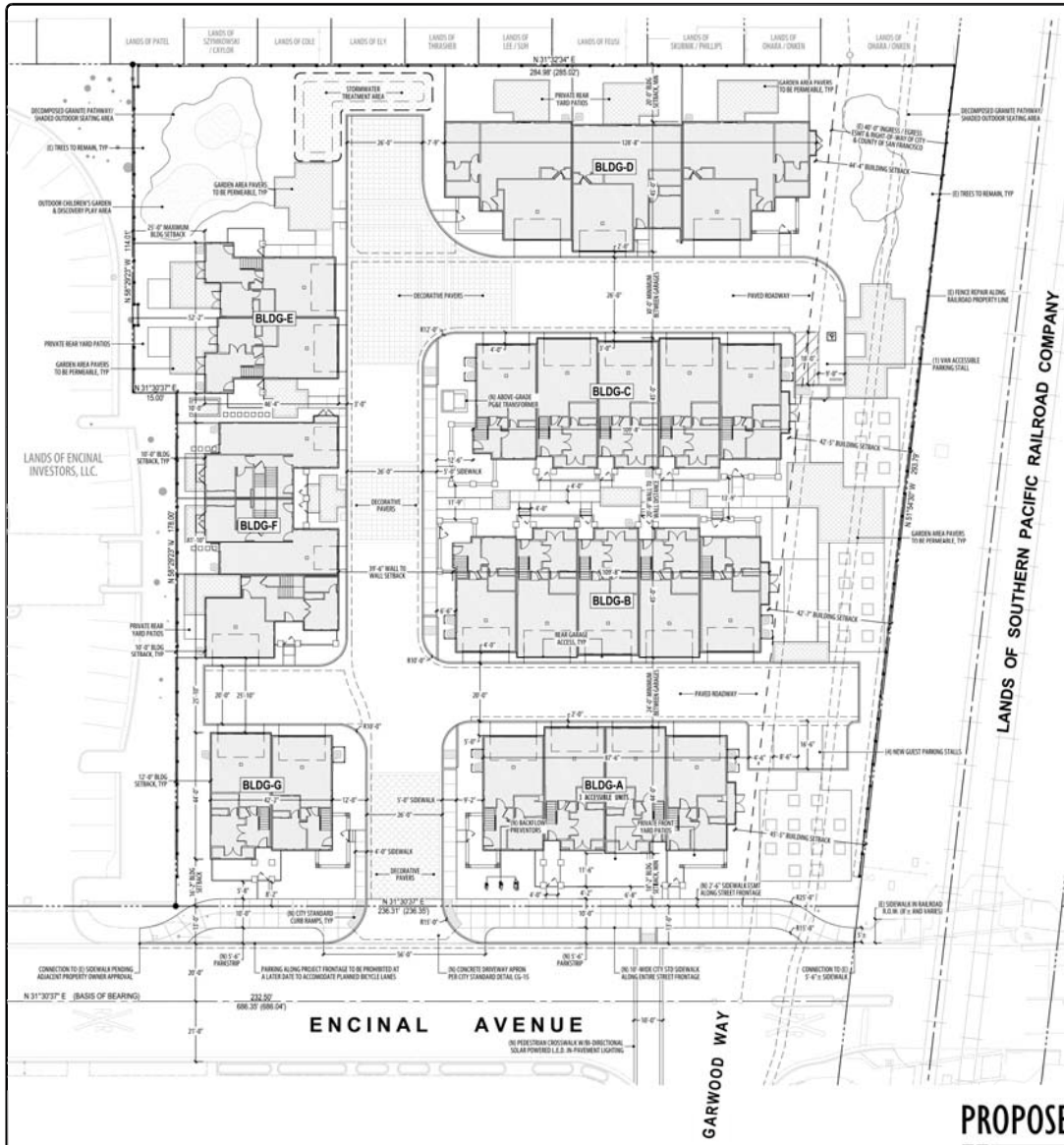
PROPOSED CONDITIONS

BY	REVISION

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22
 Santa Clara, California 95051
 (408) 727-6665
 (408) 727-3961

TENTATIVE MAP
 FOR: HUNTER PROPERTIES, INC.
 133 ENCINAL AVENUE
 CALIFORNIA

DATE	DEC. 2015
SCALE	1" = 20'
DESIGNER	RMA
DRAFTER	EK
JOB	A14003-2
SHEET	2
OF 11 SHEETS	



PROPOSED SITE PLAN

MENLO PARK, CA
 MTG # 15-002

7.30.2014
 0.06.2015 2nd SUBMITTAL
 7.06.2015 3rd SUBMITTAL
 9.25.2015 4th SUBMITTAL
 10.15.2015 5th SUBMITTAL
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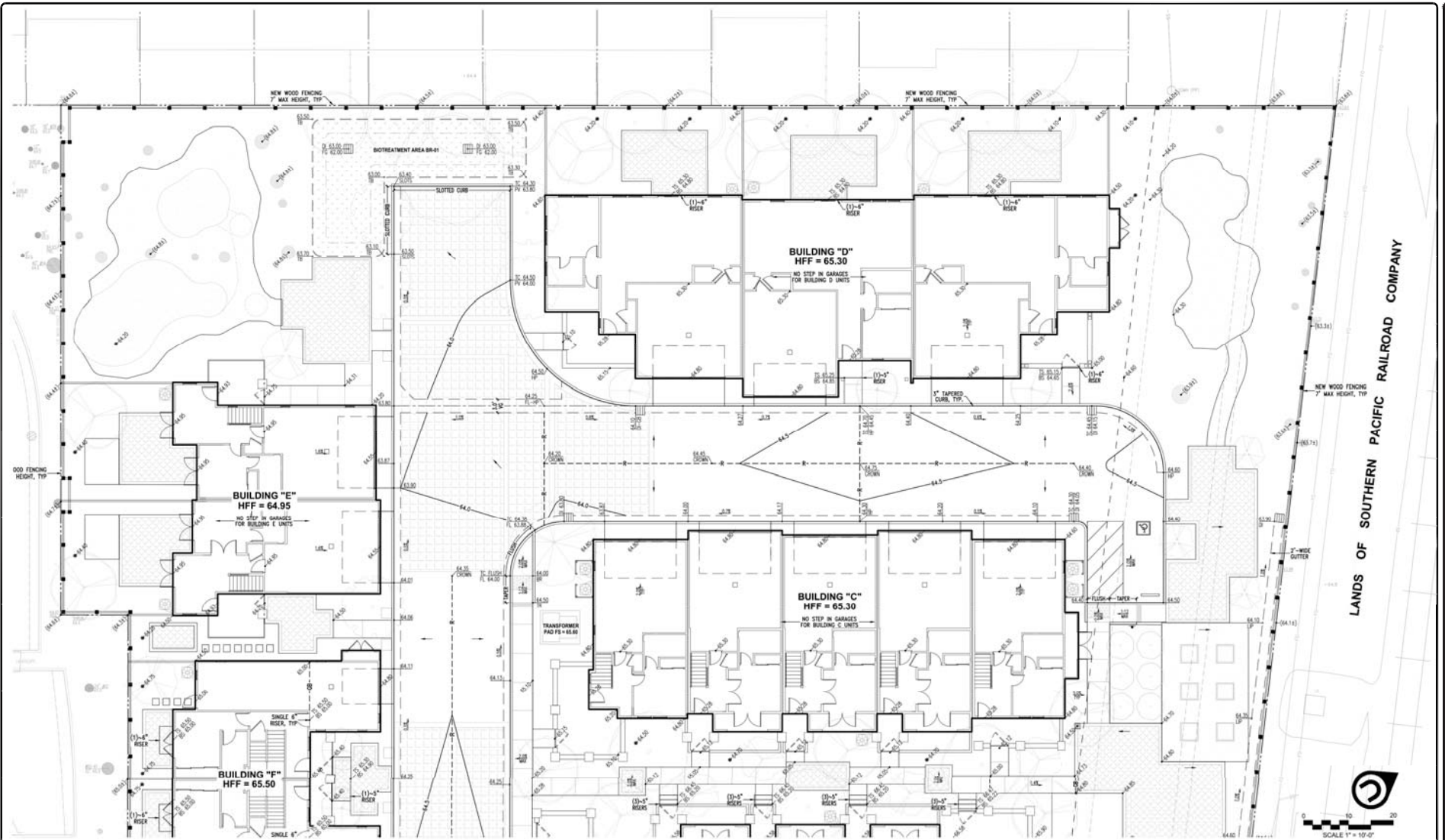
NTERRA GROUP
 1155 N. FIRST STREET, SUITE 214
 SAN JOSE, CALIFORNIA 95112

REVISION	BY	DATE

TENTATIVE MAP
 FOR: **HUNTER PROPERTIES, INC.**
 133 ENCINAL AVENUE
 MENLO PARK, CA 94025

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3330 Scott Boulevard, Building 22
 San Jose, California 95128
 (408) 727-6666
 (408) 727-3661

DATE	DEC., 2015
SCALE	1" = 20'
DESIGNER	RMA
DRAFTER	EK
JOB	A14003-2
SHEET	3
OF	11 SHEETS



PRELIMINARY GRADING & DRAINAGE PLAN

MENLO PARK, CA

MTG # 15-002

- 7.30.2014
- 4.06.2015 2nd SUBMITTAL
- 7.04.2015 3rd SUBMITTAL
- 9.25.2015 4th SUBMITTAL
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- 11.30.2015 6th SUBMITTAL
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NTERRA GROUP
 1155 N. FIRST STREET, SUITE 214
 SAN JOSE, CALIFORNIA 95112

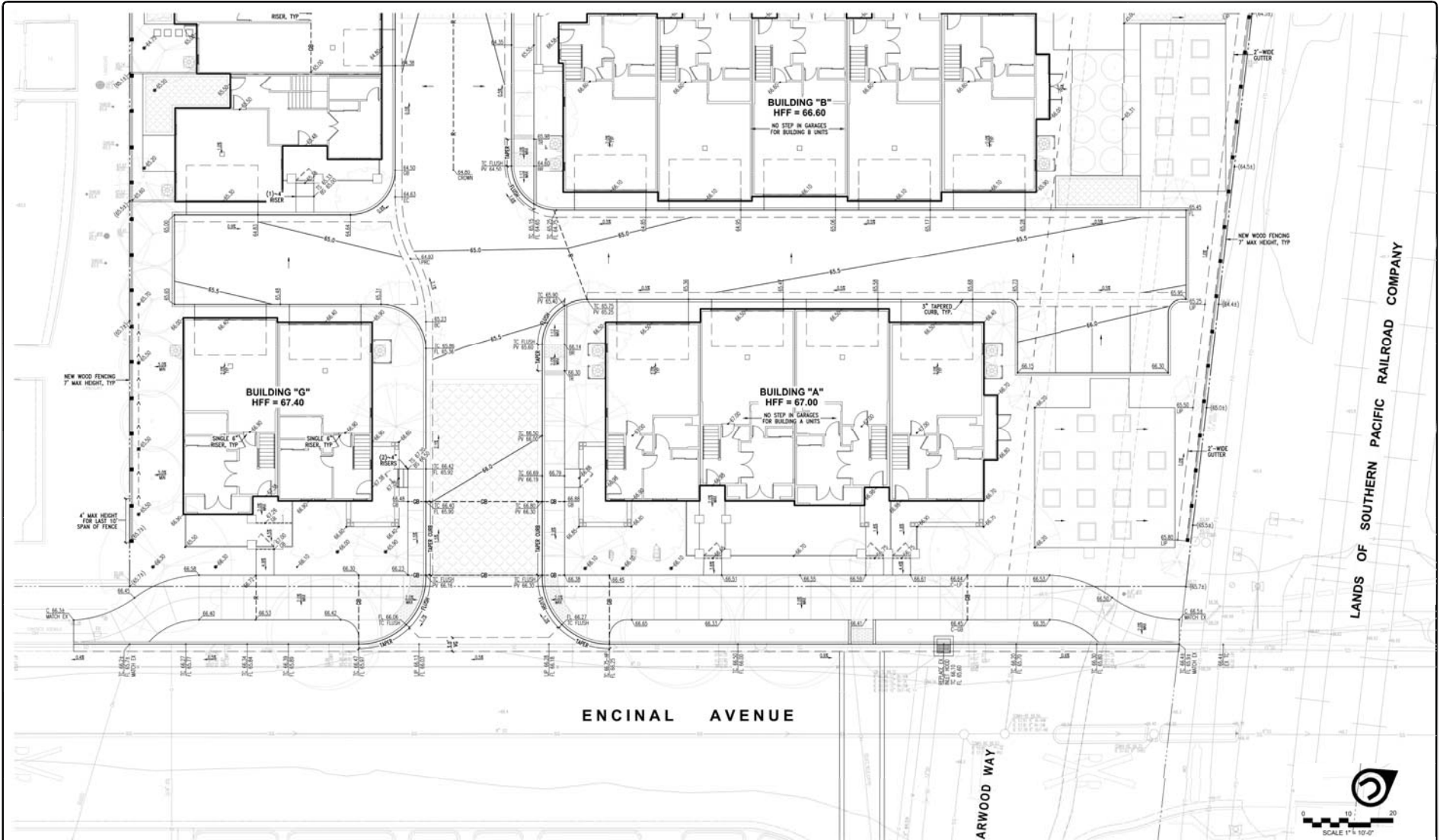
REVISION	BY	CHK	DATE

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22
 Santa Clara, California 95051
 (408) 727-6666
 (408) 727-3461

CALIFORNIA

TENTATIVE MAP
 FOR: HUNTER PROPERTIES, INC.
 133 ENCINAL AVENUE
 MENLO PARK

DATE	DEC. 2015
SCALE	1" = 10'
DESIGNER	RMA
DRAFTER	EK
JOB	A14003-2
SHEET	4
OF	11 SHEETS



PRELIMINARY GRADING & DRAINAGE PLAN

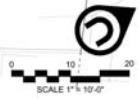
MENLO PARK, CA

MTG # 15-002

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- 12.14.2015 7th SUBMITTAL



NTERRA GROUP
1155 N. FIRST STREET, SUITE 214
SAN JOSE, CALIFORNIA 95112



DATE	DEC., 2015
SCALE	1" = 10'
DESIGNER	RMA
DRAFTER	EK
JOB	A14003-2
SHEET	5
OF	11 SHEETS

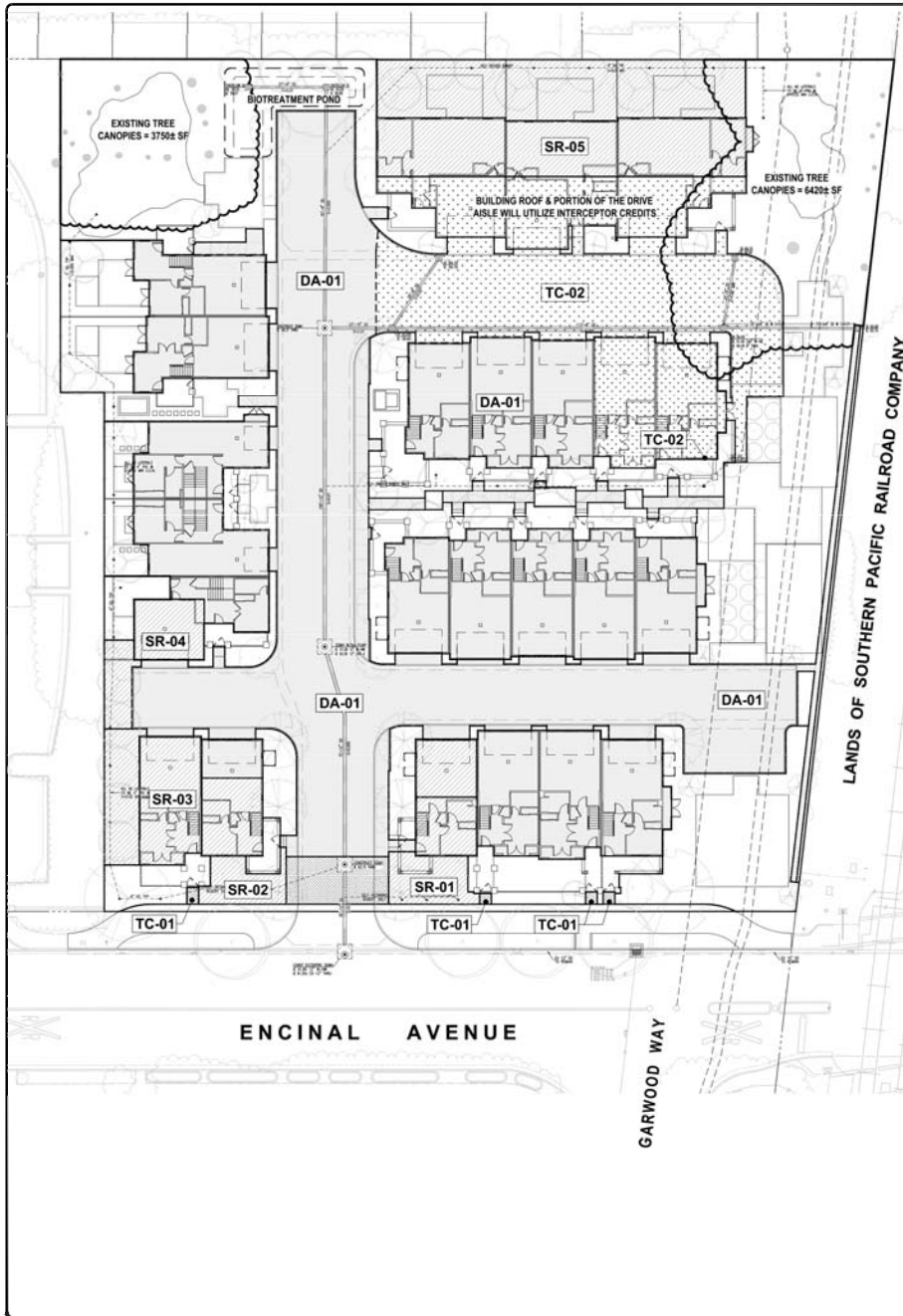
REVISION

BY	EK
DATE	12/14/15
DESCRIPTION	CITY SUBMITTAL - 12/14/15
BY	EK
DATE	12/14/15
DESCRIPTION	CITY SUBMITTAL - 12/14/15
BY	EK
DATE	12/14/15
DESCRIPTION	CITY SUBMITTAL - 12/14/15

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3335 Scott Boulevard, Building 22
Santa Clara, California 95051
(408) 727-6666
(408) 727-3461

TENTATIVE MAP
FOR: HUNTER PROPERTIES, INC.
133 ENCINAL AVENUE
MENLO PARK
CALIFORNIA

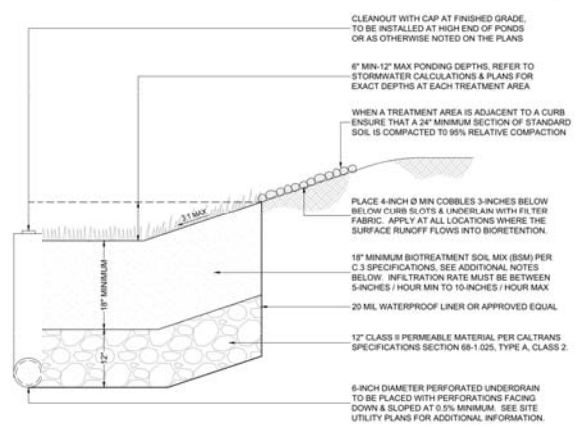
LANDS OF SOUTHERN PACIFIC RAILROAD COMPANY



PLAN LEGEND

- BIOTREATMENT DRAINAGE MANAGEMENT AREAS
- SELF-RETAINING AREAS
- SELF-TREATING AREAS
- IMPERVIOUS AREAS FOR INTERCEPTOR CREDITS
- TREE CANOPY AREA FOR INTERCEPTOR CREDITS
- DRAINAGE MANAGEMENT AREA LIMITS

TYPICAL BIOTREATMENT AREA SECTION

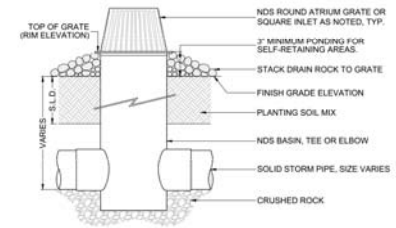


TREATMENT MEASURES SUMMARY TABLE

AREA NO.	DMA SIZE (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA (SF) REQUIRED	TREATMENT AREA (SF) PROVIDED	TREATMENT FACILITY
DA-01	5986	3056	2920	SEE NOTE	500	BIOTREATMENT
SR-01	1321	481	840	430	481	SELF-RETAINING
SR-02	985	429	556	278	429	SELF-RETAINING
SR-03	1380	471	909	455	471	SELF-RETAINING
SR-04	802	298	504	252	298	SELF-RETAINING
SR-05	2530	0	2530	1265	1265	SELF-RETAINING
TC-01	648	0	648	648	1300	TREE CREDIT
TC-02	8658	0	8658	8658	8870	TREE CREDIT

- NOTES**
- ALL BIOTREATMENT AREAS HAVE BEEN SIZED USING THE COMBINATION METHOD WITH A MAXIMUM PONDING DEPTH OF 0.99' OR -12 INCHES. SEE REPORT FOR DETAILS.
 - THE AREA OF ADDITIONAL PUBLIC SIDEWALK BEING CREATED WITHIN THE PROPERTY LIMITS IS NOT REQUIRED TO BE TREATED.

OVERFLOW DRAIN: SELF-RETAINING AREAS



STORMWATER CONTROL PLAN

MENLO PARK, CA

MTG # 15-002

- 7.30.2014
- 4.06.2015 2nd SUBMITTAL
- 7.06.2015 3rd SUBMITTAL
- 9.25.2015 4th SUBMITTAL
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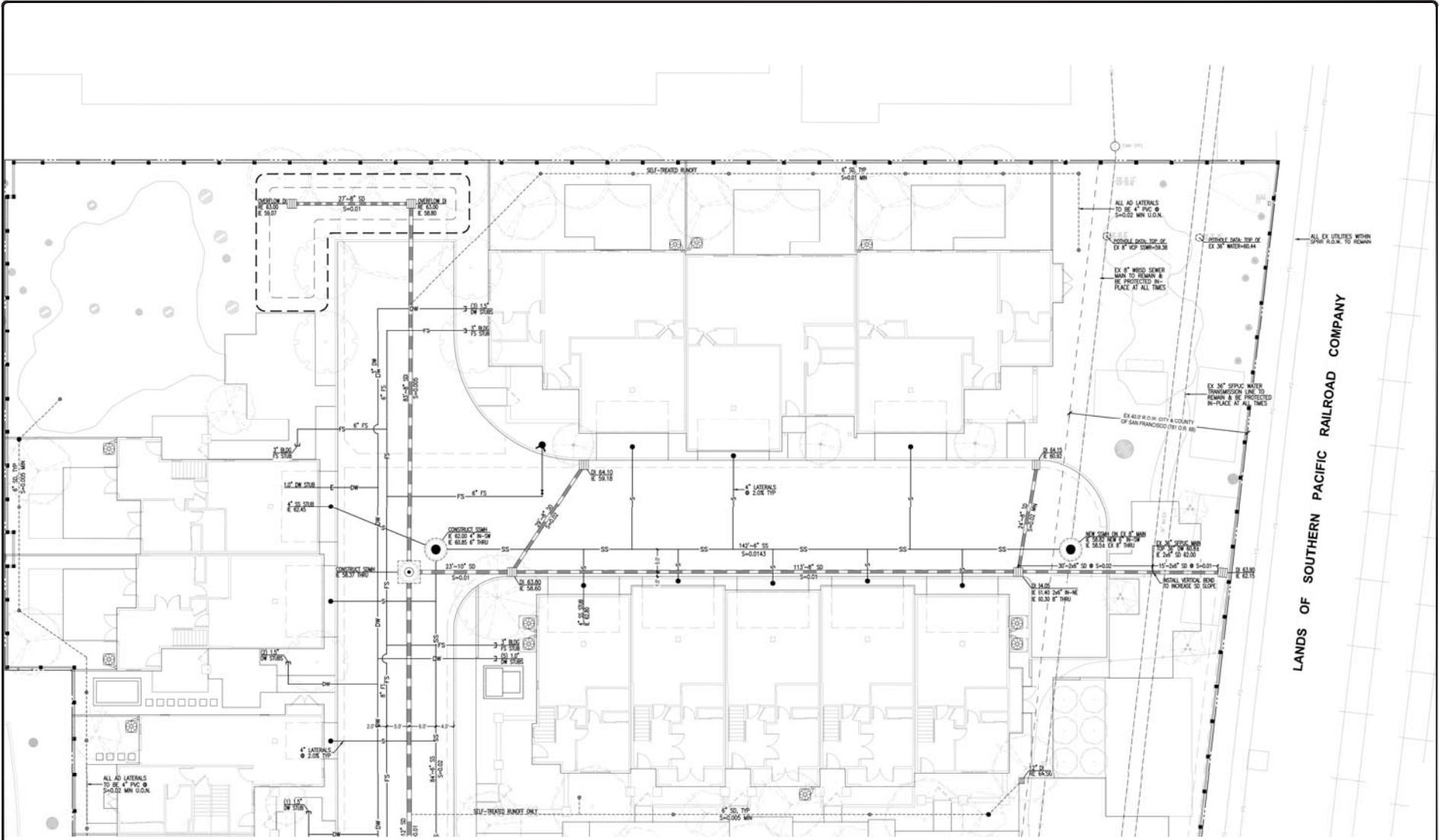
NTERRA GROUP
1155 N. FIRST STREET, SUITE 214
SAN JOSE, CALIFORNIA 95112



TENTATIVE MAP
FOR: HUNTER PROPERTIES, INC.
133 ENCINAL AVENUE
MENLO PARK, CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3330 Scott Boulevard, Berkeley, CA 94704
Phone: (415) 727-6666
Fax: (415) 727-3661

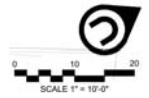
DATE	DEC., 2015
SCALE	1" = 20'
DESIGNER	RMA
DRAWER	EK
JOB	A14003-2
SHEET	6
OF	11 SHEETS



LANDS OF SOUTHERN PACIFIC RAILROAD COMPANY

UTILITY LEGEND

—DW—	DOMESTIC WATER	—T—	TELEPHONE/ COMMUNICATIONS	■ ■ ■	AREA DRAIN / INLETS
—FS—	FIRE SERVICE	—JT—	JOINT TRENCH	5	WATER METER
—IRR—	IRRIGATION	—SD—	STORM DRAIN	—+—	BACKFLOW DEVICE
—G—	NATURAL GAS / METER ASSEMBLY	—SS—	SANITARY SEWER LINE	◆	FIRE DEPARTMENT CONNECTION
—FM—	FORCE MAIN	—XX—	EXISTING UTILITY LINE (VARIES)	↑	ABOVE-GRADE POST INDICATOR VALVE



PRELIMINARY SITE UTILITY PLAN

MENLO PARK, CA

NRG # 15-002

- 7.28.2014
- 4.06.2015 2nd SUBMITTAL
- 7.06.2015 3rd SUBMITTAL
- 9.25.2015 4th SUBMITTAL
- 10.15.2015 5th SUBMITTAL
- 11.30.2015 6th SUBMITTAL
- 12.14.2015 7th SUBMITTAL



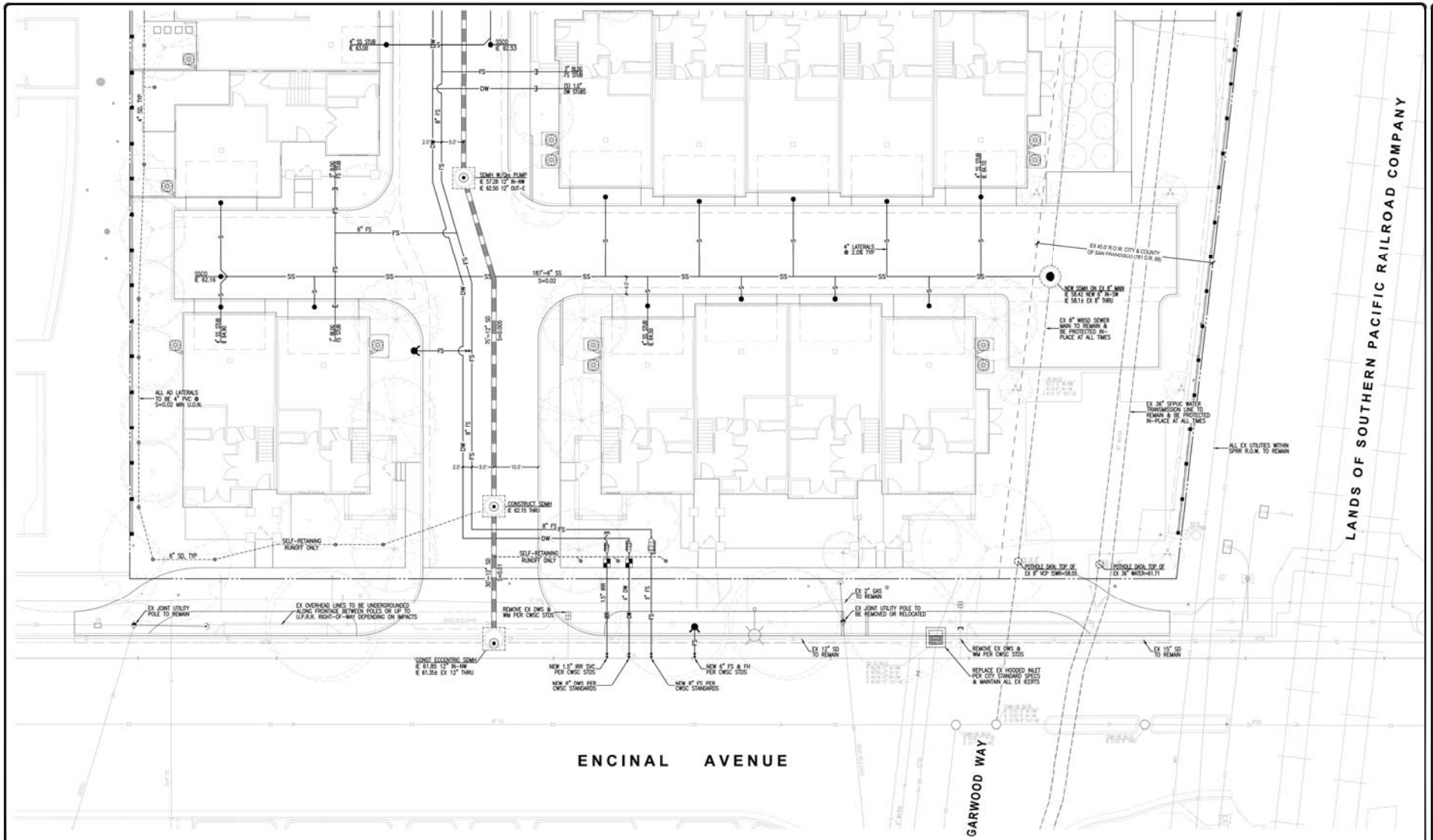
NTERRA GROUP
1155 N. FIRST STREET, SUITE 214
SAN JOSE, CALIFORNIA 95112

DATE	DEC. 2015
SCALE	1" = 10'
DESIGNER	RMA
DRAFTER	EK
JOB	A14003-2
SHEET	7
OF	11 SHEETS

REGION	BY	CHK	APP
REGION	03.11.15	EK	EK
CITY SUBMITTAL - 03.25.15	EK	EK	EK
CITY SUBMITTAL - 10.14.15	EK	EK	EK
CITY SUBMITTAL - 12.11.15	EK	EK	EK
CITY SUBMITTAL - 12.14.15	EK	EK	EK

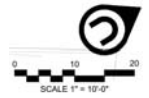
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95051
(408) 727-6666
(408) 727-3661

TENTATIVE MAP
FOR: HUNTER PROPERTIES, INC.
133 ENCINAL AVENUE
MENLO PARK
CALIFORNIA



UTILITY LEGEND

- | | | | | | |
|-------|------------------------------|------|--------------------------------|-------|----------------------------------|
| —DW— | DOMESTIC WATER | —T— | TELEPHONE/ COMMUNICATIONS | ■ ■ ■ | AREA DRAIN / INLETS |
| —FS— | FIRE SERVICE | —JT— | JOINT TRENCH | 5 | WATER METER |
| —IRR— | IRRIGATION | —SD— | STORM DRAIN | —+— | BACKFLOW DEVICE |
| —G— | NATURAL GAS / METER ASSEMBLY | —SS— | SANITARY SEWER LINE | —F— | FIRE DEPARTMENT CONNECTION |
| —FM— | FORCE MAIN | —XX— | EXISTING UTILITY LINE (VARIES) | ↑ | ABOVE-GRADE POST INDICATOR VALVE |



PRELIMINARY SITE UTILITY PLAN

MENLO PARK, CA

NTG # 15-002

- 7.28.2014
- 4.06.2015 2nd SUBMITTAL
- 7.06.2015 3rd SUBMITTAL
- 9.25.2015 4th SUBMITTAL
- 10.15.2015 5th SUBMITTAL
- 11.30.2015 6th SUBMITTAL
- 12.14.2015 7th SUBMITTAL



NTERRA GROUP
 1155 N. FIRST STREET, SUITE 214
 SAN JOSE, CALIFORNIA 95112

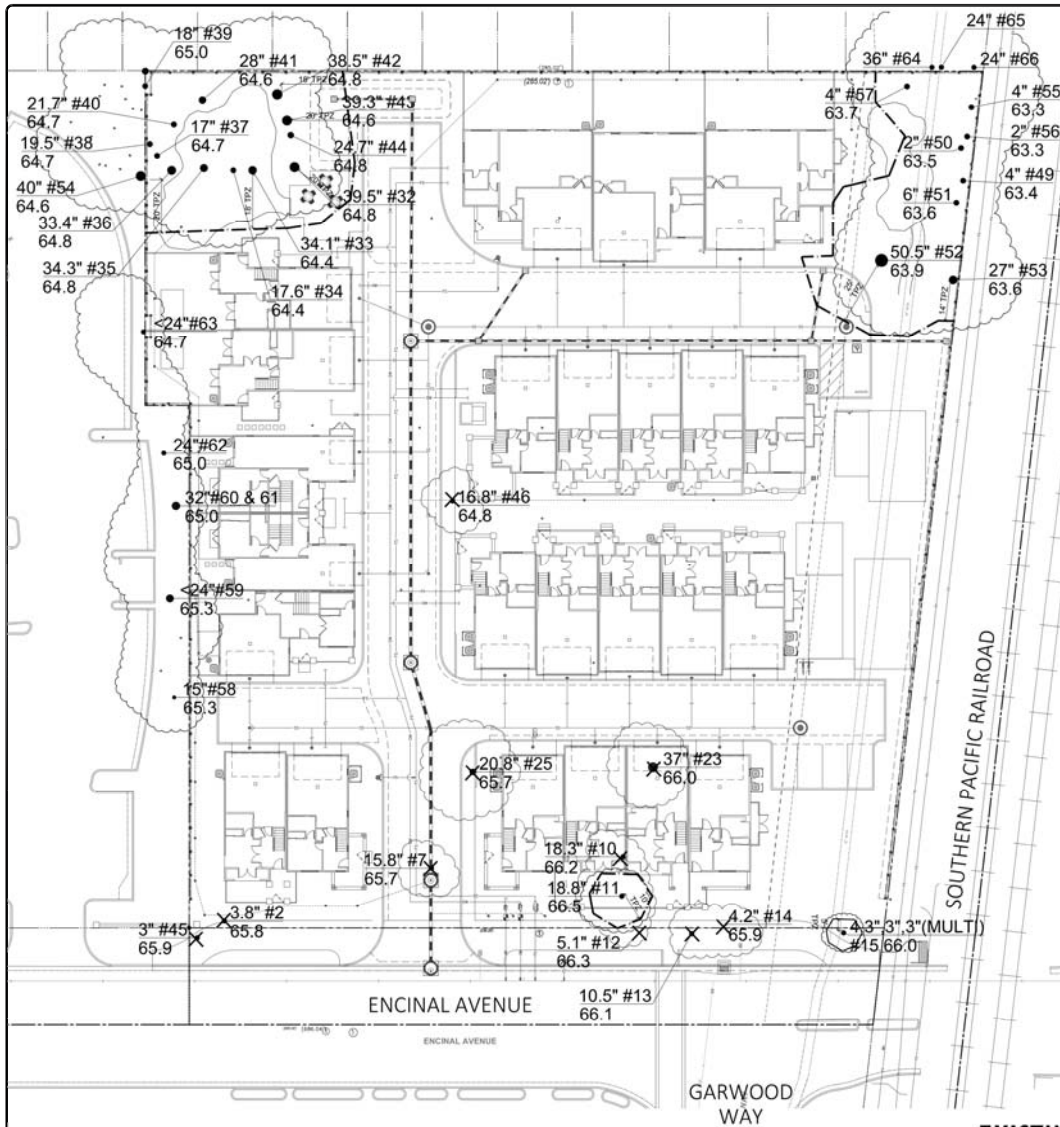
DATE	DEC. 2015
SCALE	1" = 10'
DESIGNER	RMA
DRAFTER	EK
JOB	A14003-2
SHEET	8
OF	11 SHEETS

TENTATIVE MAP
 FOR: HUNTER PROPERTIES, INC.
 133 ENCINAL AVENUE
 CALIFORNIA

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22 • (408) 727-6665
 Santa Clara, California 95051 • (408) 727-3661

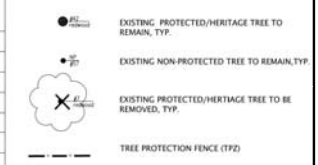
REVISION

NO.	BY	DATE	DESCRIPTION
1	EC	10/11/15	PER CITY SUBMITTAL - 10/14/15
2	EC	10/14/15	CITY SUBMITTAL - 10/14/15
3	EC	12/11/15	CITY SUBMITTAL - 12/11/15
4	EC	12/14/15	CITY SUBMITTAL - 12/14/15



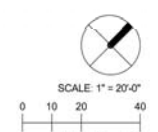
EXISTING TREE CHART						
TREE NO.	TREE TYPE	CONDITION	DISPOSITION	TPZ SIZE	DIA./HT./SPREAD	
2	JAPANESE MAPLE	FAIR	TO BE REMOVED	2'	3.8'5/6"	
7	COAST REDWOOD	FAIR-GOOD	TO BE REMOVED	-	15.8'25/12"	
10	INCENSE CEDAR	FAIR/PROTECTED	TO BE REMOVED	-	18.3'34/18"	
11	INCENSE CEDAR	FAIR	PRESERVE	10 FEET	18.8'40/22"	
12	CRAB APPLE	FAIR	TO BE REMOVED	-	5.1'7/12"	
13	BIRCH	POOR-FAIR	TO BE REMOVED	-	10.5'16/12"	
14	TEA TREE	POOR-FAIR	TO BE REMOVED	-	4.2'9/10"	
15	CRAPE MYRTLE	GOOD/PROTECTED	PRESERVE	5'	8.8"	
23	COAST REDWOOD	FAIR/PROTECTED	TO BE REMOVED	-	37'85/29"	
25	JAPANESE MAPLE	POOR-FAIR/PROTECTED	TO BE REMOVED	-	20.8'115/22"	
32	COAST REDWOOD	FAIR	PRESERVE	20 FEET	39.5'90/22"	
33	COAST REDWOOD	POOR-FAIR	PRESERVE	18 FEET	34.1'70/20"	
34	COAST REDWOOD	FAIR	PRESERVE	10 FEET	17.6'75/16"	
35	COAST REDWOOD	FAIR-GOOD	PRESERVE	18 FEET	34.3'95/18"	
36	COAST REDWOOD	POOR-FAIR	PRESERVE	18 FEET	33.4'90/22"	
37	COAST REDWOOD	FAIR	PRESERVE	10 FEET	17'70/14"	
38	COAST REDWOOD	POOR-FAIR	PRESERVE	10 FEET	19.5'85/19"	
39	COAST REDWOOD	POOR-FAIR	PRESERVE	10 FEET	18'75/16"	
40	COAST REDWOOD	POOR-FAIR	PRESERVE	11 FEET	21.7'80/19"	
41	COAST REDWOOD	FAIR-GOOD	PRESERVE	14 FEET	28'85/20"	
42	COAST REDWOOD	FAIR	PRESERVE	18 FEET	35.5'85/30"	
43	COAST REDWOOD	FAIR-GOOD	PRESERVE	20 FEET	39.3'85/34"	
44	COAST REDWOOD	FAIR	PRESERVE	13 FEET	24.7'75/18"	
45	JAPANESE MAPLE	FAIR-GOOD	TO BE REMOVED	-	5'12/6"	
46	COAST REDWOOD	FAIR/PROTECTED	TO BE REMOVED	-	16.8'35/10"	
52	COAST LIVE OAK	FAIR	PRESERVE	25 FEET	50.5'55/50"	
53	COAST LIVE OAK	FAIR	PRESERVE	14 FEET	27'35/38"	
54	COAST REDWOOD	FAIR	PRESERVE	20 FEET	40'80/22"	
56	COAST LIVE OAK		PRESERVE	12 FEET	EST 15'	
59	SYCAMORE		PRESERVE	12 FEET	EST -24'	
60 & 61	COAST LIVE OAK		PRESERVE	12 FEET	32"	
62	COAST LIVE OAK		PRESERVE	12 FEET	EST -24'	
63	COAST LIVE OAK		PRESERVE	12 FEET	EST -24'	
64	COAST REDWOOD		PRESERVE	18 FEET	EST 36"	
65	MONTEREY PINE		PRESERVE	15 FEET	EST 24"	
66	MONTEREY PINE		PRESERVE	15 FEET	EST 24"	

EXISTING TREE LEGEND:



EXISTING TREE NOTES:

- TOTAL NUMBER OF EXISTING PROTECTED/HERITAGE TREES ON SITE = 29
 - # OF EXISTING PROTECTED/HERITAGE TREES PROPOSED FOR REMOVAL = 5
 - MITIGATION:**
 - NUMBER OF 15 GAL. MIN. REPLACEMENT TREES REQUIRED: 10
- TREE DISPOSITION PLAN IS BASED ON ARBORIST REPORT DATED SEPTEMBER, 2015
 CONTRACTOR TO FOLLOW TREE PROTECTION GUIDELINES AND TPZ FENCING PER ARBORIST REPORT AND ALL CITY REQUIREMENTS.



EXISTING TREE DISPOSITION PLAN

MENLO PARK, CA

VILA # 1416

11.30.2015

VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 81 14TH STREET, SAN FRANCISCO, CA
 ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Redwood City, CA 94061
 (650) 727-6666
 (650) 727-3661

TENTATIVE MAP
 FOR: HUNTER PROPERTIES, INC.
 133 ENCINAL AVENUE
 MENLO PARK

DATE	DEC., 2015
SCALE	1" = 20'
DESIGNER	RMA
DRAWN	EK
JOB	A14003-2
SHEET	9
OF	11 SHEETS

CHILDREN'S DISCOVERY GARDEN & COMMUNITY COURTYARD ENLARGEMENT PLAN
L2.2

EXISTING REDWOOD GROVE TO REMAIN w/ REDWOOD COMPATIBLE SHRUBS & GROUND COVER

EXISTING OR NEW 6' TALL GOOD NEIGHBOR FENCE w/ LATTICE, COORDINATE WITH ADJACENT PROPERTY OWNER, TYP. SEE DETAIL BA2.1

BUILDING E & F ENTRY COURTYARD ENLARGEMENT PLAN
L2.1

PRIVATE REAR YARD PATIOS w/ PERMEABLE PAVERS, SMALL ORNAMENTAL TREE w/ SHRUBS AND GROUND COVER, TYP.

VEHICULAR CONCRETE PAVERS, TYP. SEE DETAIL BA2.1

LOW MASSINGS OF DROUGHT-TOLERANT, ORNAMENTAL SHRUBS AND GROUND COVER TYP.

SCREENING TREE & SHRUBS ALONG PROPERTY LINE, TYP.

OAK GROVE GARDEN SEATING AREA ENLARGEMENT P. AN
L2.3

EXISTING OAK GROVE TO REMAIN w/ OAK COMPATIBLE SHRUBS & GROUND COVER

GARDEN PLAZA ENLARGEMENT PLAN
L2.0

PERMEABLE CONCRETE PAVERS, SEE DETAIL EA2.0

SHRUBS AND GROUND COVER PER SF PUC GUIDELINES

BENCH, TYP.

GARDEN PLOTS, TYP. SEE DETAIL CA2.0

EXISTING GRAPE MYRTLE TO REMAIN

SOUTHERN PACIFIC RAILROAD

ENCINAL AVENUE

GARWOOD WAY

CONCEPTUAL LANDSCAPE PLAN

MENLO PARK, CA

TAJA # 1416

11.30.2015

LANDSCAPE & WATER EFFICIENCY DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES" & WILL COMPLY WITH THE CITY OF MENLO PARK'S DESIGN GUIDELINES & MUNICIPAL CODE.

PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.

VEGETATED SWALES AND BIORETENTION TREATMENT AREAS WILL BE PLANTED WITH APPROVED WATER CONSERVING, CAREX PANSA OR ALTERNATIVE GRASS SPECIES, AND PERMETTER SHRUBS THAT ARE ADAPTED TO BIO-SWALE CONDITIONS.

THE TREES, SHRUBS AND TURF PLANTING AREAS WILL BE DESIGNED FOR MAXIMUM WATER CONSERVATION. THE LANDSCAPE ESTIMATED TOTAL WATER USE SHALL NOT EXCEED THE PROJECT'S MAXIMUM WATER ALLOWANCE AS SPECIFIED IN THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTING & IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE & THE CITY OF MENLO PARK'S MUNICIPAL CODE 12.44.

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC.

SF PUC RIGHT OF WAY:

GARDEN PLOTS (GRASED PLANTERS), CITRUS AND SELECTED SHRUBS AND GROUND COVER ARE ALLOWABLE PER THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION RIGHT OF WAY REQUIREMENTS. LANDSCAPE PLANS WILL CONFORM TO SF PUC REQUIREMENTS.

BUILD IT GREEN LANDSCAPE ITEMS:

THE LANDSCAPE DESIGN WILL INCORPORATE THE FOLLOWING "BUILD IT GREEN" ITEMS TO MAXIMIZE WATER CONSERVATION:

- NO INVASIVE PLANT SPECIES USED ON PROJECT.
- 75%+ OF PLANTS ARE WATER CONSERVING CALIFORNIA NATIVES OR MEDITERRANEAN SPECIES.
- TURF IS TALL FESCUE WITH WATER USE PLANT FACTOR OR 0.8
- TURF ARE IS LESS THAN 33% OF ENTIRE LANDSCAPE AREA.
- PLANTS ARE GROUPED BY WATER NEEDS AND EACH AREA IS IRRIGATED SEPARATELY (I.E., TURF AND SHRUB AREAS HAVE SEPARATE IRRIG. CIRCUITS).
- LOW FLOW SPRINKLER HEADS ARE USED ON PROJECT.
- 2" COMPOST ADDED TO SOIL.
- 3" OF MULCH ADDED TO SHRUB AND GROUND COVER PLANTING AREAS.



SCALE: 1" = 20'-0"



REVISION	
BY	DATE

REVISION	
BY	DATE

PROJECT #	10.11.15
CITY SUBMITTAL #	20.15.15
CITY SUBMITTAL	10.14.15
CITY SUBMITTAL	12.11.15
CITY SUBMITTAL	12.14.15

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Redwood City, CA 94061
San Jose, California 95124
(415) 727-6665
(415) 727-3661

TENTATIVE MAP FOR: HUNTER PROPERTIES, INC.
133 ENCINAL AVENUE
MENLO PARK

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

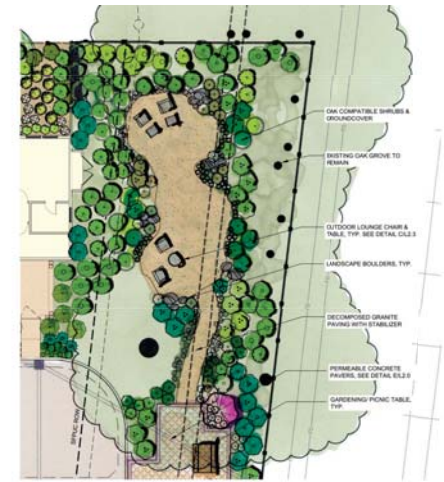
DATE	DEC. 2015
SCALE	1" = 20'
DESIGNER	RMA
DRAWER	EK
JOB	A14003-2
SHEET	10
OF	11 SHEETS



A GARDEN PLAZA ENLARGEMENT PLAN
L2.0



A BUILDING E AND F COURTYARD ENLARGEMENT PLAN
L2.1



A OAK GROVE GARDEN WITH SHADED SEATING
L2.3



A CHILDREN'S DISCOVERY GARDEN AND COMMUNITY COURTYARD ENLARGEMENT PLAN
L2.2

LANDSCAPE ENLARGEMENT PLAN

MENLO PARK, CA

VLA # 1414 11.30.2015

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

NO.	BY	DATE	REVISION
1	AK	10.11.15	REVISED
2	AK	10.25.15	REVISED
3	AK	10.14.15	REVISED
4	AK	10.14.15	REVISED
5	AK	12.11.15	REVISED
6	AK	12.14.15	REVISED

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Berkeley, CA 94704
Phone: (415) 727-6666
Fax: (415) 727-3661

TENTATIVE MAP
FOR: HUNTER PROPERTIES, INC.
133 ENCINAL AVENUE
MENLO PARK, CALIFORNIA

DATE	DEC. 2, 2015
SCALE	N.T.S.
DESIGNER	RMA
DRAWN	EK
JOB	A14003-2
SHEET	11
OF 11 SHEETS	

133 ENCINAL AVENUE TOWNHOMES

Project Description

Hunter Properties Inc., a leading real estate development and investment firm in Northern California, is proposing the development of 24 townhomes at 133 Encinal Avenue. The project sits at the edge of the El Camino Real and Downtown Specific plan and its scale and density work to create a transition to the adjacent neighborhoods.

The townhomes are planned across 2 duplexes (Buildings E and G) and 5 multifamily buildings (Buildings A, B, C, D, and F). Townhomes range from 2 to 3 floors with 3-4 bedrooms and 2.5-3.5 bathrooms, averaging 1,950 net square feet. Generous second-floor ceiling heights with open living and dining room plans will create bright and airy living spaces. The homes will have plentiful access to the outdoors as well, with a combination of private decks, front porches, or rear patios. Townhome porches front Encinal, enhancing street liveliness while maintaining resident privacy with layers of transitional elements such as landscaping and private porches. Paseos among the buildings create an off-street approach and sense of arrival at each front door.

In its contemporary craftsman-style architecture, thoughtful detailing will be seen throughout in enhanced eaves, trims, balconies, trellises, and porch elements. All the buildings will be in wood frame construction and clad with a combination of wood shingles and lap siding. Two color schemes based on cool, refined grays and warm, light browns will work with the site layout to bring a lively variety and scale to the community.

The site is also unique in having heritage redwood and oak groves that will be complemented by a new landscape design. Additional California-native shrubs will be introduced to a new children's discovery garden and oak grove garden. Elsewhere, garden plazas will provide active and passive places with boxed garden plots and courtyards with relaxing places to sit beneath trellis features.

Stone Pine Lane Neighbor Outreach

In the Planning Commission meeting on October 19, 2015 Hunter Properties agreed to investigate and consider revisions to Building D based on feedback given by the neighbors. Since the first submittal for this project the developer has reduced Building D's unit count from 6 unit to 3 units and lowered the building from 3 stories to 2 stories. During the Planning Commission meeting on 10/19/2015 the neighbors main concerns were the height and proximity of Building D to the property line. Hunter Properties met with the neighbors on November 2, 2015 (John Onken, Scott Phillips, and Bianka Skubnik) and presented revised unit plans that proposed units with partial 2nd stories thus increasing the 2nd story setback a range of 33 to 37 feet from the PL compared to the 20 foot setback in the previous design. In addition, the position of the building was moved to the West to clear Tree #52 tree protection zone as requested by the neighbors during the PC meeting. Along with the unit revisions the amount of tree's that could be planted along the PL have been maximized. Hunter Properties has received emails from neighbors showing that they are in support of the new revisions.

December 14, 2015

Ms. Jean Lin
Associate Planner, Planning Department
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Re: (Revised) Inclusionary Housing Plan - 133 Encinal Avenue, Menlo Park

Dear Jean,

This correspondence outlines the Inclusionary Housing Plan for our 24-unit for-sale residential project for the site located at 133 Encinal Avenue, Menlo Park. This IHP includes the following.

- 1) Project Description
- 2) BMR Requirement for the Project
- 3) Housing Commission Recommendations
- 4) Proposal to Satisfy BMR Requirement
- 5) Site Plan
- 6) Landscape Plan
- 7) Elevations
- 8) Floor Plans

1) Project Description:

The 133 Encinal Avenue project involves the redevelopment of an approximately 1.74 acre site located within the Menlo Park El Camino Real/Downtown Specific Plan north of El Camino Real close to the Caltrain tracks, opposite of Garwood Way. The project proposes to demolish buildings associated with a former nursery and to construct twenty four (24) residential units.

The townhomes consist of 2 duplexes (Buildings E and G) and 5 multifamily buildings (Buildings A, B, C, D, and F). Townhomes range from 2 to 3 floors with 3-4 bedrooms and 2.5-4 bathrooms, averaging 1,950 net square feet. Generous second-floor ceiling heights with open living and dining room plans will create bright and airy living spaces. The homes will have plentiful access to the outdoors as well, with a combination of private decks, front porches, or rear patios. Townhome porches front Encinal, enhancing street liveliness while maintaining resident privacy with layers of transitional elements such as landscaping and private porches. Paseos among the buildings also create an off-street approach and sense of arrival at each front door.

Abundant open space is provided across the project, totaling 31,200 square feet or approximately 41% of the site. Highlights of the landscape plan include heritage redwood and oak groves that will be preserved. Small play elements for children will be integrated among the towering redwoods, and new outdoor furniture will create a contemplative space within the oak grove. Raised planting plots on the northeast edge of the site will also give residents the opportunity to cultivate their own gardens.

Three of the twenty four units (12.5%) are two-story townhome units with partial second stories, while the remaining twenty one units are three-stories. Sixteen of the twenty four units (66.7%) have four bedrooms and three-and-a-half or four bathrooms and range from 1,889 to 2,131 square feet. Eight of the twenty four units (33.3%) have three bedrooms and two-and-a-half bathrooms and range from 1,874 to 2,106 square feet.

In its contemporary craftsman-style architecture, thoughtful detailing will be seen throughout the project in enhanced eaves, trims, balconies, trellises, and porch elements. All the buildings will be in wood frame construction and clad with a combination of wood shingles and lap siding. Two color schemes based on cool, refined grays and warm, light browns will work with the site layout to bring a lively variety and scale to the community.

2) BMR Requirement for the Project:

The on-site BMR requirement is to provide 15% of units as BMR units. For a 24-unit development, the BMR requirement would be 3.6 units.

3) Housing Commission Recommendations:

A Housing Commission meeting was held on May 6, 2015 to review the BMR requirements for the Project. The Housing Commission approved the Developers Inclusionary Housing Plan of providing three (3) BMR units at the moderate-income level and 0.6 unit obligation via a in-lieu fee. However, the Housing Commission's recommendation asked the Developer to evaluate the feasibility of providing two (2) BMR units at moderate-income level and one (1) BMR unit at the low-income level and no in-lieu fee.


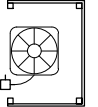
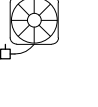
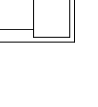


4) Proposal to Satisfy BMR Requirement:

The Developer is adhering to the Housing Commissions recommendation. Three (3) of the twenty four (24) residences shall be set aside on-site as affordable units for "Low Income" families (the "BMR Units"). Per the Housing Commissions recommendation two (2) BMR units will be set aside for moderate-income level families and one (1) BMR unit will be set aside low-income level families. These 3 units are designated as Unit A, Unit B, and Unit C. These units are chosen for their representation of the different product types offered and desire to spread the units evenly throughout the site. Units A and B benefit from being an "endcap" of their buildings and have three unshared walls. These units have the additional advantage of being next to the landscaped garden plaza and the provided guest parking. Unit C benefits from being one of two units with an open entry courtyard that overlooks a grand paseo between Buildings B & C. This unit is also provided with a private backyard that backs up to dense mature trees along the property line. All three (3) BMR units are 4 bedroom units, the max number of bedrooms in the unit types offered.

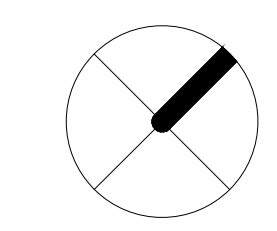
All BMR units will be built to the same standards as non-BMR units. The exterior materials used in construction of the BMR Units will be similar and indistinguishable from those to be used on the market rate units. The interior finishes of the BMR Units shall be similar to those of the market rate units, except for upgrades purchased by individual buyers.



Legend

-  Electric Vehicle Charging Station- Buildings E, F, + G; See Building Plan
-  AC Condenser with wood screen See Landscape Drawings for planting to screen from view
-  AC Condenser without wood screen at private backyard
-  Transformer; See Civil Drawings See Landscape Drawings for planting screen from view
-  Guest Bike Parking; See Landscape Drawings
-  Below Market Rate Unit

1" = 20'-0" 0 10 20 40



133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL SITE PLAN

MENLO PARK, CA
KTGY # 2014-0032

12.14.2015

IHP 1.0



KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



LANDSCAPE & WATER EFFICIENCY DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES" & WILL COMPLY WITH THE CITY OF MENLO PARK'S DESIGN GUIDELINES & MUNICIPAL CODE.

PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.

VEGETATED SWALES AND BIORETENTION TREATMENT AREAS WILL BE PLANTED WITH APPROVED WATER CONSERVING CAREX PANSA OR ALTERNATIVE GRASS SPECIES, AND PERIMETER SHRUBS THAT ARE ADAPTED TO BIO-SWALE CONDITIONS.

THE TREES, SHRUBS AND TURF PLANTING AREAS WILL BE DESIGNED FOR MAXIMUM WATER CONSERVATION. THE LANDSCAPE ESTIMATED TOTAL WATER USE WILL NOT EXCEED THE PROJECTS MAXIMUM WATER ALLOWANCE AS SPECIFIED IN THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTING & IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE & THE CITY OF MENLO PARK'S MUNICIPAL CODE 12.44

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST. WUCOLS III. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.

SF PUC RIGHT OF WAY:

GARDEN PLOTS (RAISED PLANTERS), CITRUS AND SELECTED SHRUBS AND GROUND COVER ARE ALLOWABLE PER THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION RIGHT OF WAY REQUIREMENTS. LANDSCAPE PLANS WILL CONFORM TO SF PUC REQUIREMENTS.

BUILD IT GREEN LANDSCAPE ITEMS:

THE LANDSCAPE DESIGN WILL INCORPORATE THE FOLLOWING "BUILD IT GREEN" ITEMS TO MAXIMIZE WATER CONSERVATION:

- NO INVASIVE PLANT SPECIES USED ON PROJECT.
- 75%+ OF PLANTS ARE WATER CONSERVING CALIFORNIA NATIVES OR MEDITERRANEAN SPECIES.
- TURF IS TALL FESCUE WITH WATER USE PLANT FACTOR OR 0.8
- TURF AREA IS LESS THAN 33% OF ENTIRE LANDSCAPED AREA.
- PLANTS ARE GROUPED BY WATER NEEDS AND EACH AREA IS IRRIGATED SEPARATELY (I.E., TURF AND SHRUB AREAS HAVE SEPARATE IRRIG. CIRCUITS).
- LOW FLOW SPRINKLER HEADS ARE USED ON PROJECT.
- 2" COMPOST ADDED INTO SOIL.
- 3" OF MULCH ADDED TO SHRUB AND GROUND COVER PLANTING AREAS.

133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL LANDSCAPE PLAN

MENLO PARK, CA
VALA # 1416

12.14.2015

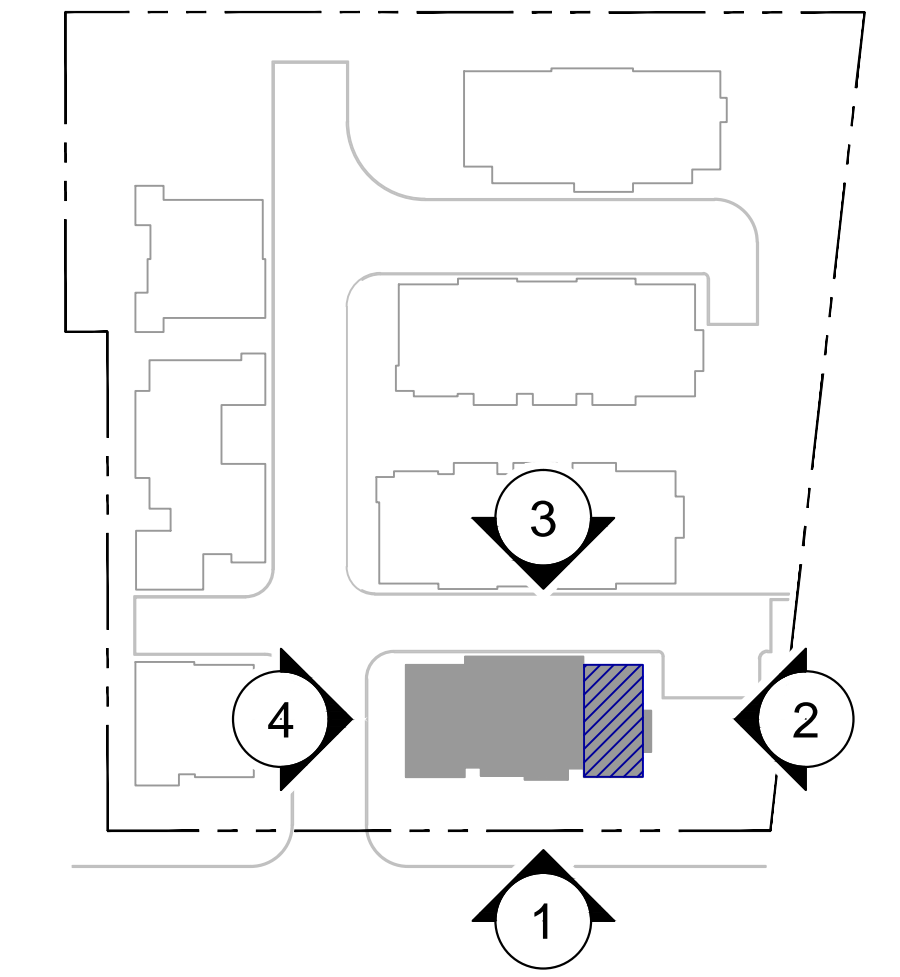
VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796



1. Front Elevation - Encinal Avenue



2. Right Elevation*



Key Map n.t.s.

 Below Market Rate Unit

*Elevation faces Southern Pacific Railroad and has been designed for smaller openings.



3. Rear Elevation



4. Left Elevation

133 ENCINAL AVENUE

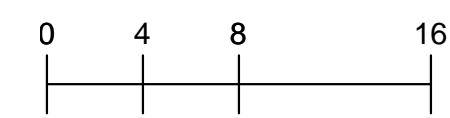
Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL ELEVATIONS - BUILDING A

MENLO PARK, CA

KTGY # 2014-0032

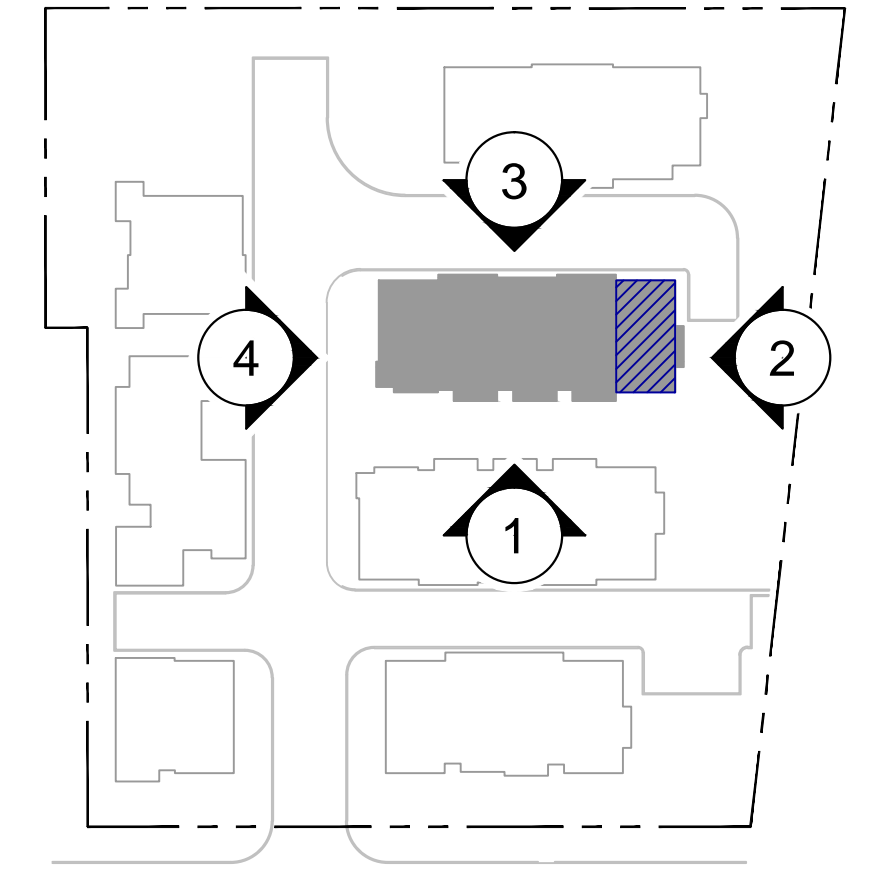
12.14.2015

1/8" = 1'-0" 

IHP 2.0

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com





Key Map n.t.s.

 Below Market Rate Unit

*Elevation faces Southern Pacific Railroad and has been designed for smaller openings.



1. Front Elevation



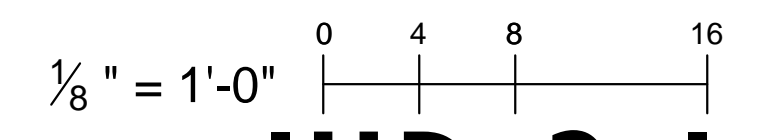
2. Right Elevation*



3. Rear Elevation



4. Left Elevation



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Hunter Properties Inc.
10121 Miller Avenue, Suite 200
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408.255.4100

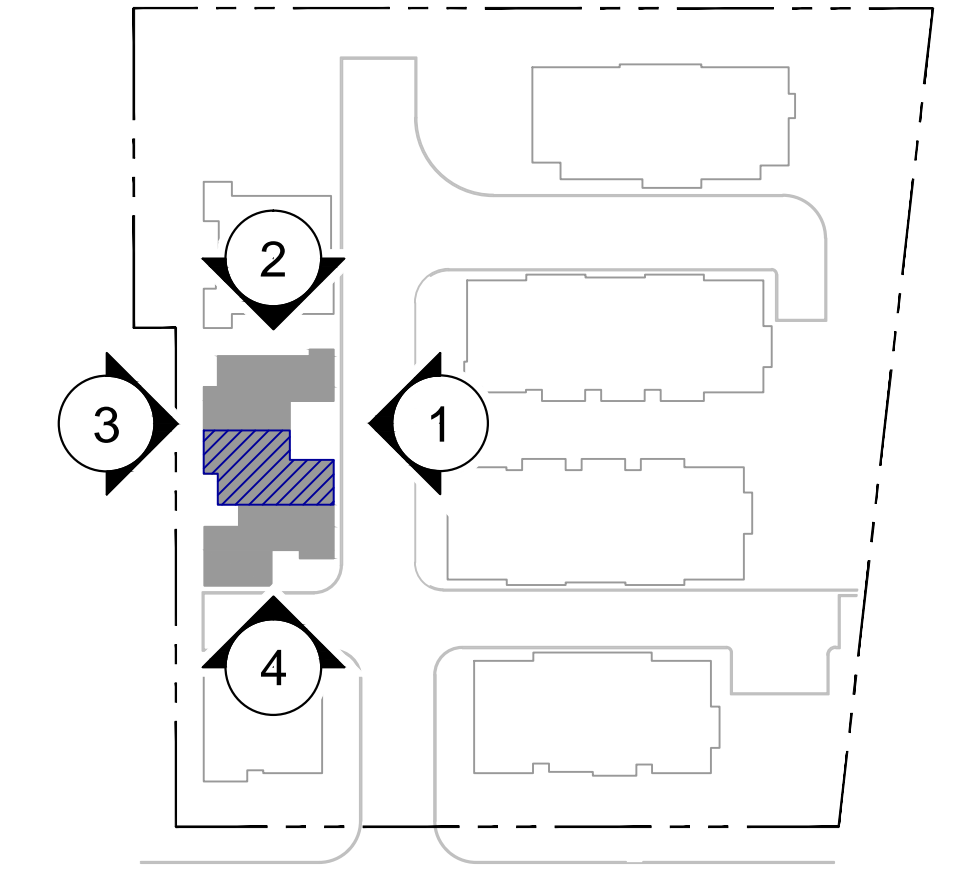
CONCEPTUAL ELEVATIONS - BUILDING C


MENLO PARK, CA
KTGY # 2014-0032

12.14.2015

KTGY Group, Inc.
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Oakland, CA 94607
510.272.2910
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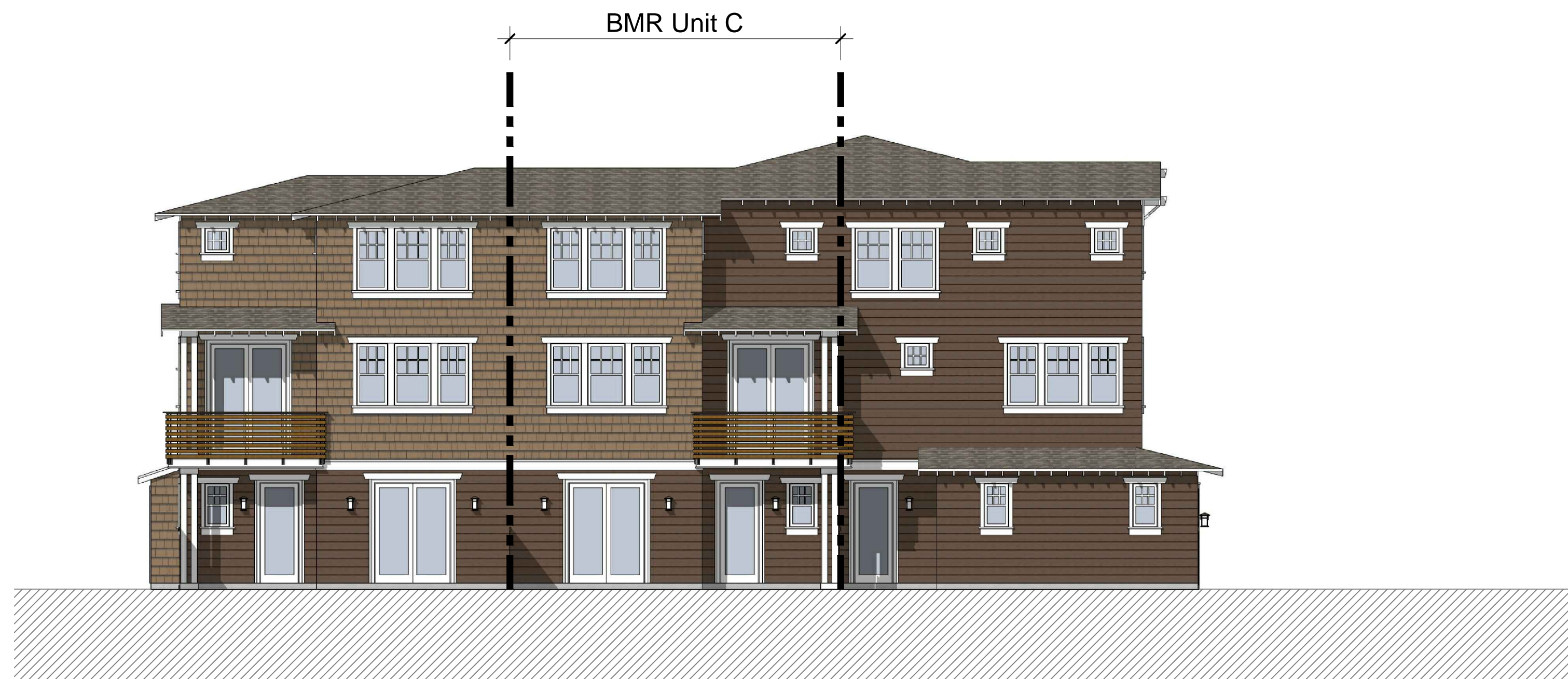
Key Map n.t.s.
 Below Market Rate Unit



1. Front Elevation



2. Right Elevation



3. Rear Elevation



4. Left Elevation

1/8" = 1'-0" 

133 ENCINAL AVENUE

Hunter Properties Inc.
 10121 Miller Avenue, Suite 200
 Cupertino, CA 95014
 408.255.4100

CONCEPTUAL ELEVATIONS - BUILDING F

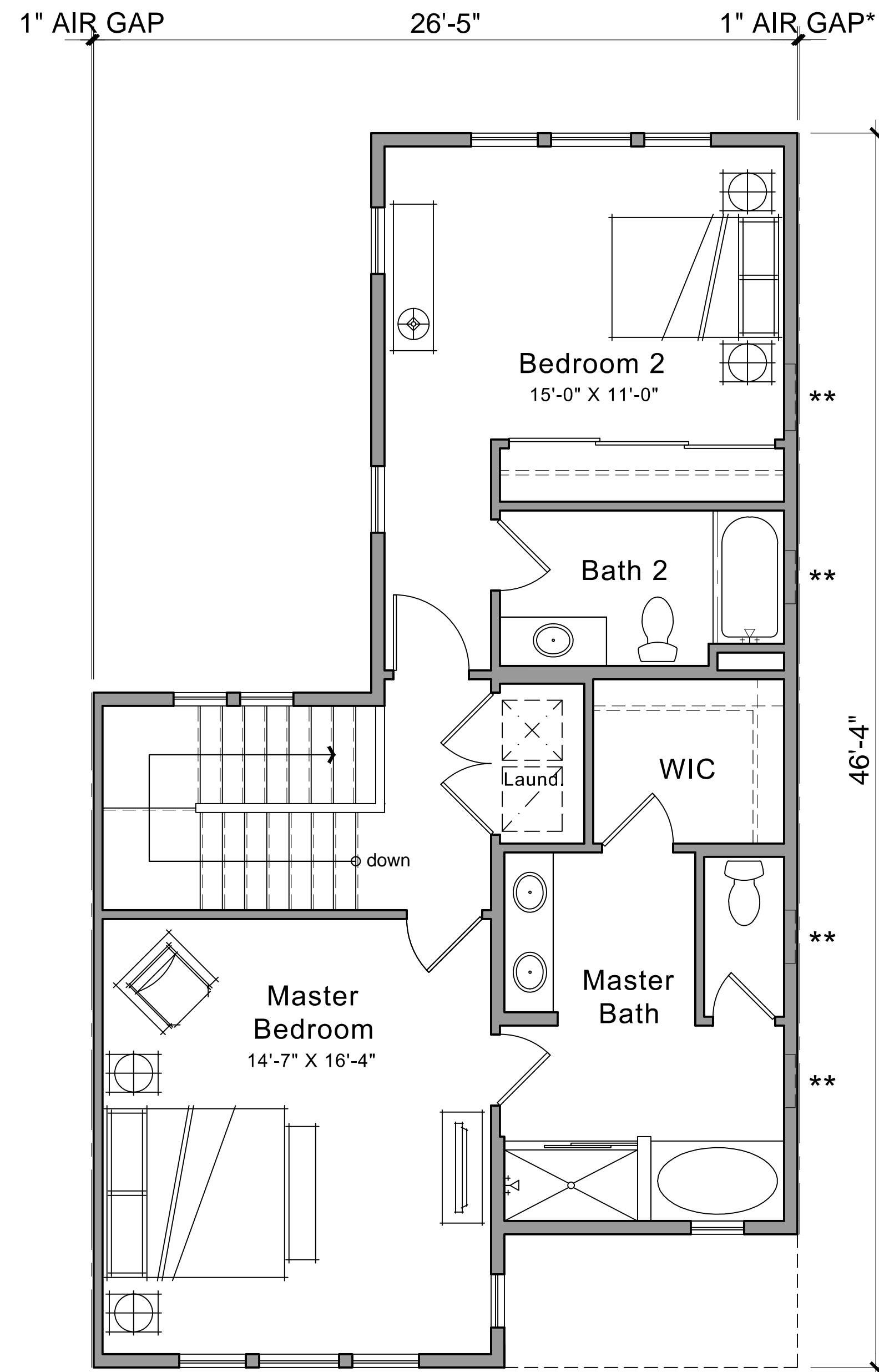
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KTGY # 2014-0032

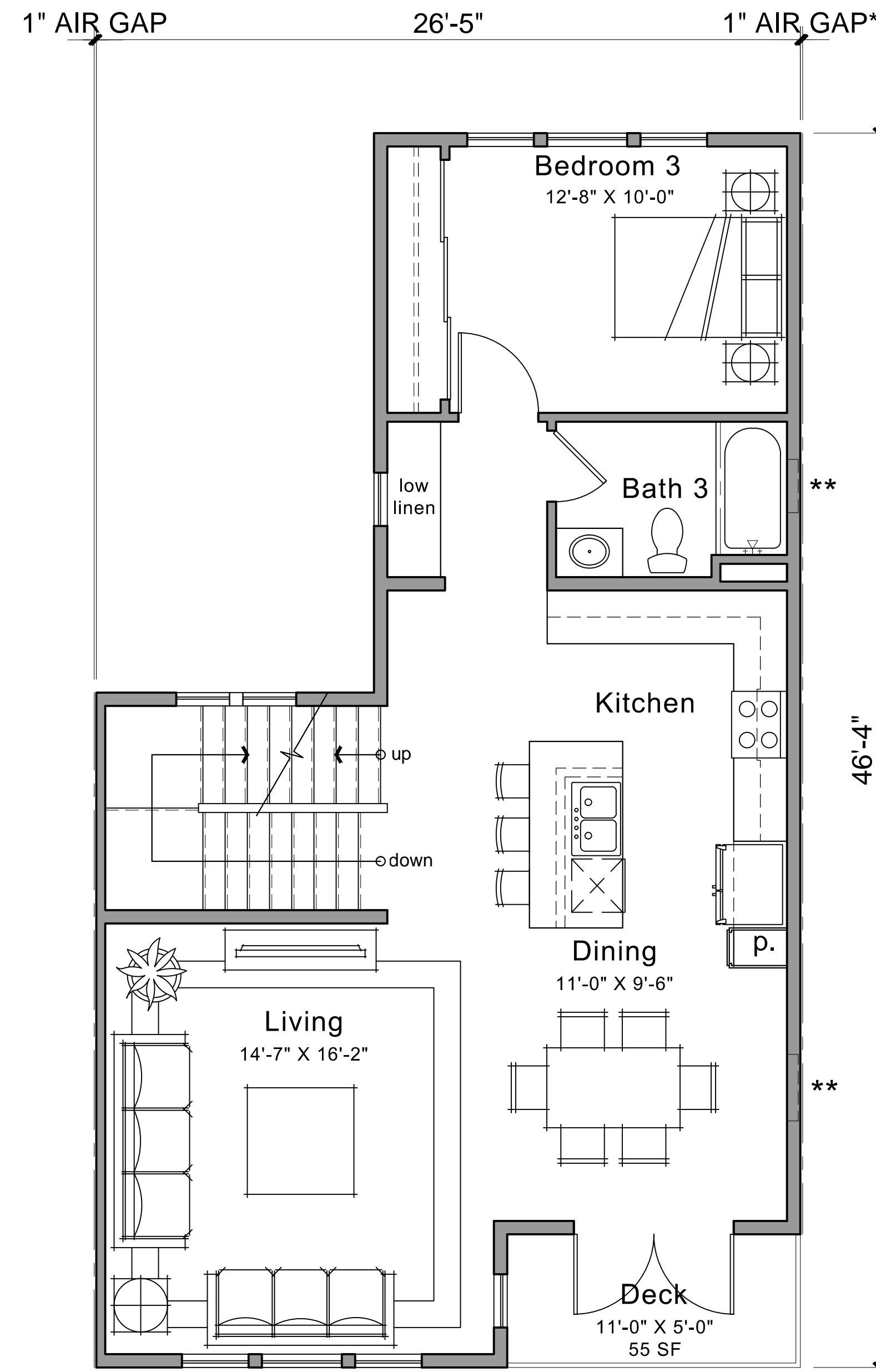
12.14.2015

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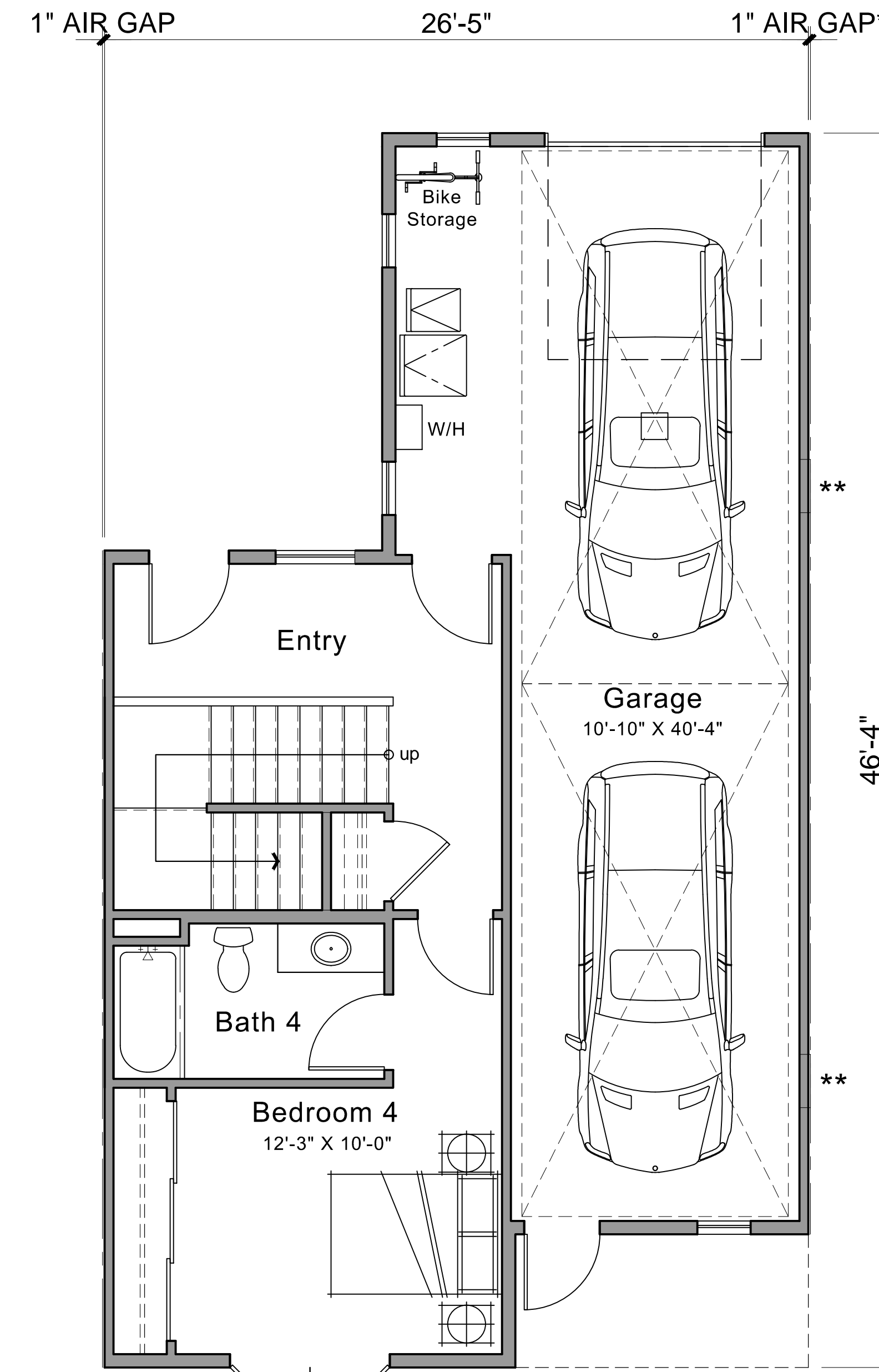




Third Floor

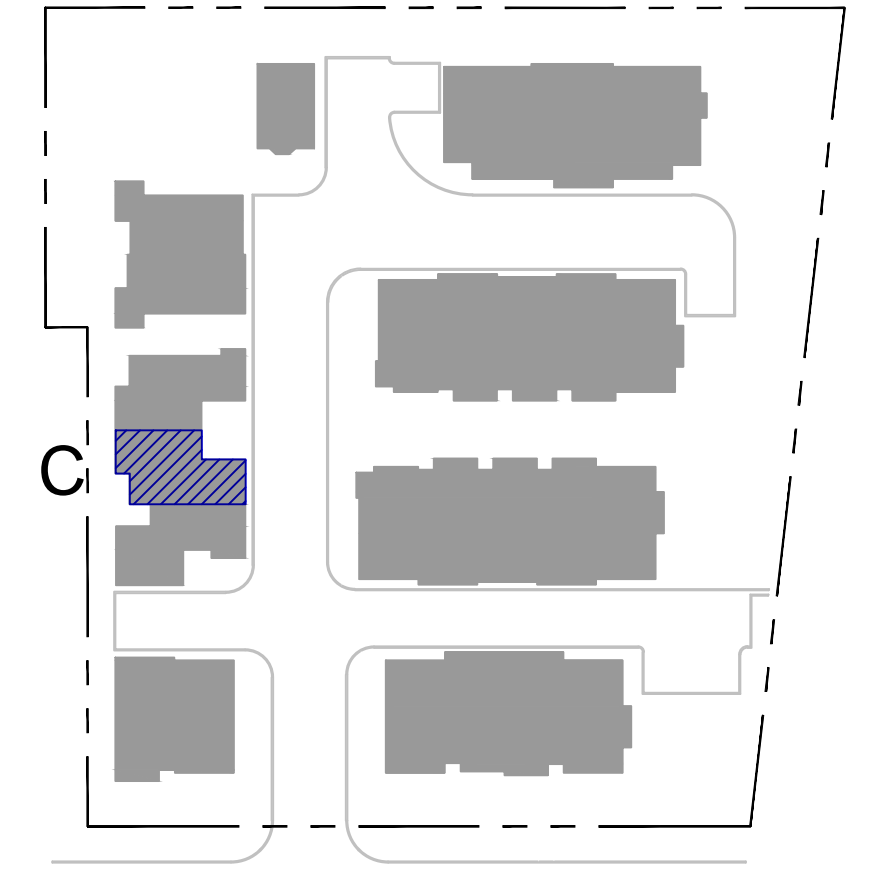


Second Floor



First Floor

Plan 6 - BMR Unit C
4 Bedroom / 4 Bath
2,131 Net SF



Key Map n.t.s.

Below Market Rate Unit

Note: Unit net area measured to inside face of stud.
*air gap at interior walls only
** As occurs - see building plans for window location

133 ENCINAL AVENUE

Hunter Properties Inc.
10121 Miller Avenue, Suite 200
Cupertino, CA 95014
408.255.4100

CONCEPTUAL FLOOR PLANS - PLAN TYPE 6

MENLO PARK, CA
KTGY # 2014-0032

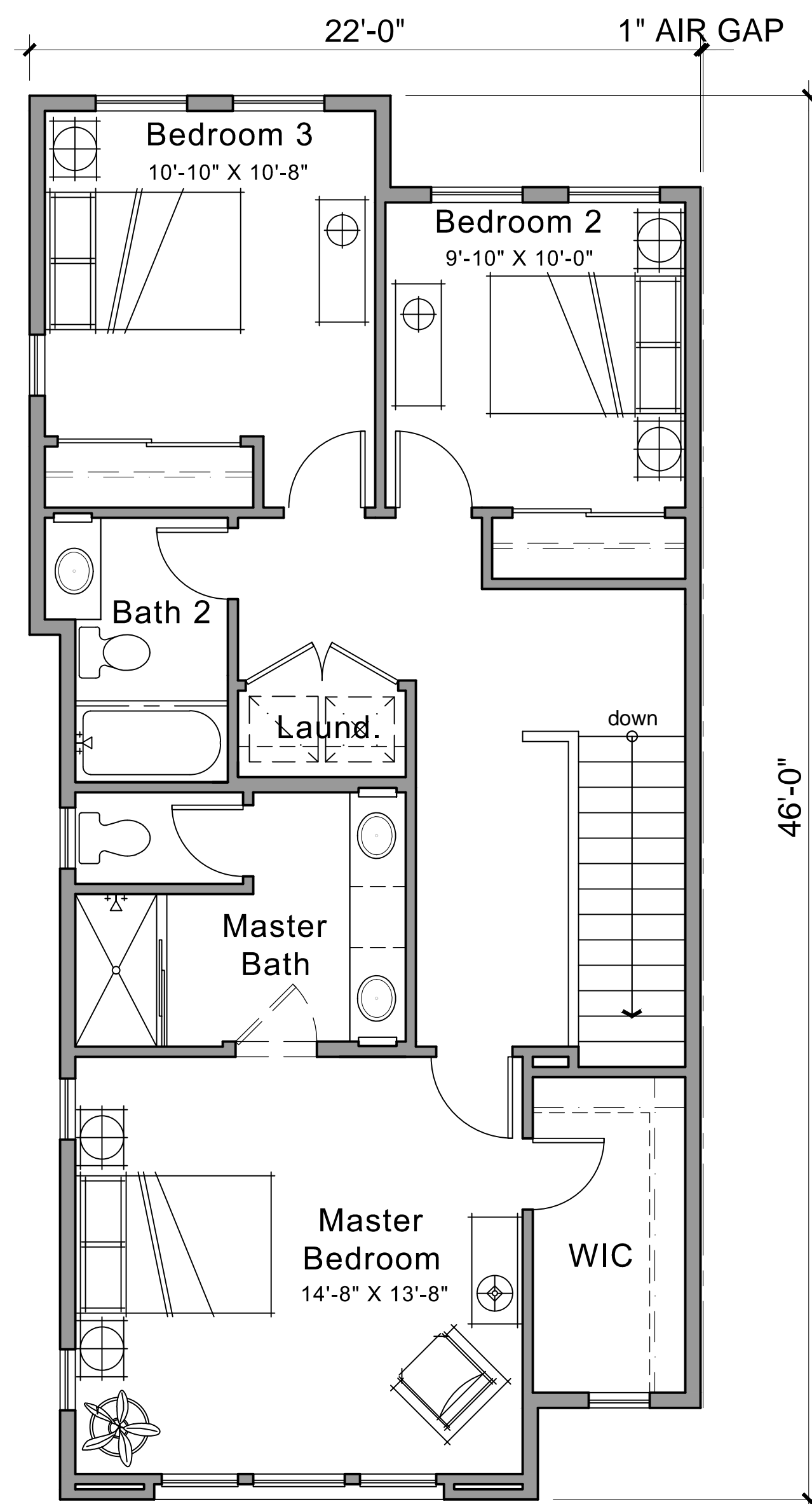
12.14.2015

1/4" = 1'-0"

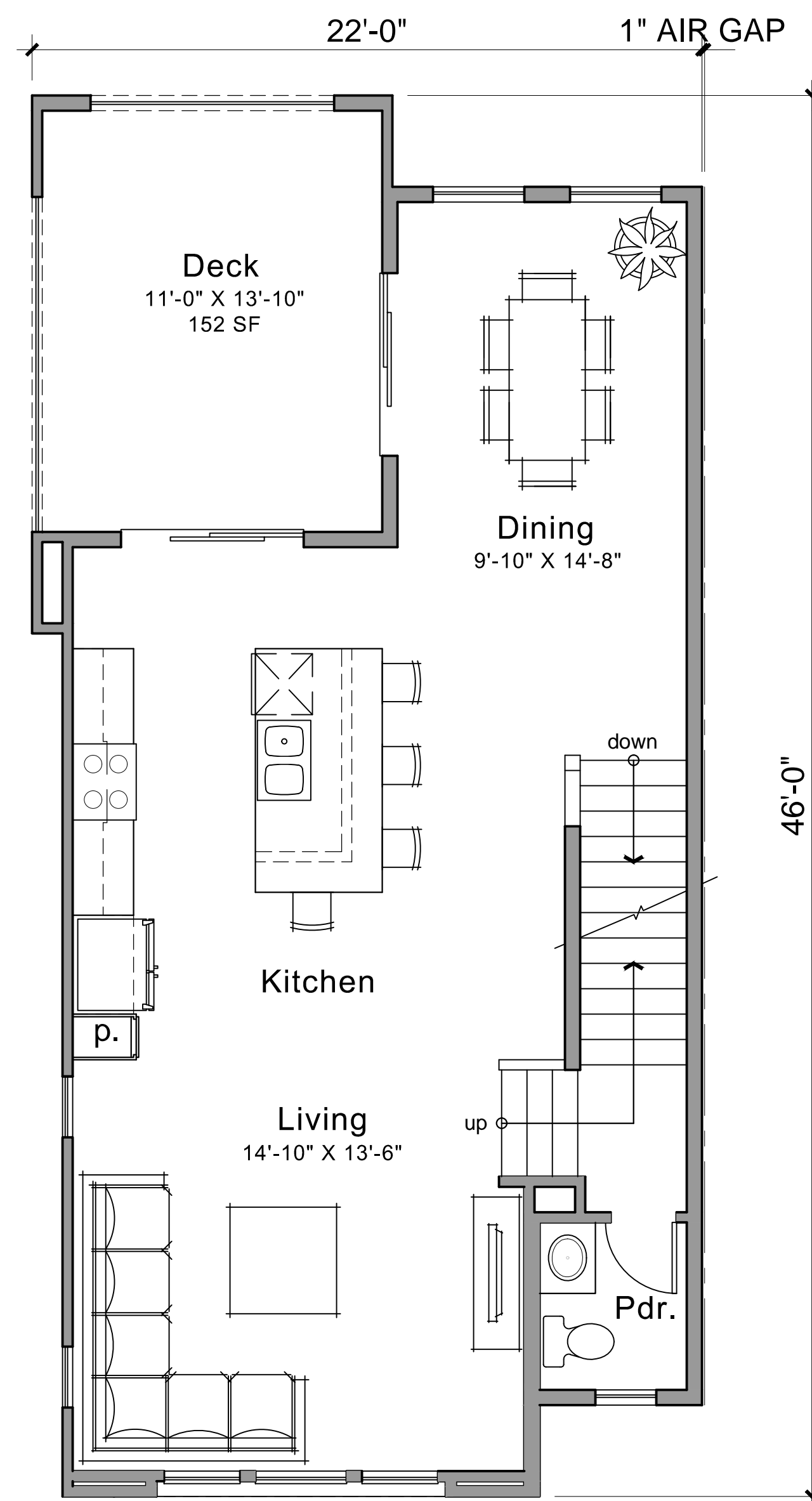
IHP 3.1

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580 Second St., Suite 200
Oakland, CA 94607
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ktgy.com

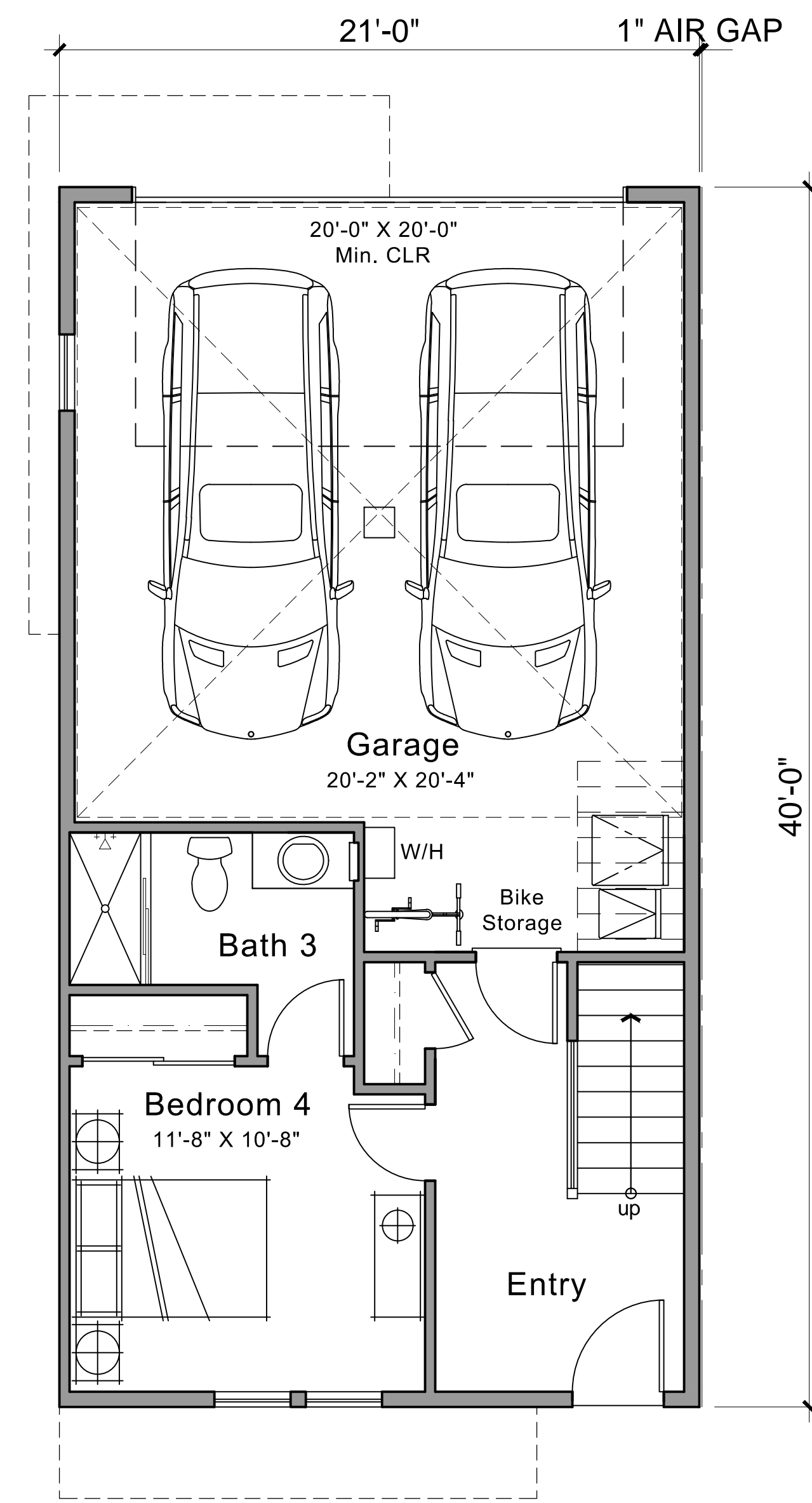




Third Floor

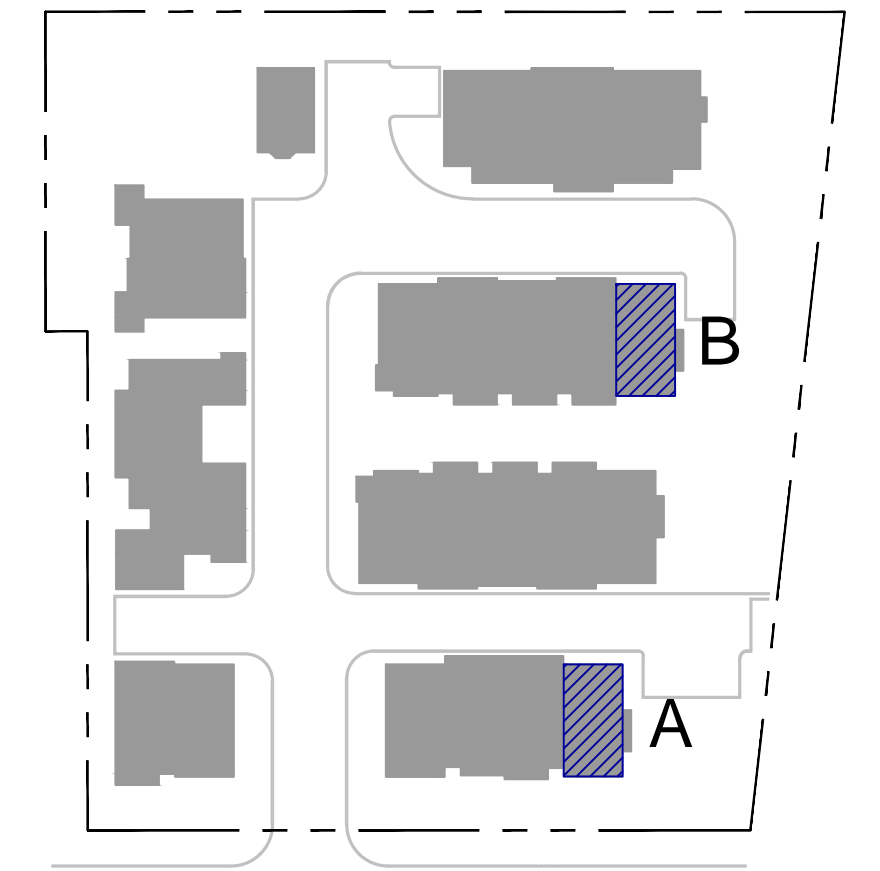


Second Floor



First Floor

Plan 7 - BMR Units A & B
 4 Bedroom / 3.5 Bath
 1,889 Net SF



Key Map n.t.s.

Below Market Rate Unit

Note: Unit net area measured to inside face of stud.

133 ENCINAL AVENUE

Hunter Properties Inc.
 10121 Miller Avenue, Suite 200
 Cupertino, CA 95014
 408.255.4100

CONCEPTUAL FLOOR PLANS - PLAN TYPE 7

MENLO PARK, CA

KTGY # 2014-0032

12.14.2015

1/4" = 1'-0"

IHP 3.0

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 580 Second St., Suite 200
 Oakland, CA 94607
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 ktgy.com





REGULAR MEETING MINUTES

Date: 5/6/2015
Time: 5:30 p.m.
Administration Building
701 Laurel St., Menlo Park, CA 94025

Chair Clarke called the meeting to order at 5:33 p.m.

Roll Call

Present: Clarke (Chair), Cadigan, Calder, Dodick (arrived at 5:44 p.m.), Tate
Absent: None
Staff: Curtin, Lin, Perata

A. Public Comment - None

B. Regular Business

- B1. Recommendation of a Below Market Rate Housing In-Lieu Term Sheet with Tarlton Properties, Inc. for Commercial Linkage Fees for 1315 O'Brien Dr.

Associate Planner Kyle Perata provided the staff presentation.

ACTION: Motion by Clarke, Second by Cadigan to approve the Below Market Rate Housing In-Lieu Term Sheet with the recommendation to seek a development partner for affordable units with a potential proportional reduction in fees timed on the development cycle. Motion passes 5-0.

- B2. Recommendation of a Below Market Rate Housing In-Lieu Term Sheet with Hunter Properties for 133 Encinal Ave.

Associate Planner Jean Lin provided the staff presentation.

ACTION: Motion by Clarke, Second by Calder to approve the Below Market Rate Housing In-Lieu Term Sheet including options of 1) accepting the applicant's initial proposal to provide three moderate-income level BMR units on site and paying the in lieu fee for the remaining 0.6 fraction of a unit or 2) the applicant's proposal to provide two moderate-income level BMR units and 1 low-income level BMR unit on site. Motion passes 5-0.

C. Reports and Announcements

- C1. Commissioner Reports.

Commissioner Cadigan announced the Housing Resource Fair taking place May 9, 2015, and mentioned the current status of the Buena Vista mobile home park in Palo Alto.

C2. Reports from Staff

Assistant to the City Manager Curtin announced that the City Council had recently reappointed Commissioner Dodick to a new term on the Housing Commission. He also noted some upcoming meeting dates:

- Commissioner Training and Appreciation Event – Tuesday, May 12, 2015, at the City Council Chambers
- Housing Commission Special Meeting regarding housing issues related to the General Plan Update – Thursday, May 28, 2015, at the Senior Center.

D. Informational Items – None

E. Adjournment

Chair Clarke adjourned the meeting at 6:35 p.m.

Minutes approved at the August 5, 2015, Housing Commission Regular Meeting.



ENVIRONMENTAL QUALITY COMMISSION FINAL MINUTES

Regular Meeting
Wednesday, June 24, 2015 at 6:30 PM
City Administration Building
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER

The meeting was called to order at 6:47 p.m.

ROLL CALL – Allan Bedwell (Chair), Kristin Kuntz-Duriseti, Deborah Martin, Christina Smolke

Absent: DeCardy, Scott, Barnes

A. PUBLIC COMMENT (Limited to 30 minutes)

- Steve Van Pelt, resident of Menlo Park stated that he wants to learn more about the City's environmental efforts and asked if the General Plan Advisory Committee (GPAC) had any role in the sea level rise indicated on the GPAC maps.

B. REGULAR BUSINESS

B1. Consider a Recommendation to the City Council on a Request to Remove Seven Heritage Trees on Property Located at 133 Encinal Avenue ([Attachment](#)) - 45 min

Jean Lin, Associate City Planner and Sachneel Patel with Hunter Properties briefed the Commission on the project. The applicant also provided an update to the Commission that the project will be removing six heritage trees as they were able to redesign and save tree #11 (heritage incense cedar) that was originally proposed for removal.

ACTION: Motion and second (Kuntz-Duriseti/Smolke) to recommend the following:

1. That the applicant consider project modifications to retain tree #2 (non-heritage Japanese maple), tree #25 (heritage Japanese maple), tree #15 (heritage crape myrtle), and tree #23 (heritage coast redwood).
2. That Planning staff look into compliance mechanisms that can be applied to prohibit title transfer if the Heritage Tree Ordinance is violated during construction.

The motion passes (4-0-3), (Absent: DeCardy, Marshall, Barnes).

B2. Discuss and Potentially Make Recommendations to the General Plan Advisory Committee (GPAC) to Incorporate Sustainability Goals into the General Plan - 30 mins

Commissioner Kuntz-Duriseti and Heather Abrams, Environmental Programs Manager provided an update to the Commission.

Public Comment:

- Jan Butts, resident of Menlo Park expressed the importance of stormwater management to retain and use rainwater versus wasting runoff.
- Steve Van Pelt, resident of Menlo Park stated that he uses tools such as Google Maps to find out about traffic throughout the area.
- Mitch Slomiak, resident of Menlo Park and former EQC member stated that he would like to see a requirement for data collection and display of green building actual performance.

ACTION: No formal vote was taken on this item; Commissioner Kuntz-Duriseti was authorized to draft a letter of recommendation to provide to the GPAC.

B3. Make an Appointment to the CAP Subcommittee - *5 mins*

ACTION: Motion and second (Bedwell/Smolke) to appoint Deb Martin to CAP subcommittee, passes (4-0-3), (Absent: DeCardy, Scott, Barnes).

B4. Receive Update from CAP Subcommittee on California Clean Power and Potentially Make a Recommendation to City Council - *30 mins*

Commission Kuntz-Duriseti provided an update to the Commission.

Public Comment:

- Jim Eggemeyer, Director of the Office of Sustainability for San Mateo County stated that his office is leading the CCE effort and has contracted Pacific Energy Advisors to conduct a feasibility study that will be complete in late summer 2015.
- Jan Butts, resident of Menlo Park commented that she would like the EQC to conduct extensive research on CCA options before making a recommendation to City Council. There may be other approaches to achieving one hundred percent renewable energy for the city versus going with a private company. The County JPA model will include more public disclosure.
- Mitch Slomiak, resident of Menlo Park and Vice Chair of Menlo Spark stated that the goal is to get Menlo Park climate neutral within ten years. Suggested that the City adopt a framework around one hundred percent renewable power or as close as we can get to maximize participation.
- Sue Chow, resident of Redwood City and speaking on behalf of the Sierra Club reaffirmed that the Sierra Club supports the public JPA model.

- Mike Ferrera, resident of Moss Beach and speaking on behalf of Sierra Club, stated that the Sierra Club supports the public JPA model since there are a lot of sub-goals that they want to achieve. A public JPA is something that we can work with. A private company only presents a product.
- Diane Bailey, Executive Director of Menlo Spark expressed that Menlo Spark is a strong supporter of the County CCE effort and that she recommends that the EQC focus on how we can maximize renewable power quickly. She also clarified that for the County JPA arrangement there is also a private company providing the energy.

ACTION: Motion and Second (Kuntz-Duriseti/Martin) for (1) the Climate Action Plan subcommittee to meet to discuss a set of criteria/comments to provide to CCE/CCP to address and be considered by the EQC, and (2) draft a letter of support to City Council requesting that funds be prioritized for hiring a consultant to conduct an analysis on the different CCE options, passes (4-0-3), (Absent: DeCardy, Marshall, Barnes).

B5. Receive Update on the City's New Water Restrictions and State Water Regulations ([Attachment](#)) – 15 mins

ACTION: No formal action was taken on this item. Heather Abrams, Environmental Programs Manager, provides an update to the Commission. Chair Bedwell requests that the City make the information available on the City website.

B6. Approve April 22, 2015 Minutes ([Attachment](#)) – 2 mins

ACTION: Motion and Second (Smolke/Martin) to approve the April 22, 2015 minutes, passes (4-0-3), (Absent: DeCardy, Marshall, Barnes).

B7. Approve May 27, 2015 Minutes ([Attachment](#)) – 2 mins

ACTION: Motion and Second (Bedwell/Martin) to make a correction to the May 27, 2015 minutes to state that Commissioner Kuntz-Duriseti left the meeting at 8:35 p.m., not 7:35 p.m., passes (4-0-3), (Absent: DeCardy, Marshall, Barnes)

B8. Select the EQC Vice Chair – 5 mins

ACTION: Motion and second (Bedwell/Kuntz-Duriseti) to appoint Commissioner Martin as EQC Vice Chair passes (4-0-3), (Absent: DeCardy, Marshall, Barnes).

C. REPORTS AND ANNOUNCEMENTS

C1. Staff Update on Environmental Policies to be considered by City Council – 5 mins

C2. Commission Subcommittee Reports and Announcements – 2 mins

C3. Discuss Future Agenda Items – 5 mins

D. ADJOURNMENT

The meeting was adjourned at 9:42 p.m.

Meeting minutes taken by Environmental Quality Commissioner Christina Smolke

Meeting minutes prepared by Vanessa Marcadejas, Environmental Programs Specialist

Minutes accepted at the meeting of August 26, 2015



REGULAR MEETING MINUTES - EXCERPTS

Date: 10/19/2015
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair John Onken called the meeting to order at 7:01 p.m.

B Roll Call

Present: Drew Combs, Katie Ferrick, Susan Goodhue, John Kadvany, Larry Kahle, John Onken and Katherine Strehl

Absent: None

Staff: Thomas Rogers, Interim Principal Planner, Michele T. Morris, Assistant Planner, Jean Lin, Associate Planner, David Hogan, Contract Planner

F. Public Hearing

F4. Architectural Control, Major Subdivision, and Below Market Rate (BMR) Housing Agreement /Hunter Properties/133 Encinal Avenue:

Request for architectural control and major subdivision to allow the demolition of existing garden nursery buildings, and construction of 24 attached townhouse-style residential units and associated site improvements in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. A tentative map would be required to create 24 residential condominium units. Five heritage trees are proposed for removal as part of the proposed development. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Agreement for the provision of three on-site BMR units for this project. ([Staff Report #15-021-PC](#))

Staff Comment: Associate Planner Jean Lin said a colors and materials board was provided for the Commission's review. She said additional correspondence had been received since the publication of the staff report, which had been distributed to the Commission and copies of which were available for the public at the information table in the rear of the room. She said the project was located within the Specific Plan area and subject to the guidelines and standards within that Plan. She said Attachment F was a "Standards and Guidelines Checklist" that summarized how the project would be in compliance with the Specific Plan. She said the project was also in conformance with the Specific Plan Environmental Impact Report (EIR). She said the "Environmental Compliance Checklist" was Attachment K. She said Planning Consultant Arnold Mammarella was present and was assigned to the project design review. She said a representative from Hunter Properties, the applicant, was also present.

Questions of Staff: Commissioner Kahle said one of the pieces of correspondence received talked about traffic. He asked if the Transportation Division had reviewed and approved the current project layout. Planner Lin said the Transportation Division had looked at the project. She said the

driveways were as far from the railroad tracks as they could be. She said they were fairly close to the existing driveway at 1600 El Camino Real being separated by 20 to 30 feet. She said staff did not think this would create a safety issue as the overall project would result in less traffic than the previous commercial nursery use.

Commissioner Kahle asked why the Commission had not seen this project prior to this seemingly final proposal. Associate Planner Lin said the project was being proposed at the Specific Plan base level and was not required to come to the Planning Commission for a study session. She said projects proposed at the Specific Plan bonus level were required to come to the Planning Commission as a study session.

Commissioner Combs asked if the applicant could have voluntarily chosen to do a study session and wondered if there had been a suggestion to do so considering the neighbor concerns. Associate Planner Lin said there had been no suggestion of a study session. She said the applicant and neighbors have met several times to discuss the project and neighbors' concerns.

Commissioner Combs asked staff to clarify if the Planning Commission's role with this project proposal was only the architectural control. Associate Planner Lin said as part of the architectural review the Commission would insure that the project proposal was in compliance with the Specific Plan standards and guidelines.

Applicant Presentation:

Mr. Deke Hunter, project applicant, said the project architect would provide an overview of the project.

Ms. Jessica Musick, project architect, KTG Group, described the project site. She said constraints and opportunities on the property influenced their proposal such as the existing heritage trees and an SFPUC easement running the eastern edge of the site adjacent to the Southern Pacific railroad tracks. She said the carriage house on the site was not a historic building but one which the project team has thought fondly of and tried to incorporate as the project developed. She said they were proposing 24 townhome units, three to four bedrooms each, on nearly two acres, with personal garages for the units and seven guest parking spaces. She said 43% of the site was open space made up of the area within the SFPUC easement as garden spaces, a central paseo and areas around the existing heritage trees. She said a variety of building heights were proposed for the two and three-story eight buildings including the one-story amenity structure. She said the one-story and two-story were located along the northern edge where there were sensitivities to the existing Stone Pine Lane neighbors. She said the carriage house would be reconstructed as the amenity building, which would have a fitness room. She said there were a number of entry orientations with the frontage along Encinal Drive and the main vehicular and pedestrian streets. She said they were using cedar siding and shingles, smooth wood trims, stone cladding and aluminum clad windows. She said Building D was two units and two-story in height. She said they had gone to great lengths to articulate the rear elevation of that building and protect the privacy of the neighbors. She said they were aiming for LEED for home silver certification. She said there would be three electrical vehicle chargers and water efficiencies in the buildings and landscaping, and energy efficiencies would be used. She said the reconstructed carriage house would have a cedar shake roof, wood windows, and wood board and batten.

Mr. Hunter said the owners of the Reynolds Nursery property had contacted him when they wanted

to sell their property. He said although the project setbacks were generous, the change in use was a big change for the Stone Pine Lane neighbors. He said through neighborhood meetings they had discussed and reduced Building D from three stories to two stories and were continuing to discuss further modulations to that building.

Replying to questions from Commissioner Combs, Mr. Hunter said before they had known whether the carriage house was a historical building and what its condition was, they had considered repurposing it in some commercial application. He said once they found out the structure was not historic and determined its condition, they decided to reconstruct and relocate it. He said the looser he could make the fence line for Stone Pine Lane neighbors and soften the massing the better.

Responding to Commissioner Kadvany's suggestion that the driveway width could be reduced for Building C to what it was for Buildings A and B and that would enable Building D to move away from Stone Pine Lane, Associate Planner Lin said the need for the wider driveway with the hammerhead turnaround in the back was for access for fire trucks and equipment required by the Fire District.

Commissioner Kadvany said the project was parked more greatly at 53 spaces than the required 45 spaces, and asked about more units. Mr. Hunter said that increasing the number of units would not fit the area and rather than providing minimum parking he wanted to provide some guest parking. Commissioner Kadvany asked about double asterisks and bathrooms without windows. Ms. Musick said that the end units would have bathrooms with windows and the other internal units' bathrooms would not have windows or skylights.

Commissioner Kahle asked about the commercial neighbor's concerns with the two driveways and the suggestion to paint the curb red. Mr. Hunter said that Ron and Laurie Shepherd, the next door property owners, were concerned with a large truck parking along the street and that would create a visual obstruction. He said they thought painting the curb red was the solution. Associate Planner Lin said also that the Specific Plan called for a Class 2 or 3 bicycle lane along that side of Encinal Avenue. She said if that occurred on street parking would be eliminated on that side of the street.

Commissioner Kahle said there were discussions about planting more trees between the two properties. Mr. Hunter said Building F was a triplex and its courtyard receives the courtyard off the spine of the other two buildings and the commercial property owners were concerned about impacts from the massing there to their first story office space so they wanted to have a robust tree plan. He said those neighbors were also concerned about their trees so once grading was to commence they would review the project tree protection plan with them.

Commissioner Kahle said the distance between Buildings E and F had been 15 feet and was now 9 feet and there was a suggestion to move something forward. Mr. Hunter said talking to staff it was important to have the internal features and courtyards and that changed the massing along that line. He said their other issue was a trash enclosure there which they wanted to be sure was disclosed to tenants of the new project.

Public Comment:

- Mr. John Onken, Stone Pine Lane, said his property was adjacent to this project. He said they appreciated the good faith efforts of the developer. He said the development plan had not

really changed except for some tweaks along the Stone Pine Lane edge. He said the project was a lot of townhomes packed together and facing each other with 26 and 30 feet between windows, which was tight. He said there was as little as 31 feet between windows of the project and Stone Pine Lane residences, which effectively brought Stone Pine Lane into this development. He said they did not think the project had done enough to protect Stone Pine Lane. He said if Council did permit this project, they would want to see specific screening trees along the back edge as what was shown now were azaleas. He said the neighbors had no interest in the carriage house. He said if that building could be removed and the building facing Stone Pine Lane could be located further away and its height dropped that would help. He suggested the Commission not recommend the project for approval until the plans were changed and the carriage house removed and other suggested changes made.

- Mr. In Lee said the principle living spaces in the Stone Pine Lane homes face the proposed project. He said their living rooms, dining rooms and bedrooms had floor to second story ceiling windows and they would be looking into the back wall of the proposed adjacent townhomes. He said his home was a short three-story, about 30 feet total in height, and the proposed project's three stories had been planned at 36 foot height. He said the building had been reduced to two-story in these plans but would still be at 27 feet in height and that impact his neighborhood's sun and light. He said this property and Stone Pine Lane were too close together and he hoped changes were made and implemented in the plans.
- Ms. Fran Dehn, resident, said the carriage house was a delightful structure but thought if it was going to be reconstructed perhaps someone would like to move it. She said she would like the project to be most aesthetically pleasing for all concerned rather than trying to preserve the carriage house but reconstructing it. She supported removing the carriage house if it would make the project better. She said this property was for sale purposes and having four bedrooms close to jobs and schools could be attractive to someone wanting an investment to rent to others. She said she wanted the occupancy kept to single-family. She said if a four bedroom unit in this project was rented out there would definitely not be enough parking.
- Mr. Scott Philips, Stone Pine Lane, said the project asked the City to make the finding that the development of it would not impair the desirability of investment or occupation in the neighborhood. He said the proposal would have a significant impact. He said his property's master bedroom window would be only 29 feet from the adjacent building D. He said his home was two-story and 18-feet tall. He said the original project at three stories would have made the project building twice the height of his home. He said even the two-story proposed was significantly taller than his home and would virtually eliminate all morning light in his backyard. He said he understood the need for additional housing and the desire to achieve a certain density but this project would make their yards practically unusable. He said he was concerned with the heritage oak noting that story poles for building D clearly extended into the tree's canopy, and it was clear the lower part of the tree canopy would need to be removed to construct the building. He said that would seriously impair the viability of that tree.
- Ms. Ursula Feusi, Stone Pine Lane, said her residence faced Building D directly. She said the developer had listened to some of their concerns and made some moves to accommodate by redesigning the site facing the living patio areas of their stone Pine Lane homes, but the results were far from satisfactory. She said their fundamental concerns with the project remained the same. She said the proposed project was vast and invasive. She said the townhouses were too close together blocking sun and light. She said the development would cause harm to the conditions and value of their properties and affect negatively the aspects of their lives. She

said the proposed Building D was very lacking in visual interest. She said the design would put their patios approximately five feet from the project patios and they would lose their privacy. She strongly urged the Commission to reconsider the open space issue along the boundaries and continue the park-like setting starting at the redwood grove all the way down to the oak tree. She suggested keeping the area as open space that they all could enjoy. She said if Building D was built it would jeopardize that oak tree. She said the 36-inch redwood tree should not be eliminated. She suggested that a mixed-use project would be better suited to this site.

- Ms. Bianka Skubnik, Stone Pine Lane, said her unit would directly face the proposed Building D and put her outdoor living space in a canyon. She said that the layout of Stone Pine Lane was much less urban than the proposed project.
- Mr. Jason Thrasher, Stone Pine Lane, said the proposed project would degrade the privacy he currently enjoyed in his home. He said the project's living spaces and patios were very close to the homes on Stone Pine Lane, and raised significant privacy concerns. He said the plans did not describe a fence or landscape screening between the project and Stone Pine Lane. He said sunlight currently entering their homes would be disrupted by the height of the proposed development. He said in a meeting with Mr. Hunter he had indicated he would be willing to have the adjacent townhouses with a pop-up partial second story to allow for more sunlight access but that was not reflected in the revised design proposal. He said the construction of 24 high density townhomes would significantly increase the traffic and parking problems in the area. He said a mix of residential and commercial or a park would help reduce traffic along El Camino Real, make the neighborhood more walkable and increase the privacy for the Stone Pine Lane residents. He said he was opposed to the project and recommended the Commission deny the proposal and require a redesign.

Vice Chair Strehl closed the public hearing.

Commission Comment: Commissioner Kadvany asked for context on the Davis Polk property on El Camino Real and its relationship to homes on Stone Pine Lane. Interim Principal Planner Rogers said he believed the project was approved in the late 1990s and it was either appealed to the City Council or approved by them, and there had also been an unsuccessful lawsuit. Commissioner Kadvany asked if the project setbacks were greater than the Davis Polk project setbacks with Stone Pine Lane. Associate Planner Lin said the Davis Polk setbacks were greater than the proposed project's rear setbacks and were at about 100 feet as opposed to 20 feet.

Commissioner Kadvany said the Specific Plan made considerations for projects that abut residential neighborhoods and asked if this proposal met the model for residential interface. Associate Planner Lin said that the Specific Plan was designed with a 20-foot setback at the border of the Plan area with adjacent properties and that was to address the transition between existing development and the higher density Plan development. She said this project has a 20-foot rear setback. Interim Principal Planner Rogers said sheet A4.3 has a helpful diagram showing a section of Building D relative to the property line and references the 20-foot rear setback, which was achieved at the first story, and increased at the second story at different points. He said the Plan also specifically defined a façade height applied to the front and rear of a property that clipped into a 45 degree angle. He said the diagram of the proposed revised plan from Hunter Properties has fallen well below the 45 degree angle and 30-foot maximum façade height.

Commissioner Kadvany asked how many Stone Pine Lane residences were directly behind

Building D. Ms. Musick said there were three. Commissioner Kadvany asked about the Stone Pine Lane residents' perceived loss of value of their homes by the proposed project. Interim Principal Planner Rogers said that generally real property prices in Menlo Park were rising. He said in working with the appraisers their primary interest was what could be built on a particular property itself, and less what could be done on adjacent properties.

Responding to a question from Commissioner Ferrick, Associate Planner Lin said the proposal was well under the 20 housing units allowed per acre.

Commissioner Ferrick asked why they chose to make the units fewer and larger rather than more and smaller. Mr. Hunter said he was trying to do a transitional product that was looser than other townhouse projects that would come in a price point that younger families could afford to buy. Commissioner Ferrick asked why not smaller units, noting the need for workforce and senior housing. Mr. Hunter said the homes were such that they could be a step down for people to sell their Menlo Park or Atherton homes and move into a smaller space. He said the homes have a room that could be a den or office, or a fourth bedroom. Ms. Musick said they have 40% open space and that was a product of the heritage tree and SFPUC easement, and that caused a loss of buildable area, or about 33,000 square feet.

Commissioner Ferrick said the project was only being built to the state's green requirements, LEED silver, and asked if they could add some greater water related efficiencies. Ms. Musick said they were using those requirements as a starting point and were exploring other options and strategies. Commissioner Ferrick asked if this project allowed for a greater setback that might be needed for the Caltrain electrification project. Mr. Hunter said the additional 40-foot needed for that project was within the SFPUC easement.

Responding to a question from Commissioner Ferrick, Interim Principal Planner Rogers said the bonus density for residential was 30 dwelling units per acre, which would be approximately 51 units for the project acreage.

Responding to a question from Commissioner Goodhue in reference to whether a shadow study had been done for Stone Pine Lane residences, Interim Principal Planner Rogers said the EIR for the Plan looked at shadow studies of representative uses. He said there were certainly areas where shadows were cast where there had not been shadows before but the EIR determined that did not impair the use, and made a finding that there were no shadow impact. He said this project was consistent with that and no additional analyses were required to be done.

Commissioner Goodhue said the applicant had indicated that if Building H was removed there could potentially be a sideways shift to move Building D to the left. Mr. Hunter said the property line was almost on a true east-west. He said if that mass of buildings were moved hypothetically 10 feet to the west, it would move them away from the oak tree in the Hetch-Hetchy right-of-way and would loosen up the project. He said the hammerhead for the fire access turnaround would also move or could be relocated.

Commissioner Kahle said the front massing of Building A was rather tall and articulated well. He said he had more concern with the sides of Building G as that was a blank wall that would be seen traveling down Encinal Avenue. He said he liked the detailing but the brackets at six by eight looked chunky and asked that more attention be paid to those. He said it was good that Building D was a two-story rather than three-story, had small windows on the second floor, and with the separation at the tightest being 29 feet, he was inclined to support.

Responding to questions from Commissioner Combs, Associate Planner Lin said the project would go to the City Council for consideration including the Commission's recommendation(s) from this evening. She said because these were for sale units, the project needed to go to the City Council because it would need a major subdivision tentative map. She said the Specific Plan boundaries on three sides wrap around this property and included the Davis Polk property but did not extend past the Caltrain railroad tracks. Interim Principal Planner Rogers said prior to the Plan, the project property was a rare mismatch property, an R3 parcel with a commercial use on it. He said the R3 zoning was complex but would allow a maximum of 18 housing units per acre. He said R3 zoning had a rear setback based on a percentage of the lot width but was at maximum 20-feet. He said it had no building profile requirements and maximum building height was 35-feet.

Responding to questions from Commissioner Ferrick, Associate Planner Lin said one of the three BMR units onsite would be for low income and the other two BMR units would be for moderate income. She said the project has a requirement for 3.6 BMR units. She said the original proposal was to provide three BMR units for moderate income and pay an in-lieu fee for the 0.6 BMR unit. She said the applicant considered staff's suggestion of incorporating a low income unit and eliminating the in-lieu fee. She said the Housing Commission expressed strong interest in a low income unit rather than an in-lieu fee. She said if it were a bonus density project of 45 units the requirement would have been for 7 BMR units.

Commissioner Ferrick said she would have preferred this project to have the highest and best use for the City's unmet housing need and near transit but what was proposed was more fitting for the adjacent neighborhood. She said she very much liked the homes on Stone Pine Lane and thought this project would be similar in quality and not detrimental to that neighborhood. She said she had empathy for the owners' of the three units whose views would be impacted. She said it was a change but she thought the applicants had been responsive. She said it would be important for the applicant to work with the neighbors on appropriate screening trees behind Building D. She said the City had a housing shortage and an allocated number of housing units to generate which was why she wanted more and smaller units. She said the project could be a lot bigger and much denser than was proposed. She said the Craftsman-style design proposed was acceptable.

Vice Chair Strehl said she visited the properties on Stone Pine Lane and all of their living spaces looked out onto this project property and their sunlight would be diminished. She asked if Building H was removed whether the three units in Building D could be broken up so it wasn't just one mass. Mr. Hunter said he could possibly do two duplexes and break them apart if Building H was removed but he would have to look at the driveway requirements. He said he would like to make the Stone Pine Lane neighbors as happy as they possibly could be with the project. Vice Chair Strehl said she was worried about the impact to the oak tree canopy. Mr. Hunter said they would meet all the tree protection standards but it would feel better to be able to move away even another five feet. She suggested improved landscaping between the property and Stone Pine Lane residences. Mr. Hunter said they would work with their neighbors on the type of fence and trees.

Commissioner Kadvany said like Commissioner Ferrick he would prefer a denser project. He said he agreed with John Onken that this project with its big driveways was similar to Stanford West and was very auto-centric. He said this project was much better than some projects that could have been proposed for this site noting the higher end materials. He said Building D seemed to have the most impact on the Stone Pine Lane residences and the developer seemed willing to look at Building D further. He said there was a question of visual interest for the back of Building D but as proposed it protected privacy. He said for the Stone Pine Lane residents the visual massing of Building D was an impact.

Commissioner Goodhue said there were demonstrable differences between this project and Stanford West. She said she understood the desire for more units but thought the developer was hitting the spirit of the Specific Plan as a transition project with an existing neighborhood. She said it related well with Felton Gables and the other residences east of the railroad tracks. She said the Stone Pine Lane homes were built to view the Roger Reynolds Nursery and that was expected to remain. She commended the applicant for the provision of garages and their locations.

Commissioner Ferrick said she was neutral about the carriage house. She asked if it was removed could Building D be lengthened as a one-story with a pop-up. Mr. Hunter said that giving up height meant the homes would be wider and a partial pop-up would be preferable. He said they could look at that with City staff.

Commissioner Kahle said the carriage house was a focal point to the driveway and a homage to what had been there previously.

Commissioner Combs said the three main things he heard from the neighbors was the concern that the project was not mixed use and that would be better rather than solely residential, concern about the massing of residential blocks that did not fit within the character of the overall neighborhood, and the issue of privacy and setbacks in regard to Building D. He said the concerns were valid and he was empathetic. He said the property was under the Specific Plan and fell within all the guidelines and was even restrained. He said he did not know what could be basis there could be to recommend denial.

Commissioner Kadvany said he liked Building H and would not like the project to lose it. He suggested they might be able to do something different with Building D such as reduce the garage size and step the second story back more.

Vice Chair Strehl said she responded first to the massing of the project. She said she appreciated the detail and the work that had gone into the project. She said she supported getting rid of Building H if it would help with changing the mass and/or location of Building D to address some of the Stone Pine Lane neighbors' concerns. She said if eliminating Building H would enable options the developer could do to address the neighbors' concerns, and if the developer provided appropriate screening along the back, and protected the heritage trees, she could support the project.

Commissioner Ferrick said she liked Commissioner Kadvany's idea to have one covered and one uncovered parking on the three rear units. She said she liked Building H and it was the one thing in this property that made the project not a cookie-cutter townhome project. She said the project met the checklists of the Specific Plan and responded well to adjacencies. She moved to recommend the project to City Council.

Commissioner Kadvany said if the developer wanted to do something with Buildings H and D, should they include something about that.

Commissioner Combs said he was in favor of eliminating Building H if it would help to address identified concerns about Building D.

Commissioner Goodhue suggested a motion to allow for modifications to address Stone Pine Lane residents' concerns.

Interim Principal Planner Rogers said the project would not go to the City Council until December so if they wanted to recommend some changes to the project, the developer could be working on those during the interim.

Commissioner Ferrick said she would amend her motion to recommend the project to the City Council with the modification to revisit and revise the plan for Building D in response to Stone Pine Lane residents' concerns.

Commissioner Kahle said he would also like to have a review of the west elevation of Building G and the front elevation of Building A, particularly the three story massing, and the brackets with staff review.

Commissioner Ferrick said she would decline that modification.

Commissioner Combs seconded the motion made by Commissioner Ferrick.

Vice Chair Strehl said her understanding of the motion was to recommend the plan to the City Council with a request that the applicant work with staff and the Stone Pine Lane neighbors to re-do Building D, optionally to eliminate Building H and moderate the size of Building D to the extent they were able.

Mr. Hunter said it was important to have very clear directives. He restated that the Commission was recommending the project to City Council but in the interim until the project was considered by Council to modify Building D to all parties' favor. He noted that might not result in any changes. Vice Chair Strehl said that included eliminating Building H if that helped improve Building D.

ACTION: Motion and second (Ferrick/Combs) to recommend that the City Council approve the item with the modification to work with neighbors/staff on Building D; passes 6-0, with Commissioner Onken recused.

Commissioner Kadvany said he agreed with Commissioner Kahle's comments about the west elevation of Building G.

J. Adjournment

Vice Chair Strehl adjourned the meeting at 10:10 p.m.

Staff Liaison: Thomas Rogers, Interim Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on November 16, 2015

133 Encinal Avenue
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 Standards and Guidelines: Project Compliance Worksheet

<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.1 Development Intensity			
E.3.1.01	Standard	Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.	Not Applicable: No business/professional office use is proposed.
E.3.1.02	Standard	Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable.	Not Applicable: No medical/dental office use is proposed.
E.3.2 Height			
E.3.2.01	Standard	Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.	Complies: No roof-mounted equipment is currently proposed. <i>Sheets A2.1-A2.7</i>
E.3.2.02	Standard	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.	Complies: No vertical projections are exceeding maximum building or façade height. <i>Sheets A4.0-A4.6</i>
E.3.2.03	Standard	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.	Complies: No rooftop elements are exceeding the maximum building height. <i>Sheets A4.0-A4.6</i>
E.3.3 Setbacks and Projections within Setbacks			
E.3.3.01	Standard	Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.	Complies: Sidewalks and landscaping are provided in the front setback. <i>Sheet L1.0</i>
E.3.3.02	Standard	Parking shall not be permitted in front setback areas.	Complies: No parking is located in the front setback. <i>Sheet A1.0</i>
E.3.3.03	Standard	In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.	Not Applicable: Project is not in a zone with no/minimal setback requirements.
E.3.3.04	Standard	In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.	Complies: No building projections are within required setbacks. <i>Sheet A1.0</i>
E.3.3.05	Standard	In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.	Complies: No building projections are within required setbacks. <i>Sheet A1.0</i>

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Section	Standard or Guideline	Requirement	Evaluation
E.3.3.06	Standard	The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.	Complies: No building projections are within setbacks except eaves at Buildings D, E, F, and G. Eaves project approx. 2'-0" into setback. <i>Sheets A4.0-A4.6</i>
E.3.3.07	Standard	Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.	Complies: Porch canopies and trellises do not extend more than 6' from building faces at setbacks or property line. Vertical clearances are greater than 8'. <i>Sheets A1.0; A2.1-A2.7; A3.0-A3.6</i>
E.3.3.08	Standard	No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.	Not Applicable: The project is not located in or near San Francisquito Creek.
E.3.4 Massing and Modulation			
E.3.4.1 Building Breaks			
E.3.4.1.01	Standard	The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.	Complies: The building break between Buildings A and G is 40'-2" for a building plane of 183'-10", which is 22 percent of the building plane. <i>Sheet A6.0</i>
E.3.4.1.02	Standard	Building breaks shall be located at ground level and extend the entire building height.	Complies: The provided building break extends for the entire building height from the ground level up. <i>Sheet A6.0</i>
E.3.4.1.03	Standard	In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.	Not Applicable: Project proposes a full building break, not a recess.
E.3.4.1.04	Standard	Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.	Complies: The building break between Buildings A and G is accompanied by a change in color (brown scheme to grey scheme), and windows vary within and between the two structures. <i>Sheet A6.0</i>
E.3.4.1.05	Standard	In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.	Complies: Per Table E3, the building plane on Encinal Avenue is less than 200'. 1 building break req. at 100'. Building A width is 93.5'. Break 40'. <i>Sheet A6.0</i>

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<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.4.1.06	Standard	<p>In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall:</p> <ul style="list-style-type: none"> • Comply with Figure E9; • Be a minimum of 60 feet in width, except where noted on Figure E9; • Be a minimum of 120 feet in width at Middle Avenue; • Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; • Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. • Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and • Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue. 	Not Applicable: The property is not in the ECR-SE district.
E.3.4.1.07	Standard	<p>In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.</p>	Not Applicable: The property is not in the ECR-SE district.
E.3.4.1.08	Guideline	<p>In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.</p>	Not Applicable: The property is not in the ECR-SE district.
E.3.4.2 Façade Modulation and Treatment			
E.3.4.2.01	Standard	<p>Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the minor vertical façade modulation shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.</p>	<p>Complies: Buildings A and G facing Encinal Avenue have minor vertical façade modulations with minimum measurements of 5'-6" in width and 3 feet in depth. <i>Sheet A6.0</i></p>

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Section	Standard or Guideline	Requirement	Evaluation
E.3.4.2.02	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a major vertical façade modulation shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.	Not Applicable: Major modulation not required as building façade at Building A is less than 100 feet wide. <i>Sheet A6.0</i>
E.3.4.2.03	Standard	In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.	Not Applicable: Major modulation not required as building façade at Building A is less than 100 feet wide. <i>Sheet A6.0</i>
E.3.4.2.04	Guideline	Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.	Complies: Minor façade modulations in Buildings A and G are accompanied by a change in material (shingle to horizontal siding) and color (variation in darkness of brown or grey at modulation). <i>Sheet A6.0</i>
E.3.4.2.05	Guideline	Buildings should consider sun shading mechanisms, like overhangs, <i>bris soleils</i> and clerestory lighting, as façade articulation strategies.	Complies: Overhangs at eaves and rakes, covered porches and covered upper decks provide shading are shown on the elevations and conceptual details. <i>Sheets A2.1-A2.7; Sheet A6.9a</i>
E.3.4.3 Building Profile			
E.3.4.3.01	Standard	The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.	Complies: Buildings A and G along the front and building D along the rear comply with the 45-degree building profile requirement. <i>Sheets A4.0, A4.3, A4.6</i>
E.3.4.3.02	Standard	Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.	Complies: No horizontal projections are proposed within the 45-degree building profile. <i>Sheets A4.0, A4.6</i>
E.3.4.3.03	Standard	Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.	Complies: No vertical building projections are proposed within the 45-degree building profile. <i>Sheets A4.0, A4.6</i>
E.3.4.3.04	Standard	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.	Complies: No rooftop elements extend beyond the 45-degree building profile. <i>Sheet A4.0, A4.6</i>
E.3.4.4 Upper Story Façade Length			

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E.3.4.4.01	Standard	Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.	Not Applicable: No buildings exceed the 38-foot façade height. <i>Sheet A6.0</i>
E.3.5 Ground Floor Treatment, Entry and Commercial Frontage			
Ground Floor Treatment			
E.3.5.01	Standard	The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space.	Not Applicable: No retail/commercial uses are proposed.
E.3.5.02	Standard	Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.	Not Applicable: No retail/commercial uses are proposed.
E.3.5.03	Guideline	Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.	Complies: Street facing units at Buildings A and G are direct access—facing the street with front doors. <i>Sheet A1.0 and A2.0</i>
E.3.5.04	Guideline	Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.	Complies: Porches facing Encinal Avenue are provided at the ground level of Building A and G. Free-standing trellises and landscaping are also provided along the sidewalk to engage pedestrians. <i>Sheet A1.0 and A2.0</i>
E.3.5.05	Guideline	For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.	Not Applicable: Ground-floor residential uses are proposed.
E.3.5.06	Guideline	Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.	Complies: Elevations show porches, windows, gates etc. at ground floor condition. Landscaping is also provided around walls at ground floors. <i>Sheet A2.0-A2.7 and L1.0</i>
E.3.5.07	Guideline	Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.	Complies by Alternative Method: Preliminary Grading & Drainage Plans for floor elevations and sidewalk grades indicate ground level floor is about 6 inches to a foot above grade, but access to units are behind porches or recessed courts for transition and privacy, and main living areas above first floor are not facing access points. <i>Sheets C3.1-C3.2, A1.0, L1.0</i>
E.3.5.08	Guideline	Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.	Complies: Canopies/trellis elements are used at entries and garage doors, etc. Refer to Conceptual Elevations for strategies used in the building design. <i>Sheets A2.1-A2.7; Perspective Sheet A7.2, A7.4, A7.6</i>
Building Entries			

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Section	Standard or Guideline	Requirement	Evaluation
E.3.5.09	Standard	Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.	Complies: Entries for Buildings A and G are oriented toward Encinal Avenue. Entries for Buildings B, C, and F are oriented toward a common landscaped paseo off the project drive aisle. Entries for Buildings D and E employ a similar strategy and are oriented to landscaped paseos among buildings or to landscaped open space. Pedestrian walkways and decorative paving provide clear orientation between the public right-of-way and the building entries. <i>Sheet L1.0</i>
E.3.5.10	Guideline	Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.	Complies: Buildings entries are highlighted by covered porches with stone veneer columns, stone veneer or wood enclosures, and landscaping. <i>Sheets A2.1-2.8b</i>
E.3.5.11	Guideline	Multiple entries at street level are encouraged where appropriate.	Complies: Buildings A and G, which face Encinal Avenue, have street level entrances into the units. <i>Sheets A2.0-A2.1, A2.7, A3.0, A3.6</i>
E.3.5.12	Guideline	Ground floor residential units are encouraged to have their entrance from the street.	Complies: Buildings A and G, which face Encinal Avenue have entries oriented toward the street. <i>Sheets A2.0-A2.1, A2.7, A3.0, A3.6</i>
E.3.5.13	Guideline	Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.	Complies: Porches and other transitional elements, such as landscaping, are provided. <i>Sheets A2.1-A2.7, A3.0-A3.6</i>
E.3.5.14	Guideline	Building entries are allowed to be recessed from the primary building façade.	Complies: Buildings A and G have entries recessed under porches. <i>Sheets A3.0-A3.6</i>
Commercial Frontage			
E.3.5.15	Standard	Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches	Not Applicable: No retail/commercial uses are proposed.
E.3.5.16	Standard	Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.	Not Applicable: No retail/commercial uses are proposed.
E.3.5.17	Guideline	Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.	Not Applicable: No retail/commercial uses are proposed.
E.3.5.18	Guideline	The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.	Not Applicable: No retail/commercial uses are proposed.
E.3.5.19	Guideline	Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.	Not Applicable: No retail/commercial uses are proposed.

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Section	Standard or Guideline	Requirement	Evaluation
E.3.5.20	Guideline	Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.	Not Applicable: No retail/commercial uses are proposed.
E.3.5.21	Guideline	All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.	Not Applicable: No retail/commercial uses are proposed.
E.3.5.22	Guideline	Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage and displays.	Not Applicable: No retail/commercial uses are proposed.
E.3.5.23	Guideline	Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.	Not Applicable: No retail/commercial uses are proposed.
E.3.5.24	Guideline	Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.	Not Applicable: No retail/commercial uses are proposed.
E.3.5.25	Guideline	Signage should not be attached to storefront windows.	Not Applicable: No retail/commercial uses are proposed.
E.3.6 Open Space			
E.3.6.01	Standard	Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	Complies: A minimum of 80 square feet of residential open space meeting minimum 6 foot depth dimension is provided for each unit as a deck or private yard area. (Note: deck at plan 2b unit is less than 6 foot depth, with patio next to ground floor entry). Additional residential open space is provided for some units as a covered porch or open deck. Residential open space calculations are provided on the Project Data sheet A1.1. Common open space is also provided in the SFPUC easement area. In addition Site Open Space Calculation is provided on Sheet A6.1d. <i>Sheets A1.0, A1.1, A5.0-A5.13, A6.1d</i>
E.3.6.02	Standard	Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.	Not Applicable: Project exceeds the 30% minimum requirement at the ground level, so upper level decks have not been calculated towards this requirement.
E.3.6.03	Guideline	Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.	Complies: Refer to Conceptual Landscape Plan. <i>Sheet L1.0</i>

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Section	Standard or Guideline	Requirement	Evaluation
E.3.6.04	Guideline	Private development should provide accessible and usable common open space for building occupants and/or the general public.	Complies: Refer to Conceptual Landscape Plan. <i>Sheet L1.0</i>
E.3.6.05	Guideline	For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.	Complies: Private open space is provided for each unit as a deck, covered porch, or private yard and is connected to indoor living spaces. <i>Sheets A5.0-A5.13, A1.0</i>
E.3.6.06	Guideline	Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.	Complies: Landscaping within the front setback helps to define the public sidewalk. Large street trees, site trees, and trellises create a street presence. <i>Sheet L1.0</i>
E.3.6.07	Guideline	Landscaping of private open spaces should be attractive, durable and drought-resistant.	Complies: Refer to notes on Landscape plan, Plant list and images with Conceptual Plan Imagery. <i>Sheets L1.0, L3.1, L3.2</i>
E.3.7 Parking, Service and Utilities			
General Parking and Service Access			
E.3.7.01	Guideline	The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.	Complies: One entrance to project interior at street, individual garage fronts minimized on main access way into project. <i>Sheets A1.0 and C2.0</i>
E.3.7.02	Guideline	In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.	Not Applicable: No retail use is proposed. The project would result in one curb cut for the entire development, which is a reduction from the two curb cuts that currently exist.
E.3.7.03	Guideline	When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.	Not Applicable: No service access or loading docks are proposed.
E.3.7.04	Guideline	The size and pattern of loading dock entrances and doors should be integrated with the overall building design.	Not Applicable: No loading docks are proposed.
E.3.7.05	Guideline	Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.	Not Applicable: No loading docks are proposed.
E.3.7.06	Guideline	Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more complete guidelines regarding landscaping in parking areas.	Complies: Refer to Conceptual Landscape Plan for relationships between parking space and tree canopies. <i>Sheet L1.0</i>
Utilities			
E.3.7.07	Guideline	All utilities in conjunction with new residential and commercial development should be placed underground.	Complies: Refer to Preliminary Site Utility Plan. <i>Sheets C5.1-C5.2</i>

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Section	Standard or Guideline	Requirement	Evaluation
E.3.7.08	Guideline	Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.	Complies: Refer to landscape screening details and conceptual perspectives showing fencing and landscape at AC units. Utility equipment such as transformers and back flow prevention devices also to be painted to match adjacent building color as permitted by PGE and Fire District. <i>Sheets L2.4, A6.9c, A8.0B</i>
Parking Garages			
E.3.7.09	Standard	To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 "Bicycle Storage Standards and Guidelines."	Not Applicable: No parking garages are proposed.
E.3.7.10	Guideline	Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.	Not Applicable: No parking garages are proposed.
E.3.7.11	Guideline	To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.	Not Applicable: No parking garages are proposed.
E.3.7.12	Guideline	Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.	Not Applicable: No parking garages are proposed.
E.3.7.13	Guideline	Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan's off-street parking standards and allowance for shared parking studies.	Not Applicable: No parking garages are proposed.
E.3.7.14	Guideline	A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.	Not Applicable: No parking garages are proposed.
E.3.8 Sustainable Practices			
Overall Standards			
E.3.8.01	Standard	Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.	To Be Determined: Per applicant, project will comply with the requirement for LEED Certification. Preliminary LEED Checklist submitted.
Overall Guidelines			
E.3.8.02	Guideline	Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.	Acknowledged.
Leadership in Energy and Environmental Design (LEED) Standards			

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<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.8.03	Standard	<p>Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City-approved outside auditor for those projects pursuing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis. LEED certification or equivalent standard, at a Silver level or higher, shall be required for:</p> <ul style="list-style-type: none"> • Newly constructed residential buildings of Group R (single-family, duplex and multi-family); • Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales rooms) that are 5,000 gross square feet or more; • New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and • Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed. <p>All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.</p>	To Be Determined: Per applicant, project will comply with the requirement for LEED Certification. Preliminary LEED Checklist submitted.
Leadership in Energy and Environmental Design (LEED) Guidelines			

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<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.8.04	Guideline	<p>The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge.</p> <p>The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.</p>	To Be Determined: Per applicant, project will comply with the requirement for LEED Certification. Preliminary LEED Checklist submitted.
Building Design Guidelines			
E.3.8.05	Guideline	Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.	Complies: Building Plans for floor plate dimensions. Units have light from 2 or more building sides. <i>Sheets A3.0-A3.6</i>
E.3.8.06	Guideline	Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.	Complies: Units have light from 2 or more building sides; Window groupings large enough to increase light into units. <i>Sheets A3.0-A3.6, A2.0-A2.7</i>
E.3.8.07	Guideline	Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like <i>bris soleils</i> help control solar gain and check overheating. <i>Bris soleils</i> , which are permanent sun-shading elements, extend from the sun-facing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.	Comment: Overhangs on building roofs may provide some shading on large windows and recesses at porches and covered decks provide shading on other windows and glass doors. Shading devices as noted in guideline other than trellis or small roof canopies would not fit building architecture.
E.3.8.08	Guideline	Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.	Complies: Proposed planting would improve shade to summer south and west exposures on some buildings. Refer to Conceptual Landscape Plan for relationship of trees to building sun exposure. <i>Sheet L 1.0</i>

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Section	Standard or Guideline	Requirement	Evaluation
E.3.8.09	Guideline	Operable windows are encouraged in new buildings for natural ventilation.	Complies: Operable windows are provided on every floor for all residential units. <i>Sheets A3.0-A3.6</i>
E.3.8.10	Guideline	To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.	Comment: Status of Use of Photovoltaic panels on roof is unknown.
E.3.8.11	Guideline	Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.	Complies: Individual townhome units provided with garages that will hold garbage/recycling receptacles.
Stormwater and Wastewater Management Guidelines			
E.3.8.12	Guideline	Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rain water that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.	Comment: Green roofs are not proposed as they would not be compatible with the craftsman-style buildings.
E.3.8.13	Guideline	Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.	To Be Determined: Permeable materials at driveway noted for landscape pavers and referenced to Civil Drawings. Three areas of possible permeable pavers shown along driveway. <i>Sheet L2.1, C2.0</i>
Landscaping Guidelines			
E.3.8.14	Guideline	Planting plans should support passive heating and cooling of buildings and outdoor spaces.	Complies: Refer to Conceptual Landscape Plan for relationship of trees to building and open space sun exposure. Large trees provided to support cooling. <i>Sheet L1.0</i>
E.3.8.15	Guideline	Regional native and drought resistant plant species are encouraged as planting material.	Complies: More than 75% of plant species are water-conserving California natives or Mediterranean species; refer to note on Conceptual Landscape Plan and Conceptual Plant List. No invasive species are used on project. <i>Sheets L1.0, L3.0, L3.1</i>
E.3.8.16	Guideline	Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".	Complies: Planting and irrigation design will comply with Menlo Park Municipal Code and California's 2010 Model Water Efficient Landscape Ordinance; refer to note on Conceptual Landscape Plan. <i>Sheet L1.0</i>
Lighting Standards			
E.3.8.17	Standard	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	Complies: See E.3.3.19

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Section	Standard or Guideline	Requirement	Evaluation
E.3.8.18	Standard	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	Not Applicable: No parking garages are proposed.
Lighting Guidelines			
E.3.8.19	Guideline	Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.	Complies: Fixtures provided separately from plan set: Hinkley "Harbor" 2574Ar-GU24 fixture wall mounted and "Harbor" 2576AR-GU24 Pedestal mount fixture has option for full cut off.; see perspectives for visual of fixtures at walls and pedestals.
E.3.8.20	Guideline	Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.	Complies: Fixture selected has compact fluorescent or LED lamp option.
E.3.8.21	Guideline	Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.	To Be Determined: Advanced lighting control to be reviewed in building permit stage. Light fixtures selected have the ability to meet standards.
Green Building Material Guidelines			
E.3.8.22	Guideline	The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.	To Be Determined: Guideline is acknowledged by applicant.
E.3.8.23	Guideline	The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.	To Be Determined: Guideline is acknowledged by applicant.
E.3.8.24	Guideline	Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.	To Be Determined: Guideline is acknowledged by applicant.
E.3.8.25	Guideline	A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.	To Be Determined: Guideline is acknowledged by applicant.
E.3.8.26	Guideline	The use of material from renewable sources is encouraged.	To Be Determined: Guideline is acknowledged by applicant.

ARBORIST REPORT

Submitted To:

**Hunter Properties, Inc.
Attention: Mr. Sachneel Patel
10121 Miller Avenue #200
Cupertino, CA 95014**

Project Location:

**133 Encinal Avenue
Menlo Park, CA**

Submitted By:

**McCLENAHAN CONSULTING, LLC
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ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists
July 6, 2015
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July 6, 2015

Hunter Properties, Inc.

Attention: **Mr. Sachneel Patel**

10121 Miller Avenue #200

Cupertino, CA 95014

RE **133 Encinal Avenue**
Menlo Park, CA

Assignment

As requested, I performed a visual inspection of 37 trees protected by city ordinance to determine species, size, condition, disposition and impacts from construction. In addition, *Tree Protection Zones* have been assigned to neighboring trees within 10-feet of property line. Please be advised this report has been updated from our previously submitted report of June 6, 2014 and April 3, 2015.

Summary

Trees in this report correspond to the numbers shown on the topographic survey. Proposed site development will require removal of three small city street trees (12, 14 and 45) and five city protected trees (10, 15, 23, 25 and 46) on site. Further review of plans may be necessary to determine if additional small right of way trees will require removal. Current plans show the grove of redwoods at the left rear corner and cluster of live oaks at right rear corner as remaining. Tree protection fencing should surround each grouping of trees. This fencing will adequately protect the neighboring trees at the right rear corner. Fencing should also be installed to protect neighboring oaks, etc. at the 1600 El Camino fence line.

- Any grading or excavation within *Tree Protection Zones (TPZ's)* must be accomplished by hand digging.
- A qualified arborist must supervise any cutting of roots greater than one inch diameter.
- Mitigation is required for root cutting inside the *TPZ*.

Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

Tree Description/Observation

2 Japanese maple (*Acer palmatum 'dissectum'*)

Diameter: 3.8"

Height: 5' **Spread:** 6'

Condition: Fair

Location: Street tree

Observation: Surface rooting observed. The *TPZ* is 6-feet. Proposed sidewalk should be at least 2-feet from the tree.

7 Coast redwood (*Sequoia sempervirens*)

Diameter: 15.8"

Height: 25' **Spread:** 12'

Condition: Fair to Good

Location: Front parking lot

Observation: Planter box and asphalt parking lot create a poor root environment. The *TPZ* is 8-feet.

10 Incense cedar (*Calocedrus decurrens*)

Diameter: 18.3"

Height: 34' **Spread:** 18'

Condition: Fair

Location: Front parking strip

Observation: Crown appears water stressed with a moderate accumulation of deadwood. Poor root environment. Proposed for removal.

11 Incense cedar

Diameter: 18.8"

Height: 40' **Spread:** 22'

Condition: Fair

Location: Front parking strip

Observation: Crown appears water stressed with a moderate accumulation of deadwood. Poor root environment. The *TPZ* is 10-feet. Although Building A will encroach within the *TPZ*, the existing asphalt is 4 feet to the northwest, 3-feet to the west and 1-foot to the northeast. The new design will remove the asphalt at least 6-feet to the northwest, at least 4-feet on the sides. The new area will allow for root management mitigation such as biostimulants, mycorrhizae and other microbes that improve root growth and function.

12 Weeping crabapple (*Malus floribunda*)

Diameter: 5.1"

Height: 7' **Spread:** 12'

Condition: Fair

Location: Street tree

Observation: Surface rooting observed. Proposed for removal.

13 White birch (*Betula jaquemontii*)

Diameter: 10.5" Low Branching

Height: 16' **Spread:** 12'

Condition: Poor to Fair

Location: Street tree

Observation: Lacks vigor, water stressed.

14 New Zealand tea tree (*Leptospermum scoparium*)

Diameter: 4.2"
Height: 9' **Spread:** 10'
Condition: Poor to Fair
Location: Street tree
Observation: Lacks vigor, water stressed. Proposed for removal.

15 Crape myrtle (*Lagerstroemia indica*)

Diameter: 8.8" at the base, Multi trunk
Height: 12' **Spread:** 16'
Condition: Good
Location: Street tree
Observation: Minor interior deadwood. The TPZ is 6-feet. Proposed sidewalk should be 5-feet from the trunk.

23 Coast redwood

Diameter: 37.0"
Height: 85' **Spread:** 25'
Condition: Fair
Location: Adjacent to building
Observation: Existing roof overhang is constructed around tree. Very poor root environment, concrete surrounds root flare. The TPZ is 19-feet. Construction activity within the TPZ must be monitored to assess actual impact to tree health.

25 Japanese maple (*Acer palmatum*)

Diameter: 20.8" Multi trunk
Height: 15' **Spread:** 22'
Condition: Poor to Fair
Location: Front of carriage house
Observation: Dieback of upper crown observed. Poor structure. Limited root environment. The TPZ is 11-feet. Proposed sidewalk should remain on the left side or entry road side of tree.

32 Coast redwood

Diameter: 39.5"
Height: 90' **Spread:** 22'
Condition: Fair
Location: Grove left rear corner
Observation: Crown is one sided from grove effect. Deadwood observed. The *TPZ is 20-feet.*

33 Coast redwood

Diameter: 34.1"
Height: 70' **Spread:** 20'
Condition: Poor to Fair
Location: Grove left rear corner
Observation: Dead top. Crown is one sided. The *TPZ is 18-feet.*

34 Coast redwood

Diameter: 17.6"
Height: 75' **Spread:** 16'
Condition: Fair
Location: Grove left rear corner
Observation: Crown is one sided from grove effect. Deadwood observed. Subdominant tree. The *TPZ is 10-feet.*

35 Coast redwood

Diameter: 34.3"
Height: 95' **Spread:** 18'
Condition: Fair to Good
Location: Grove left rear corner
Observation: Trumpet vine climbing crown. The *TPZ is 18-feet.*

36 Coast redwood

Diameter: 33.4"
Height: 90' **Spread:** 22'
Condition: Poor to Fair
Location: Grove left rear corner
Observation: Water stressed. Irregular curvature of stem. The *TPZ is 18-feet.*

37 Coast redwood

Diameter: 17.0"
Height: 70' **Spread:** 14'
Condition: Fair
Location: Grove left rear corner
Observation: Subdominant tree. The *TPZ is 10-feet.*

38 Coast redwood

Diameter: 19.5"
Height: 85' **Spread:** 15'
Condition: Poor to Fair
Location: Grove left rear corner
Observation: Abnormal cankers or old wounds observed at three heights from 10-35 feet on stem. The *TPZ is 10-feet.*

39 Coast redwood

Diameter: 18"
Height: 75' **Spread:** 16'
Condition: Poor to Fair
Location: Grove left rear corner
Observation: Subdominant tree. Low vigor. Neighbor's tree. The *TPZ is 10-feet.*

40 Coast redwood

Diameter: 21.7"
Height: 80' **Spread:** 16'
Condition: Poor to Fair
Location: Grove left rear corner
Observation: Subdominant tree. Low vigor and branch dieback observed. The *TPZ is 11-feet.*

41 Coast redwood

Diameter: 28.0"
Height: 85' **Spread:** 26'
Condition: Fair to Good
Location: Grove left rear corner
Observation: Lower crown is one sided. The *TPZ is 14-feet.*

42 Coast redwood

Diameter: 35.5" Low Branching

Height: 85' **Spread:** 30'

Condition: Fair

Location: Grove left rear corner

Observation: Crown is one sided from grove effect. Deadwood observed. Codominant leaders at 3-feet. Recommend cable support. The *TPZ is 18-feet.*

43 Coast redwood

Diameter: 39.3"

Height: 85' **Spread:** 34'

Condition: Fair to Good

Location: Grove left rear corner

Observation: Lower crown is one sided from grove effect. Deadwood observed. The *TPZ is 20-feet.*

44 Coast redwood

Diameter: 24.7"

Height: 75' **Spread:** 18'

Condition: Fair

Location: Grove left rear corner

Observation: Crown is one sided from grove effect. Deadwood observed. The *TPZ is 13-feet.*

45 Japanese maple

Diameter: 3.0"

Height: 12' **Spread:** 6'

Condition: Fair to Good

Location: Street tree

Observation: Young establishing tree. The *TPZ is 5-feet.*

46 Coast redwood

Diameter: 16.8"

Height: 35' **Spread:** 10'

Condition: Fair

Location: Asphalt area behind carriage house

Observation: Appears water stressed. Irregular curvature of stem. Proposed for removal.

52 Coast live oak (*Quercus agrifolia*)

Diameter: 50.5"

Height: 55' **Spread:** 50'

Condition: Fair

Location: Right side setback

Observation: Crown exhibits a moderate accumulation of deadwood. Large old pruning wounds exhibit decay. Grows to an exaggerated southwest lean. The *TPZ is 25-feet.* The building and driveway encroachment into the *TPZ* will potentially impact up to 35 percent of the root area. Most of the work will occur on the compression and side of the tree at a distance greater than 9-feet from the tree from the porch and 13-feet from the foundation of Building D. At this distance oblique roots and sinker roots should remain intact. Arborist monitoring during grading and excavation is recommended. Raising of the crown will be required for the construction of Building D.

53 Coast live oak

Diameter: 27.0"
Height: 35' **Spread:** 38'
Condition: Fair
Location: Right side fence

Observation: Crown exhibits a moderate accumulation of deadwood. Previous crown reduction pruning has occurred. Leans toward street. Fruiting body from *Ganoderma applanatum* observed on compression side of lean. The *TPZ* is 14-feet.

54 Coast redwood

Diameter: 40"
Height: 80' **Spread:** 22'
Condition: Fair
Location: Grove at left rear Neighbor tree

Observation: Crown is one sided. Irregular curvature of stem. The *TPZ* is 20-feet.

64 Coast redwood

Diameter: Est 36"
Height: **Spread:**
Location: Neighbors tree right rear corner
Observation: The *TPZ* is 18-feet.

65 Monterey pine (*Pinus radiata*)

Diameter: Est 24"
Location: Neighbors tree right rear corner
Observation: The *TPZ* is 15-feet.

66 Monterey pine

Diameter: Est 24"
Location: Neighbors tree right rear corner
Observation: The *TPZ* is 15-feet. Significant crown dieback.

58 Coast live oak

Diameter: Est 15"
Location: Neighbor's at 1600 El Camino
Observation: The *TPZ* is 12-feet.

59 Sycamore (*Platanus x acerifolia*)

Diameter: Est <24"
Location: Neighbor's at 1600 El Camino
Observation: *TPZ* is 12-feet.

60 & 61 Coast live oak

Diameter: 32.0", multi trunk (previously described as 2 trees)
Location: Neighbor's at 1600 El Camino
Observation: *TPZ* is 12-feet.

62 Coast live oak

Diameter: Est <24", bifurcation at 4-1/2 feet
Location: Neighbor's at 1600 El Camino

Observation: *TPZ is 12-feet.*

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63 Coast live oak

Diameter: Est <24", leaning toward 1600 El Camino

Location: Neighbor's at 1600 El Camino

Observation: *TPZ is 12-feet.*

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is **mandatory**.

Barricades

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. These barricades should remain in place until final inspection of the building permit, except for work specifically required in the approved plans to be done under the trees to be protected. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a tree's drip line, should any roots greater than one inch (1") in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line **within twenty-four (24) hours**.

Pruning

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

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Fertilization

A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Irrigation

A supplemental irrigation program is recommended for the non-oak trees and should be accomplished at regular three to four week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately fifteen (15) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection

Periodic inspections by the **Site Arborist** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

McCLENAHAN CONSULTING, LLC



By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists



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ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

A handwritten signature in black ink, appearing to read "John H. McClenahan", written in a cursive style.

Arborist:

John H. McClenahan

Date:

June 19, 2015

**133 Encinal Avenue
El Camino Real/Downtown Specific Plan Program EIR – Conformance Checklist**

Introduction

The City of Menlo Park (City) has developed the El Camino Real/Downtown Specific Plan (Specific Plan) to establish a framework for private and public improvements in the Specific Plan area for the next 30 years. The Specific Plan addresses approximately 130 acres and focuses on the character and density of private infill development, the character and extent of enhanced public spaces, and circulation and connectivity improvements. The primary goal of the Specific Plan is to “enhance the community life, character and vitality through mixed use infill projects sensitive to the small-town character of Menlo Park, an expanded public realm, and improved connections across El Camino Real.” The Specific Plan includes objectives, policies, development standards, and design guidelines intended to guide new private development and public space and transportation improvements in the Specific Plan area over the next 30 years. The Plan builds upon the El Camino Real/Downtown Vision Plan that was unanimously accepted by the Menlo Park City Council on July 15, 2008.

On June 5, 2012, the City Council certified the Menlo Park El Camino Real and Downtown Specific Plan Program EIR (Program EIR). According to the Program EIR, the Specific Plan does not propose specific private developments, but establishes a maximum development capacity of 474,000 square feet of non-residential development (inclusive of retail, hotel, and commercial development), and 680 new residential units.

Hunter Properties Inc. has submitted an application for 24 residential units. The project site is located at 133 Encinal Avenue and currently consists of the vacant Roger Reynolds Nursery and Carriage Stop and site improvements. The property is part of the Specific Plan area, and as such may be covered by the Program EIR analysis. The intent of this Environmental Conformity Analysis is to determine: 1) whether the proposed project does or does not exceed the environmental impacts analyzed in the Program EIR, 2) whether new impacts have or have not been identified, and 3) whether new mitigation measures are or are not required.

Existing Condition

The subject property is located at 133 Encinal Avenue, on the north side of Encinal Avenue east of the intersection of El Camino Real and Encinal Avenue, which is part of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The site is bounded by residential apartments to the north and northeast, Caltrain tracks to the east, Encinal Avenue and apartments to the south, and a commercial office building and parking lot to the west.

The project site consists of one parcel (Assessor’s Parcel Number: 060-344-270) of approximately 1.7-acre (75,612 square feet). 133 Encinal Avenue is currently developed with a nursery and carriage stop building (Roger Reynolds Nursery and Carriage Stop). The proposed development consists of two- and three-story buildings with 24 residential units. There are seven proposed buildings (Buildings A through G), with two buildings facing Encinal Avenue and the remaining buildings accessed off of a private drive from Encinal Avenue. The proposed square footage totals 55,153 square feet.

Proposed Project

The project includes the demolition of the former nursery buildings and construction of 24 multi-family residential units. The site would be developed with seven, two- to three-story structures, with each structure containing two to five units. The residential units would range from two to three stories, with three to four bedrooms and three to four bathrooms, averaging approximately 2,300 square feet per unit. The units along Encinal Avenue would have porches facing the street.

Each residential unit would have a two-car garage. Parking consists of 48 covered and five uncovered parking spaces. Access to the project site is from a 26-foot wide driveway from Encinal Avenue. Permeable pavers are proposed in the driveway and on the surface parking.

The proposal includes the removal of five non-heritage trees and five heritage trees, and would preserve two existing groves of trees along the rear. Landscaping is proposed around the perimeter of the project site. Additional California-native shrubs would be planted in the proposed children's discovery garden and oak grove garden.

The project requires architectural control and major subdivision. A tentative map would be required to create 24 residential condominium units. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing Agreement for the provision of three on-site BMR units. The proposed development requires review and recommendation by the Planning Commission, and the City Council would make the final decision on all requested actions.

Environmental Analysis

As discussed in the introduction, this comparative analysis has been undertaken to analyze whether the project would have any significant environmental impacts that are not addressed in the Program EIR. The comparative analysis discusses whether impacts are increased, decreased, or unchanged from the conclusions discussed in the Program EIR. The comparative analysis also addresses whether any changes to mitigation measures are required.

As noted previously, the proposal is a multi-unit residential project. Assuming full occupancy, the proposed project is estimated to generate 2 AM peak hour trips and 15 PM peak hour trips, which are fewer trips than the pre-existing commercial nursery use. Based on this level of vehicle traffic, a detailed traffic study is not required. The proposed project is consistent with the Specific Plan land uses. The proposed project will be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts as identified in the Program EIR.

Aesthetic Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that the project would not have a substantial adverse effect on a scenic view, vista, or designated state scenic highway, nor would the project have significant impacts to the degradation of character/quality, light and glare, or shadows.

Implementation of the proposed project would result in the construction of a multi-unit residential development. This type of project was evaluated under the Specific Plan EIR, and determined that changes to the visual character would not be substantially adverse, and the impact is considered less than significant. The proposed project would be subject to the Planning

Commission and City Council architectural control and major subdivision review and approval, which includes public notice and ensures aesthetic compatibility. Therefore, the proposed project would not result in any impacts to the existing visual character of the site and its surroundings.

This type of project was evaluated under the Specific Plan EIR, and determined that changes to light and glare would not be substantially adverse, and the impact would be less than significant. The Specific Plan includes regulatory standards for nighttime lighting and nighttime and daytime glare. Therefore, the proposed project would not result in any impacts associated with substantial light or glare.

As was the case with the Specific Plan, the project would not have a substantial adverse effect on a scenic view or vista, a state scenic highway, character/quality, or light and glare impacts. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

Agriculture Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that no impacts would result with regard to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or any area zoned for agricultural use or forest land.

As was the case with the Program EIR, the proposed project would not result in any impacts to farmland, agricultural uses, or forest land. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

Air Quality

Impacts would be the same as the Specific Plan.

AIR-1: The Program EIR determined that emissions of criteria pollutants associated with construction would be significant, and established Mitigation Measures AIR-1a and AIR-1b to address such impacts. However, the Program EIR concluded that impacts could still be significant and unavoidable even with implementation of such mitigations. The proposed project would construct 24 residential units, would not involve the type of large-scale construction activities that would create such impacts, and the Project would be well below the 220 dwelling-unit construction screening threshold adopted by the Bay Area Air Quality Management District. Mitigation Measure AIR-1a includes basic controls that would apply to all construction sites, and would need to be implemented as part of the proposed project. Implementation of Mitigation Measure AIR-1b, because it is below the construction screening threshold, would not be required for this project.

AIR-2: The Program EIR determined that the Specific Plan would have long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute to an air quality violation (due to being inconsistent with an element of the *2010 Clean Air Plan*), and established Mitigation Measure AIR-2 requiring implementation of Mitigation Measure TR-2 regarding Transportation Demand Management (TDM) strategies to address this impact. However, the Program EIR noted that TDM effectiveness cannot be guaranteed, and concluded that the impact would be significant and unavoidable. The Project would be consistent with the Program EIR analysis, and as such would be required to implement Mitigation Measure AIR-2.

AIR-3: The Program EIR determined that the Specific Plan would increase levels of Toxic Air Contaminants (TACs) due to increased heavy duty truck traffic, but that the impacts would be less than significant. The Project would not generate an unusual amount of heavy truck traffic relative to other developments due to the limited nature of the construction, and the proposed project's share of overall Specific Plan development (24 residential units) would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development.

AIR-4: The Program EIR concluded that the Specific Plan would not have a substantial adverse effect pertaining to Particulate Matter (PM_{2.5}). The proposed project is consistent with the assumptions of this analysis.

AIR-5, AIR-6, AIR-7, AIR-8, AIR-10, and AIR-11: The Specific Plan determined that the introduction of sensitive receptors, specifically new residences, to an environment (near El Camino Real and the Caltrain tracks) with elevated concentrations of TACs and PM_{2.5} could result in significant or potentially significant impacts (including in the cumulative scenario), and established Mitigation Measures AIR-5, AIR-7, and AIR-10 to bring impacts to less than significant levels. Since the project site is adjacent to the Caltrain tracks, implementation of Mitigation Measure AIR-7 would be required to reduce cancer risk to a less than significant level.

An Air Quality Existing Conditions Report was prepared by Advance Soil Technology, Inc. dated December 24, 2014. The report addressed the environmental constraints to air quality problems impacting the development of the 24 residential units along with community risk analysis results due to the close proximity to sources of toxic air contaminants (TACs), and modeling of the health risk impacts were conducted. Recommended measures include dust and exhaust control during construction, and the installation of air filtration units with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher for the residential units. Potential impacts from exposure to TACs would be reduced to a less than significant level with implementation of these recommendations.

AIR-9: The Program EIR determined that the Specific Plan is fundamentally consistent with the growth projections of the Bay Area 2010 Clean Air Plan, particularly with regard to residential development. The project proposes 24 residential units which is consistent with the growth projections of the Bay Area 2010 Clean Air Plan.

No new Air Quality impacts have been identified and no new mitigation measures are required for the proposed project.

Biological Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that less than significant impacts would result with regard to special status plant and wildlife species, sensitive natural communities, migratory birds, and jurisdictional waters and wetlands upon implementation of the recommended Mitigation Measures BIO-1a, BIO-1b, BIO-3a, BIO-3b, BIO-5a through BIO-5c, and BIO-6a. The analysis also found that the Specific Plan would not conflict with local policies, ordinances, or plans. The project site is fully developed and within a highly urbanized/landscaped area.

The project site provides little wildlife habitat and essentially no habitat for plants other than the opportunity ruderal species adapted to the built environment or horticultural plants used in

landscaping. The project would not result in the take of candidate, sensitive, or special-status species.

The proposal includes the removal of five non-heritage trees and five heritage trees. The heritage trees proposed for removal include a 15.8-inch coast redwood in the front (tree #7), a 18.3-inch incense cedar in the front (tree #10), a 37-inch coast redwood in the front (tree #23), a 20.8-inch Japanese maple in the front (tree #25), and a 16.8-inch coast redwood in the center of the site. The Program EIR determined that no mitigation would be required with implementation of the Heritage Tree Ordinance Chapter 13.24 which requires a planting replacement at a 1:1 basis for residential projects. Additionally, the City of Menlo Park's Building Division provides "Tree Protection Specification" measures and procedures to further insure the protection of heritage trees during construction. Compliance with these existing code requirements, guidelines, and Tree Protection Specification measures and procedures, coupled with the proposed planting of approximately 58 new trees, would mitigate the impact of any loss of protected trees and would constitute consistency with local ordinances designed to protect existing tree resources. The impact would be less than significant.

With implementation of the proposed project, construction activities would occur on an existing developed site. Therefore, as with the Program EIR, the Project would result in less than significant impacts to biological resources and no new mitigation measures would be required. The Project would also not conflict with local policies, ordinances, or plans, similar to the Program EIR. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Cultural Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that no significant impacts to a historic resource would result with implementation of Mitigation Measure CUL-1. The analysis also concluded that the Specific Plan would result in less than significant impacts to archeological resources, paleontological resources, and burial sites with implementation of Mitigation Measures CUL-2a, CUL-2b, and CUL-4. With regard to the project site, the physical conditions, as they relate to archeological resource, have not changed in the Specific Plan area since the preparation of the Specific Plan EIR. The proposed project would incorporate CUL-4. Mitigation Measure CUL-3 would not be required, as the project would not excavate beyond previously disturbed soil.

A Historic Resource Evaluation was prepared by Corri Jimenez, dated March 2015 for the Project. Existing historical documents were evaluated on the resources of Roger Reynolds Nursery and Carriage Stop. The nursery building lacks integrity specific to design, materials, and workmanship due to significant alterations on the buildings which include rear alterations and replacement of original materials. The Carriage Stop structure has been moved from its original location on El Camino Real to 133 Encinal Avenue and altered as well. The report concluded, the buildings at 133 Encinal Avenue are not historically significant according to the criteria of the California Register of Historical Resources, and thus are not considered historic resources under CEQA.

A Cultural Resource Evaluation was prepared by Basin, dated December 24, 2014 for the Project. The report concluded that the archival research revealed that there are no recorded cultural resources located within the study area. No traces of significant cultural materials, prehistoric or historic, were noted during the surface reconnaissance. In the event, however,

that prehistoric traces are encountered, the Specific EIR requires protection activities if archaeological artifacts are found during construction.

No new impacts have been identified and no new mitigation measures are required.

Geology and Soils

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to earthquake faults, seismic ground shaking, seismically induced hazards (e.g., liquefaction, lateral spreading, land sliding, settlement, and ground lurching), unstable geologic units, expansive soils, corrosive soils, landslides, and soil erosion would result. No mitigation measures are required.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone as designated by the California Geological Society, and no known active faults exist on the site. The nearest active fault to the project area is the San Andreas fault which is located approximately seven miles southwest. Although this is the case, the Project is located in a seismically active area and, while unlikely, there is a possibility of future faulting and consequent secondary ground failure from unknown faults is considered to be low. Furthermore, the project would comply with requirements set in the California Building Code (CBC) to withstand settlement and forces associated with the maximum credible earthquake. The CBC provides standards intended to permit structures to withstand seismic hazards. Therefore, the code sets standards for excavation, grading, construction earthwork, fill embankments, expansive soils, foundation investigations, liquefaction potential, and soil strength loss. No mitigation is required.

Greenhouse Gas Emissions

Impacts would be the same as the Specific Plan.

GHG-1: The Program EIR determined that the Specific Plan would generate Greenhouse Gas (GHG) emissions, both directly and indirectly, that would have a significant impact on the environment. Specifically, the operational GHG using the Bay Area Air Quality District (BAAQMD) GHG Model, measured on a “GHG: service population” ratio, were determined to exceed the BAAQMD threshold. The proposed project’s share of this development (24 residential units) and associated GHG emissions and service population would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measure GHG-1, although it was determined that the impact would remain significant and unavoidable even with this mitigation. For the proposed project, implementation of Mitigation Measure GHG-1 is not necessary as the BAAQMD-identified GHG Mitigation Measures are primarily relevant to City-wide plans and policies.

GHG-2: The Program EIR determined that the Specific Plan could conflict with AB 32 and its Climate Change Scoping Plan by virtue of exceeding the per-capita threshold cited in GHG-1. Again, the proposed project’s share of this development (24 residential units) and associated GHG emissions and service population would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measure GHG-2a and GHG-2b, although it was determined that the impact would remain significant and unavoidable even with this mitigation. The project would be required to install three dedicated electric vehicle charging station to meet Mitigation Measure GHG-2a.

No new impacts have been identified and no new mitigation measures are required for the proposed project.

Hazards and Hazardous Materials

Impacts would be the same as the Specific Plan. The Program EIR determined that a less than significant impact would result in regards to the handling, transport, use, or disposal of hazardous materials during construction operations. The analysis also concluded that the project site is not included on a list of hazardous materials sites, is not within the vicinity of an airport or private airstrip, would not conflict with an emergency response plan, and would not be located in an area at risk for wildfires. The Specific Plan analysis determined that with implementation of Mitigation Measures HAZ-1 and HAZ-3, impacts related to short-term construction activities, and the potential handling of and accidental release of hazardous materials would be reduced to less than significant levels.

The proposed project would involve ground-disturbance activities and demolition of an existing commercial building and as such implementation of Mitigation Measures HAZ-1, HAZ-2, and HAZ-3 would be required. Project operations would result in a multi-family residential project rather than the existing commercial uses. An Environmental Soil Sampling report was prepared by Advance Soil Technology, dated February 3, 2014 and concluded that an elevated level of arsenic was detected, although further sampling determined that arsenic did not occur at significant levels and that no further analysis is required. With implementation of Mitigation Measure HAZ-1 impacts would be reduced to less than significant levels. The mitigation measure provides remediation and cleanup to levels established by the overseeing agency.

The proposed residential project would not handle, store, or transport hazardous materials in quantities that would be required to be regulated. Thus, project operations would result in similar impacts as that analyzed for the Specific Plan. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Hydrology and Water Quality

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to construction-related impacts (i.e., water quality and drainage patterns due to erosion and sedimentation), or operational-related impacts to water quality, groundwater recharge, the alteration of drainage patterns, or flooding would result. The City of Menlo Park Engineering Division requires a Grading and Drainage Permit and preparation of a construction plan for any construction project disturbing 500 square feet or more. The Grading and Drainage (G&D) Permit requirements specify that the construction must demonstrate that the sediment laden-water shall not leave the site. Incorporation of these requirements would be expected to reduce the impact of erosion and sedimentation to a less-than-significant level. No mitigation measures are required.

A Hydrology Report was prepared by Nterra Group dated August 3, 2015 and determined that the proposed project increases the amount of runoff as compared with existing conditions, and that retention is required. Engineering Division staff have completed preliminary review of this report and the associated civil plans, and tentatively determined that the project should be able to meet the detailed hydrology/grading requirements at the building permit stage. Thus, the proposed project would result in less than significant impacts, no new impacts have been identified, and no new mitigation measures are required.

Land Use and Planning

Impacts would be the same as the Specific Plan.

LU-1: The Program EIR determined that the Specific Plan would not divide an established community. The proposed project would involve demolition of an existing single-story commercial site. The Specific Plan would allow for taller buildings, any new development would occur along the existing grid pattern and proposed heights and massing controls would result in buildings comparable with existing buildings found in the Plan area. The proposed development consists of two to three-story buildings with 24 residential units and is subject to architectural review by the Planning Commission and City Council. The project would not create a physical or visual barrier, therefore would not physically divide a community. There are no impacts.

LU-2: The Program EIR determined that the Specific Plan would not alter the type and intensity of land uses in a manner that would cause them to be substantially incompatible with surrounding land uses or neighborhood character. The proposed project is an infill development that meets the intent of the Specific Plan. No mitigation is required for this impact, which is less than significant.

LU-3: The Program EIR determined that the Specific Plan would not conflict with the City's General Plan, Zoning Ordinance, or other land use plans or policies adopted for the purpose of mitigating an environmental effect. The General Plan and Zoning Ordinance were amended concurrent with the Specific Plan adoption, and the proposed project would comply with all relevant regulations. No mitigation is required for this impact, which is less than significant.

LU-4: The Program EIR determined that the Specific Plan, in combination with other plans and projects, would not result in cumulatively considerable impacts to land use. The proposed project, being a part of the Specific Plan area and accounted for as part of the Maximum Allowable Development, is consistent with this determination. No mitigation is required for this impact, which is less than significant.

No new impacts have been identified and no new mitigation measures are required for the proposed project.

Mineral Resources

Impacts would be the same as the Specific Plan. The Program EIR noted that the project site is not located within an area of known mineral resources, either of regional or local value.

As was the case with the Specific Plan, the Project would not result in the loss of availability of a known mineral resource or mineral resources recovery site. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Noise

Impacts would be the same as the Specific Plan.

NOI-1: The Program EIR determined that construction noise, in particular exterior sources such as jackhammering and pile driving, could result in a potentially significant impact, and established Mitigation Measures NOI-1a through NOI-1c to address such impacts. The physical

conditions as they relate to noise levels have not changed substantially in the Specific Plan area since the preparation of the Specific Plan EIR. Therefore construction noise impacts of the proposed project would be less than significant, and these mitigation measures would apply (with the exception of Mitigation Measure NOI-1b, which applies to pile driving activities, which wouldn't take place as part of the project).

NOI-2: The Program EIR determined that impacts to ambient noise and traffic-related noise levels as a result of the Specific Plan would be less than significant. The proposed project's share of this development (24 residential units) would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development.

NOI-3 and NOI-4: The Program EIR determined that the Specific Plan could include the introduction of sensitive receptors, specifically new residences, to a noise environment (near the Caltrain tracks) with noise levels in excess of standards considered acceptable under the City of Menlo Park Municipal Code, as well as the introduction of sensitive receptors to substantial levels of ground borne vibration from the Caltrain tracks. A Noise Analysis prepared by Mei Wu Acoustics dated July 7, 2015 concludes that sound rated walls and windows are required to meet the noise level standard. Therefore, with the sound rated walls and windows, the proposed project would not result in any impacts related to noise.

The project area is adjacent to the Caltrain right-of-way, which has the potential for vibration-related issues. A vibration analysis was prepared by Mei Wu Acoustics. The report concludes that a "recommended foundation system" be used which isolates the building from the soil and therefore reduces the vibration transferred into the building. Mitigation Measure NOI-4 states if required, vibration isolation techniques could be included supporting the new building foundation on elastomer pads similar to bridge bearing pads. Therefore, with the vibration isolation techniques, the proposed project would not result in any impacts related to ground borne noise or vibration.

NOI-5: The Program EIR determined that implementation of the Specific Plan, together with anticipated future development in the area in general, would result in a significant increase in noise levels in the area. The Program EIR established Mitigation Measure NOI-5 to require the City to use rubberized asphalt in future paving projects within the Plan area if it determines that it will significantly reduce noise levels and is feasible given cost and durability, but determined that due to uncertainties regarding Caltrans approval and cost/feasibility factors, the cumulative impact of increased traffic noise on existing sensitive receptors is significant and unavoidable. The proposed project's share of this development (24 residential units) would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development.

No new noise impacts have been identified and no new mitigation measures are required for the proposed project.

Population and Housing

Impacts would be similar from that analyzed in the Program EIR.

POP-1: The Program EIR determined that the implementation of the Specific Plan would not cause the displacement of existing residents to the extent that the construction of replacement facilities outside of the Plan area would be required. The project includes the demolition of existing commercial buildings and the construction of seven new two- to three-story buildings

comprised of 24 residential units. Therefore, no residents would be displaced. No mitigation is required for this impact, which is less than significant.

POP-2: The Program EIR determined that the implementation of the Specific Plan would not be expected to induce growth in excess of current projections, either directly or indirectly. The Program EIR found that full build-out under the Specific Plan would result in 1,537 new residents, well within the Association of Bay Area Governments (ABAG) projection of 5,400 new residents between 2010 and 2030 in Menlo Park and its sphere of influence. Additionally, the Program EIR projected the new job growth associated with the new retail, commercial and hotel development to be 1,357 new jobs. The ABAG projection for job growth within Menlo Park and its sphere of influence is an increase of 7,240 jobs between 2010 and 2030. The Program EIR further determines that based on the ratio of new residents to new jobs, the Specific Plan would result in a jobs-housing ratio of 1.56, below the projected overall ratio for Menlo Park and its sphere of influence of 1.70 in 2030 and below the existing ratio of 1.78.

The project includes the construction of 24 multi-family residential units. Construction of the project, including site preparation and building demolition phase, would temporarily increase construction employment. Given the relatively common nature and scale of the construction associated with the project, the demand for construction employment would likely be met within the existing and future labor market in the City and the County. The size of the construction workforce would vary during the different stages of construction, but a substantial quality of workers from outside the City or County would not be expected to relocate permanently.

The residential units would have three to four bedrooms and would average approximately 2,300 square feet. The units could be utilized by couples and families. As such, the household size would be similar to that used in the Specific Plan (which did take into account families). Based on the average household size of 2.38 persons per household (per the Specific Plan), implementation of the project would add approximately 57 people to the City's population. The anticipated population growth from the proposed housing units proposed under the project would represent less than one percent of the City's current population and would be approximately less than one percent of the City's population growth through 2020. Therefore, the project would not directly result in substantial population growth beyond that expected for the City. No mitigation is required for this impact, which is less than significant.

POP-3: The Program EIR determined that implementation of the Specific Plan, in combination with other plans and projects would not result in cumulatively considerable impacts to population and housing. The EIR identified an additional 959 new residents and 4,126 new jobs as a result of other pending projects. These combined with the projection for residents and jobs from the Specific Plan equate to 2,496 new residents and 5,483 new jobs, both within ABAG projections for Menlo Park and its sphere of influence in 2030. The estimated additional 57 persons associated with the proposed residential project would not be considered a substantial increase, would continue to be within all projections and impacts in this regard would be considered less than significant. Thus, no new impacts have been identified and no new mitigation measures are required for the proposed project.

No new Population and Housing impacts have been identified and no new mitigation measures are required for the proposed project.

Public Services and Utilities

Impacts would be the same as the Specific Plan. The Program EIR concluded that less than significant impacts to public services, including fire protection, police protection, schools, parks, and other public facilities would result. In addition, the Program EIR concluded that the project would result in less than significant impacts to utilities and service systems, including water services, wastewater services, and solid waste. No mitigation measures were required under the Program EIR for Public Services and Utilities impacts.

The Menlo Park Fire Protection District (MPFPD) currently serves the Project area. MPFPD review and approval of individual development plans is a standard part of the project review process, ensuring that new buildings meet all relevant service requirements. The project would not intensify development over what has previously been analyzed, nor modify building standards (height, setbacks, etc.) in a way that could affect the provision of emergency services by the MPFPD. Therefore, the project would not result in any impacts resulting in the need for new or physically altered fire facilities.

Public parks near the project area include Burgess Park, Fremont Park, and Nealon Park. Additional public facilities, such as the Library and recreation buildings, are located next to Burgess Park, in the Civic Center. The Project would not intensify development over what has previously been analyzed, and existing public facilities would continue to be sufficient to serve the population of the Project area. Therefore, the proposed project would not result in the demand for new public parks or other public facilities.

The existing water, wastewater, electric, gas, and solid waste infrastructure is adequate to support the proposed project, as the number of residential units and commercial area would not exceed what was previously analyzed, which the current site was developed to support.

No new Public Services and Utilities impacts have been identified and no new mitigation measures are required for the proposed project.

Transportation, Circulation and Parking

As noted previously, the proposal is a residential project that includes demolishing the existing commercial buildings. Assuming full occupancy, the proposed project is estimated to generate 2 AM peak hour trips and 15 PM peak hour trips, which are fewer trips than the pre-existing commercial nursery use. Based on this level of vehicle traffic, a detailed traffic study is not required because the project is consistent with the Specific Plan land uses. The project would be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts as identified in the Downtown Specific Plan Final Environmental Impact Report.

TR-1 and TR-7: The Program EIR concluded that the Specific Plan would result in significant and unavoidable traffic impacts related to operation of area intersections and local roadway segments, in both the short-term and cumulative scenarios, even after implementation of Mitigation Measures TR-1a through TRA-1d, TR-2, TR-7a through TR-7n, and TR-8.

TR-2 and TR-8: The Program EIR determined that the Specific Plan would adversely affect operation of certain local roadway segments, in both the near-term and cumulative scenarios. Assuming full occupancy, the proposed project would generate fewer trips than the pre-existing commercial nursery use. Based on this level of vehicle traffic, a detailed traffic study is not

required. The proposed project's share of the overall Specific Plan development (24 residential units) would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis.

According to trip generation rates published by the Institute of Transportation Engineers, the proposed residential development would result in fewer trips (daily trips as well as peak hour trips) as compared with the pre-existing commercial nursery use. The proposed project would still be required to implement Mitigation Measure TR-2.

TR-3, TR-4, TR-5, and TR-6: The Program EIR determined that the Specific Plan would not result in impacts to freeway segment operations, transit ridership, pedestrian and bicycle safety, or parking in the downtown. The proposed project, using a parking rate supported by appropriate data and analysis, would be consistent with this analysis, and no new impacts or mitigation measures would be projected.

No new impacts have been identified and no new mitigation measures are required for the proposed project.

Conclusion

As discussed, the Conformance Checklist is to confirm that 1) the proposed project does not exceed the environmental impacts analyzed in the Program EIR, 2) that no new impacts have been identified, and 3) no new mitigation measures are required. As detailed in the analysis presented above, the proposed project would not result in greater impacts than were identified for the Program EIR. No new impacts have been identified and no new mitigation measures are required for the proposed project.

References

1. Air Quality Report prepared by Advance Soil Technology, dated December 2014.
2. Arborist Report prepared by McClenahan Consulting, dated July 6, 2015.
3. Archeological Review Evaluation prepared by Basin Research Associates, dated December 24, 2014.
4. Historic Resource Evaluation prepared by Corri Jimenez, MS, dated March 2015.
5. Phase I ESA prepared by Advance Soil Technology, dated February 2014.
6. Phase I ESA Response letter prepared by Advance Soil Technology, dated June 26, 2015.
7. Limited Soil Sampling Report prepared Advance Soil Technology, dated February 2014.
8. Acoustic Report prepared by Mei Wu Acoustics, dated September 25, 2015.
9. Vibration Measurement prepared Mei Wu Acoustics, dated January 21, 2015.
10. Vibration Mitigation prepared by Gouvis Engineering, dated April 8, 2015.

11. Hydrology Report prepared by Nterra Group, dated August 3, 2015.

12. Staff site visit August 22, 2015.

13. Project Plans, dated December 14, 2015.

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
AIR QUALITY				
IMPACT BEING ADDRESSED: Impact AIR-1: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants associated with construction activities that could contribute substantially to an air quality violation. (Significant)				
<p><i>Mitigation Measure AIR-1a:</i> During construction of individual projects under the Specific Plan, project applicants shall require the construction contractor(s) to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic dust control procedures required for construction sites. For projects for which construction emissions exceed one or more of the applicable BAAQMD thresholds, additional measures shall be required as indicated in the list following the Basic Controls.</p> <p><u>Basic Controls that Apply to All Construction Sites</u></p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 	<p>Exposed surfaces shall be watered twice daily.</p> <p>Trucks carrying demolition debris shall be covered.</p> <p>Dirt carried from construction areas shall be cleaned daily.</p> <p>Speed limit on unpaved roads shall be 15 mph.</p> <p>Roadways, driveways, sidewalks and building pads shall be laid as soon as possible after grading.</p> <p>Idling times shall be minimized to 5 minutes or less; Signage posted at all access points.</p> <p>Construction equipment shall be properly tuned and maintained.</p>	<p>Measures shown on plans, construction documents and on-going during demolition, excavation and construction.</p>	<p>Project sponsor(s) and contractor(s)</p>	<p>Public Works Engineering and Transportation Divisions (PW) / Community Development Planning and Building Divisions (CDD)</p>

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</p>	<p>Signage will be posted with the appropriate contact information regarding dust complaints.</p>			
<p><i>Impact AIR-7: Implementation of the Specific Plan would expose sensitive receptors to elevated concentrations of Toxic Air Contaminants (TACs) associated with Caltrain operations which may lead to considerable adverse health effects. (Potentially Significant)</i></p>				
<p>Mitigation Measure AIR-7: The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within approximately 1,095 feet of the edge of the Caltrain right-of-way shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or PM_{2.5} concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD or the City for health risks. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required.</p>	<p>A health risk analysis shall be prepared.</p> <p>If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks</p> <p>Plan developed for ongoing maintenance and disclosure to buyers and/renters.</p>	<p>Simultaneous with a building permit submittal</p>	<p>Project sponsor(s)</p>	<p>CDD STATUS: PARTIALLY COMPLETE: A health risk assessment prepared by Advance Soil Technology, Inc., included recommended measures to control dust and exhaust during construction, and for the installation of air filtration units with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher for the residential units. Potential impacts from exposure to TACs would be reduced to a less than significant level with implementation of these recommendations.</p>

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
BIOLOGICAL RESOURCES				
<i>Impact BIO-1: The Specific Plan could result in the take of special-status birds or their nests. (Potentially Significant)</i>				
<p>Mitigation Measure BIO-1a: Pre-Construction Special-Status Avian Surveys. No more than two weeks in advance of any tree or shrub pruning, removal, or ground-disturbing activity that will commence during the breeding season (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the non-breeding season (August 31 through January 31). Construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered.</p> <p><i>If pre-construction surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied:</i> no further mitigation is required.</p> <p><i>If active nests of special-status birds are found during the surveys:</i> implement Mitigation Measure BIO-1b.</p>	<p>A nesting bird survey shall be prepared if tree or shrub pruning, removal or ground-disturbing activity will commence between February 1 through August 31.</p>	<p>Prior to tree or shrub pruning or removal, any ground disturbing activity and/or issuance of demolition, grading or building permits.</p>	<p>Qualified wildlife biologist retained by project sponsor(s)</p>	<p>CDD</p>

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure BIO-1b: Avoidance of active nests. If active nests of special-status birds or other birds are found during surveys, the results of the surveys would be discussed with the California Department of Fish and Game and avoidance procedures will be adopted, if necessary, on a case-by- case basis. In the event that a special-status bird or protected nest is found, construction would be stopped until either the bird leaves the area or avoidance measures are adopted. Avoidance measures can include construction buffer areas (up to several hundred feet in the case of raptors), relocation of birds, or seasonal avoidance. If buffers are created, a no disturbance zone will be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted will take into account factors such as the following:</p> <ol style="list-style-type: none"> 1. Noise and human disturbance levels at the Plan area and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; 2. Distance and amount of vegetation or other screening between the Plan area and the nest; and 3. Sensitivity of individual nesting species and behaviors of the nesting birds. 	<p>If active nests are found during survey, the results will be discussed with the California Department of Fish and Game and avoidance procedures adopted.</p> <p>Halt construction if a special-status bird or protected nest is found until the bird leaves the area or avoidance measures are adopted.</p>	<p>Prior to tree or shrub pruning or removal, any ground-disturbing activities and/or issuance of demolition, grading or building permits.</p>	<p>Project sponsor(s) and contractor(s)</p>	<p>CDD</p>
<p><i>Impact BIO-3: Impacts to migratory or breeding special-status birds and other special-status species due to lighting conditions. (Potentially Significant)</i></p>				
<p>Mitigation Measure BIO-3a: Reduce building lighting from exterior sources.</p> <ol style="list-style-type: none"> a. Minimize amount and visual impact of perimeter lighting and façade up-lighting and avoid uplighting of rooftop antennae and other tall equipment, as well as of any decorative features; b. Installing motion-sensor lighting, or lighting controlled by timers set to turn off at the earliest practicable hour; c. Utilize minimum wattage fixtures to achieve required lighting levels; d. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with a three-second flash interval instead of continuous flood lighting, rotating lights, or red lighting e. Use cutoff shields on streetlight and external lights to prevent upwards lighting. 	<p>Reduce building lighting from exterior sources.</p>	<p>Prior to building permit issuance and ongoing.</p>	<p>Project sponsor(s) and contractor(s)</p>	<p>CDD</p>

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
Impact BIO-5: The Specific Plan could result in the take of special-status bat species. (Potentially Significant)				
<p>Mitigation Measure BIO-5a: Preconstruction surveys. Potential direct and indirect disturbances to special-status bats will be identified by locating colonies and instituting protective measures prior to construction of any subsequent development project. No more than two weeks in advance of tree removal or structural alterations to buildings with closed areas such as attics, a qualified bat biologist (e.g., a biologist holding a California Department of Fish and Game collection permit and a Memorandum of Understanding with the California Department of Fish and Game allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for potential bats in the vicinity of the planned activity. A qualified biologist will survey buildings and trees (over 12 inches in diameter at 4.5-foot height) scheduled for demolition to assess whether these structures are occupied by bats. No activities that would result in disturbance to active roosts will proceed prior to the completed surveys. If bats are discovered during construction, any and all construction activities that threaten individuals, roosts, or hibernacula will be stopped until surveys can be completed by a qualified bat biologist and proper mitigation measures implemented.</p> <p>If no active roosts present: no further action is warranted.</p> <p>If roosts or hibernacula are present: implement Mitigation Measures BIO-5b and 5c.</p>	<p>Retain a qualified bat biologist to conduct pre-construction survey for bats and potential roosting sites in vicinity of planned activity.</p> <p>Halt construction if bats are discovered during construction until surveys can be completed and proper mitigation measures implemented.</p>	<p>Prior to tree pruning or removal or issuance of demolition, grading or building permits.</p>	<p>Qualified bat biologist retained by project sponsor(s)</p>	<p>CDD</p>

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure BIO-5b: Avoidance. If any active nursery or maternity roosts or hibernacula of special-status bats are located, the subsequent development project may be redesigned to avoid impacts. Demolition of that tree or structure will commence after young are flying (i.e., after July 31, confirmed by a qualified bat biologist) or before maternity colonies forms the following year (i.e., prior to March 1). For hibernacula, any subsequent development project shall only commence after bats have left the hibernacula. No-disturbance buffer zones acceptable to the California Department of Fish and Game will be observed during the maternity roost season (March 1 through July 31) and during the winter for hibernacula (October 15 through February 15).</p> <p>Also, a no-disturbance buffer acceptable in size to the California Department of Fish and Game will be created around any roosts in the Project vicinity (roosts that will not be destroyed by the Project but are within the Plan area) during the breeding season (April 15 through August 15), and around hibernacula during winter (October 15 through February 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, the “take” of individuals is prohibited.</p>	<p>If any active nursery or maternity roosts or hibernacula are located, no disturbance buffer zones shall be established during the maternity roost and breeding seasons and hibernacula.</p>	<p>Prior to tree removal or pruning or issuance of demolition, grading or building permits</p>	<p>Qualified bat biologist retained by project sponsor(s)</p>	<p>CDD</p>
<p>Mitigation Measure BIO-5c: Safely evict non-breeding roosts. Non-breeding roosts of special-status bats shall be evicted under the direction of a qualified bat biologist. This will be done by opening the roosting area to allow airflow through the cavity. Demolition will then follow no sooner or later than the following day. There should not be less than one night between initial disturbance with airflow and demolition. This action should allow bats to leave during dark hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed should first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours. However, the “take” of individuals is prohibited.</p>	<p>A qualified bat biologist shall direct the eviction of non-breeding roosts.</p>	<p>Prior to tree removal or pruning or issuance of demolition, grading or building permits.</p>	<p>Qualified bat biologist retained by project sponsor(s)</p>	<p>CDD</p>

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
CULTURAL RESOURCES				
Impact CUL-1: The proposed Specific Plan could have a significant impact on historic architectural resources. (Potentially Significant)				
<p>Mitigation Measure CUL-1: Site Specific Evaluations and Treatment in Accordance with the Secretary of the Interior's Standards:</p> <p>Site-Specific Evaluations: In order to adequately address the level of potential impacts for an individual project and thereby design appropriate mitigation measures, the City shall require project sponsors to complete site-specific evaluations at the time that individual projects are proposed at or adjacent to buildings that are at least 50 years old.</p> <p>The project sponsor shall be required to complete a site-specific historic resources study performed by a qualified architectural historian meeting the Secretary of the Interior's Standards for Architecture or Architectural History. At a minimum, the evaluation shall consist of a records search, an intensive-level pedestrian field survey, an evaluation of significance using standard National Register Historic Preservation and California Register Historic Preservation evaluation criteria, and recordation of all identified historic buildings and structures on California Department of Parks and Recreation 523 Site Record forms. The evaluation shall describe the historic context and setting, methods used in the investigation, results of the evaluation, and recommendations for management of identified resources. If federal or state funds are involved, certain agencies, such as the Federal Highway Administration and California Department of Transportation (Caltrans), have specific requirements for inventory areas and documentation format.</p>	<p>A qualified architectural historian shall complete a site-specific historic resources study. For structures found to be historic, specify treating conforming to Secretary of the Interior's standards, as applicable.</p>	<p>Simultaneously with a project application submittal.</p>	<p>Qualified architectural historian retained by the Project sponsor(s).</p>	<p>CDD STATUS: COMPLETE: The historic resource evaluation prepared by Corri Jimenez concludes that the existing buildings are not historically significant, and the project will not have an adverse effect on a historic resource, as the property is not eligible for the California Register of Historical Resources. Due to the fact that the property is not eligible for the Register, the project is not required under CEQA to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving,</p>

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Treatment in Accordance with the Secretary of the Interior's Standards. Any future proposed project in the Plan Area that would affect previously recorded historic resources, or those identified as a result of site-specific surveys and evaluations, shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). The Standards require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.</p>				<p>Rehabilitating, Restoring, and Reconstructing Historic Buildings.</p>
<p>Impact CUL-2: The proposed Specific Plan could impact currently unknown archaeological resources. (Potentially Significant)</p>				
<p>Mitigation Measure CUL-2a: When specific projects are proposed that involve ground disturbing activity, a site-specific cultural resources study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric and historic-period deposits, and preparation of a technical report that meets federal and state requirements. If historic or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and Native American representatives to mitigate potential impacts to less than significant based on either the Secretary of the Interior's Standards described in Mitigation Measure CUL-1 (if the site is historic) or the provisions of Public Resources Code Section 21083.2 (if a unique archaeological site).</p>	<p>A qualified archeologist shall complete a site-specific cultural resources study.</p> <p>If resources are identified and cannot be avoided, treatment plans will be developed to mitigate impacts to less than significant, as specified.</p>	<p>Simultaneously with a project application submittal.</p>	<p>Qualified archaeologist retained by the project sponsor(s).</p>	<p>CDD STATUS: COMPLETE: The cultural resource evaluation, prepared by Basin Research Associates concludes that the proposed project will have no impact on cultural resources.</p>

133 Encinal Avenue Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure CUL-2b: Should any archaeological artifacts be found during construction, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified archaeologist shall inspect the findings within 24 hours of the discovery. If the resource is determined to be a historical resource or unique resource, the archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the find shall not recommence until impacts on the historical or unique archaeological resource are mitigated as described in Mitigation Measure CUL-2a above. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.</p>	<p>If any archaeological artifacts are discovered during demolition/construction, all ground disturbing activity within 50 feet shall be halted immediately, and the City of Menlo Park Community Development Department shall be notified within 24 hours.</p> <p>A qualified archaeologist shall inspect any archaeological artifacts found during construction and if determined to be a resource shall prepare a plan meeting the specified standards which shall be implemented by the project sponsor(s).</p>	<p>Ongoing during construction.</p>	<p>Qualified archaeologist retained by the project sponsor(s).</p>	<p>CDD</p>
<p><i>Impact CUL-4: Implementation of the Plan may cause disturbance of human remains including those interred outside of formal cemeteries. (Potentially Significant)</i></p>				
<p>Mitigation Measure CUL-4: If human remains are discovered during construction, CEQA Guidelines 15064.5(e)(1) shall be followed, which is as follows:</p> <p>* In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:</p> <p>1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p>	<p>If human remains are discovered during any construction activities, all ground-disturbing activity within the site or any nearby area shall be halted immediately, and the County coroner must be contacted immediately and other specified procedures must be followed as applicable.</p>	<p>On-going during construction</p>	<p>Qualified archeologist retained by the project sponsor(s)</p>	<p>CDD</p>

133 Encinal Avenue Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>a) The San Mateo County coroner must be contacted to determine that no investigation of the cause of death is required; and</p> <p>b) If the coroner determines the remains to be Native American:</p> <ol style="list-style-type: none"> 1. The coroner shall contact the Native American Heritage Commission within 24 hours; 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American; 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or <p>2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p> <ol style="list-style-type: none"> a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the Commission. b) The descendant identified fails to make a recommendation; or c) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. 				

133 Encinal Avenue Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
GREENHOUSE GASES AND CLIMATE CHANGE				
<i>Impact GHG-2: The Specific Plan could conflict with applicable plans, policies or regulations of an agency with jurisdiction over the Specific Plan adopted for the purpose of reducing the emissions of GHGs. (Significant)</i>				
<p>Mitigation Measure GHG-2a: All residential and/or mixed use developments of sufficient size to require LEED certification under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.</p>	<p>Install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces</p>	<p>Simultaneous with project application submittal</p>	<p>Project sponsor(s)</p>	<p>CDD</p>

133 Encinal Avenue Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
HAZARDOUS MATERIALS				
<i>Impact HAZ-1: Disturbance and release of contaminated soil during demolition and construction phases of the project, or transportation of excavated material, or contaminated groundwater could expose construction workers, the public, or the environment to adverse conditions related to hazardous materials handling. (Potentially Significant)</i>				
<p>Mitigation Measure HAZ-1: Prior to issuance of any building permit for sites where ground breaking activities would occur, all proposed development sites shall have a Phase I site assessment performed by a qualified environmental consulting firm in accordance with the industry required standard known as ASTM E 1527-05. The City may waive the requirement for a Phase I site assessment for sites under current and recent regulatory oversight with respect to hazardous materials contamination. If the Phase I assessment shows the potential for hazardous releases, then Phase II site assessments or other appropriate analyses shall be conducted to determine the extent of the contamination and the process for remediation. All proposed development in the Plan area where previous hazardous materials releases have occurred shall require remediation and cleanup to levels established by the overseeing regulatory agency (San Mateo County Environmental Health (SMCEH), Regional Water Quality Control Board (RWQCB) or Department of Toxic Substances Control (DTSC) appropriate for the proposed new use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a licensed professional in accordance with Cal/OHSA regulations (contained in Title 8 of the California Code of Regulations) and approved by SMCEH prior to the commencement of groundbreaking.</p>	<p>Prepare a Phase I site assessment.</p> <p>If assessment shows potential for hazardous releases, then a Phase II site assessment shall be conducted.</p> <p>Remediation shall be conducted according to standards of overseeing regulatory agency where previous hazardous releases have occurred.</p> <p>Groundbreaking activities where there is identified or suspected contamination shall be conducted according to a site-specific health and safety plan.</p>	<p>Prior to issuance of any grading or building permit for sites with groundbreaking activity.</p>	<p>Qualified environmental consulting firm and licensed professionals hired by project sponsor(s)</p>	<p>CDD</p>
<i>Impact HAZ-3: Hazardous materials used on any individual site during construction activities (i.e., fuels, lubricants, solvents) could be released to the environment through improper handling or storage. (Potentially Significant)</i>				
<p>Mitigation Measure HAZ-3: All development and redevelopment shall require the use of construction Best Management Practices (BMPs) to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater and soils. For projects that disturb less than one acre, a list of BMPs to be implemented shall be part of building specifications and approved of by the City Building Department prior to issuance of a building permit.</p>	<p>Implement best management practices to reduce the release of hazardous materials during construction.</p>	<p>Prior to building permit issuance for sites disturbing less than one acre and on-going during construction for all project sites</p>	<p>Project sponsor(s) and contractor(s)</p>	<p>CDD</p>

133 Encinal Avenue Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
NOISE				
<p><i>Impact NOI-1: Construction activities associated with implementation of the Specific Plan would result in substantial temporary or periodic increases in ambient noise levels in the Specific Plan area above levels existing without the Specific Plan and in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (Potentially Significant)</i></p>				
<p><i>Mitigation Measure NOI-1a:</i> Construction contractors for subsequent development projects within the Specific Plan area shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Prior to demolition, grading or building permit issuance, a construction noise control plan that identifies the best available noise control techniques to be implemented, shall be prepared by the construction contractor and submitted to the City for review and approval. The plan shall include, but not be limited to, the following noise control elements:</p> <p>* Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible;</p> <p>* Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and</p>	<p>A construction noise control plan shall be prepared and submitted to the City for review.</p> <p>Implement noise control techniques to reduce ambient noise levels.</p>	<p>Prior to demolition, grading or building permit issuance</p> <p>Measures shown on plans, construction documents and specification and ongoing through construction</p>	<p>Project sponsor(s) and contractor(s)</p> <p>Project sponsor(s) and contractor(s)</p>	<p>CDD</p> <p>CDD</p>

133 Encinal Avenue Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>* When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.</p>				
<p><i>Mitigation Measure NOI-1c:</i> The City shall condition approval of projects near receptors sensitive to construction noise, such as residences and schools, such that, in the event of a justified complaint regarding construction noise, the City would have the ability to require changes in the construction control noise plan to address complaints.</p>	<p>Condition projects such that if justified complaints from adjacent sensitive receptors are received, City may require changes in construction noise control plan.</p>	<p>Condition shown on plans, construction documents and specifications. When justified complaint received by City.</p>	<p>Project sponsor(s) and contractor(s) for revisions to construction noise control plan.</p>	<p>CDD</p>

133 Encinal Avenue Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p><i>Impact NOI-3: The Specific Plan would introduce sensitive receptors to a noise environment with noise levels in excess of standards considered acceptable under the City of Menlo Park Municipal Code. (Potentially Significant)</i></p>				
<p><i>Mitigation Measure NOI-3:</i> Interior noise exposure within homes proposed for the Specific Plan area shall be assessed by a qualified acoustical engineer to determine if sound rated walls and windows would be required to meet the Title 24 interior noise level standard of 45 dBA, Ldn. The results of each study shall be submitted to the City showing conceptual window and wall assemblies with Sound Transmission Class (STC) ratings necessary to achieve the noise reductions for the project to satisfy the interior noise criteria within the noise environment of the Plan area.</p>	<p>Interior noise exposure assessed by qualified acoustical engineer and results submitted to City showing conceptual window and wall assemblies necessary to meet City standards.</p>	<p>Simultaneous with submittal for a building permit.</p>	<p>Project sponsors(s) and contractor(s)</p>	<p>CDD</p>
<p><i>Impact NOI-4: The Specific Plan would expose sensitive receptors to substantial levels of groundborne vibration. (Potentially Significant)</i></p>				
<p><i>Mitigation Measure NOI-4:</i> Prior to project approval for development within 200 feet of the mainline track, a detailed vibration design study shall be completed by a qualified acoustical engineer to confirm the ground vibration levels and frequency content along the Caltrain tracks and to determine appropriate design to limit interior vibration levels to 75 VdB for residences and 78 VdB for other uses. If required, vibration isolation techniques could include supporting the new building foundations on elastomer pads similar to bridge bearing pads.</p>	<p>A qualified acoustical engineer to complete a vibration design study.</p>	<p>Simultaneous with submittal for a building permit</p>	<p>Qualified acoustical engineer retained by the project sponsor(s)</p>	<p>CDD</p>

133 Encinal Avenue Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
TRANSPORTATION, CIRCULATION AND PARKING				
<i>Impact TR-1: Traffic from future development in the Plan area would adversely affect operation of area intersections. (Significant)</i>				
<i>Mitigation Measures TR-1a through TR-1d: (see EIR for details)</i>	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
<i>Impact TR-2: Traffic from future development in the Plan area would adversely affect operation of local roadway segments. (Significant)</i>				
<p><i>Mitigation Measure TR-2: New developments within the Specific Plan area, regardless of the amount of new traffic they would generate, are required to have in-place a City-approved Transportation Demand Management (TDM) program prior to project occupancy to mitigate impacts on roadway segments and intersections. TDM programs could include the following measures for site users (taken from the C/CAG CMP), as applicable:</i></p> <ul style="list-style-type: none"> * Commute alternative information; * Bicycle storage facilities; * Showers and changing rooms; * Pedestrian and bicycle subsidies; * Operating dedicated shuttle service (or buying into a shuttle consortium); * Subsidizing transit tickets; * Preferential parking for carpoolers; * Provide child care services and convenience shopping within new developments; * Van pool programs; * Guaranteed ride home program for those who use alternative modes; * Parking cashout programs and discounts for persons who carpool, vanpool, bicycle or use public transit; * Imposing charges for parking rather than providing free parking; * Providing shuttles for customers and visitors; and/or * Car share programs. 	Develop a Transportation Demand Management program.	Submit draft TDM program with building permit. City approval required before permit issuance. Implementation prior to project occupancy.	Project sponsor(s)	PW/CDD
<i>Impact TR-7: Cumulative development, along with development in the Plan area, would adversely affect operation of local intersections. (Significant)</i>				
<i>Mitigation Measures TR-7a through TR-7n: (see EIR for details)</i>	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
<i>Impact TR-8: Cumulative development, along with development in the Plan area would adversely affect operation of local roadway segments. (Significant)</i>				
<i>Mitigation Measure TR-8: Implement TR-2 (TDM Program).</i>	See Mitigation Measure TR-2.			

Lin, Jean P

From: John Onken <johnonken27@gmail.com>
Sent: Sunday, September 07, 2014 8:44 AM
To: Lin, Jean P
Subject: 133 Encinal Town Homes application

Jean:

I'm writing you as an adjoining resident to this application, not as planning commissioner. There are a number of specific concerns that I think warrant sending the plans back to the applicant and requiring revision.

- The new townhouses are taller than almost all of our houses on Stone Pine, by one story in most cases, and because of our short gardens, they're only 30' away from our rear bedrooms. The main living spaces of the townhomes are focused to the rear of the houses, so both our privacy and theirs will be seriously compromised. Their orientation of living spaces to face directly into the single-aspect habitable rooms of Stone Pine Lane creates an un-mitigated problem which could be corrected by the re-siting and redesign of the house.
- The Downtown Specific Plan, which is the template for this development allows for the extra height of these units if the developer promises to make a proportion of the units BMR but it is not clear whether this undertaking has been made. Surely the community would welcome the developer to not grab the extra height for the modest profit margin a handful of BMR units will net.
- The Specific Plan also zones this parcel as 'Mixed Use.' The intent of the plan for the larger parcels has been to create vibrancy and community by having mixed-use developments throughout our community, and this site is a good example of where some nice small retail or offices could be mixed with housing facing Encinal. The developer has instead chosen to go with 100% single-family housing which even though allowed by the letter of the plan, is certainly not what the spirit of the plan was hoping to achieve. We're now looking at another example of a Specific Plan Project that's creating unexpected consequences (like 26 new Encinal School Families who can't be accomodated) showing the flaws and loopholes in the plan rather than the benefits for the community. Can we push the developer to go back to some kind of mixed-use model?

I hope you get a chance to move the developers away from this poorly thought out plan and we get a development that works for everyone.

Thanks,

John Onken
 192 Stone Pine Lane, Menlo Park
 I

Lin, Jean P

From: JOHN ONKEN <johnonken27@gmail.com>
Sent: Monday, September 22, 2014 9:23 AM
To: Lin, Jean P
Subject: Re: 133 Encinal Town Homes application
Attachments: 133 Encinal revised plan.pdf

Jean:

Please find attached an alternative site layout for which I'd be grateful if you could forward to the applicant. The layout shows the whole development shunted forward to the front setback line to give an acceptable setback between their rear houses and the existing living spaces on Stone Pine Lane. Their rear drive has also been reduced to the same width and building spacing as the front units.

I also note that even though their arborist recommended a 25' protection fence around the heritage oak, their plans significantly cut into that zone. I've shown the full 25' fence in this plan, and suggested that the loss of one unit could be compensated by making a larger split unit on the end.

Thanks and I look forward to seeing the developer's alternatives and changes as this progresses.

John Onken

On Mon, Sep 15, 2014 at 9:45 AM, Lin, Jean P <jplin@menlopark.org> wrote:

Hi John,

I spoke with the applicant about your concerns, and they are open to considering alternative site layouts. It would be helpful if you could forward any sketches of your suggested site layout(s) to me, and I will forward them to the applicant.

Thanks,

Jean Lin

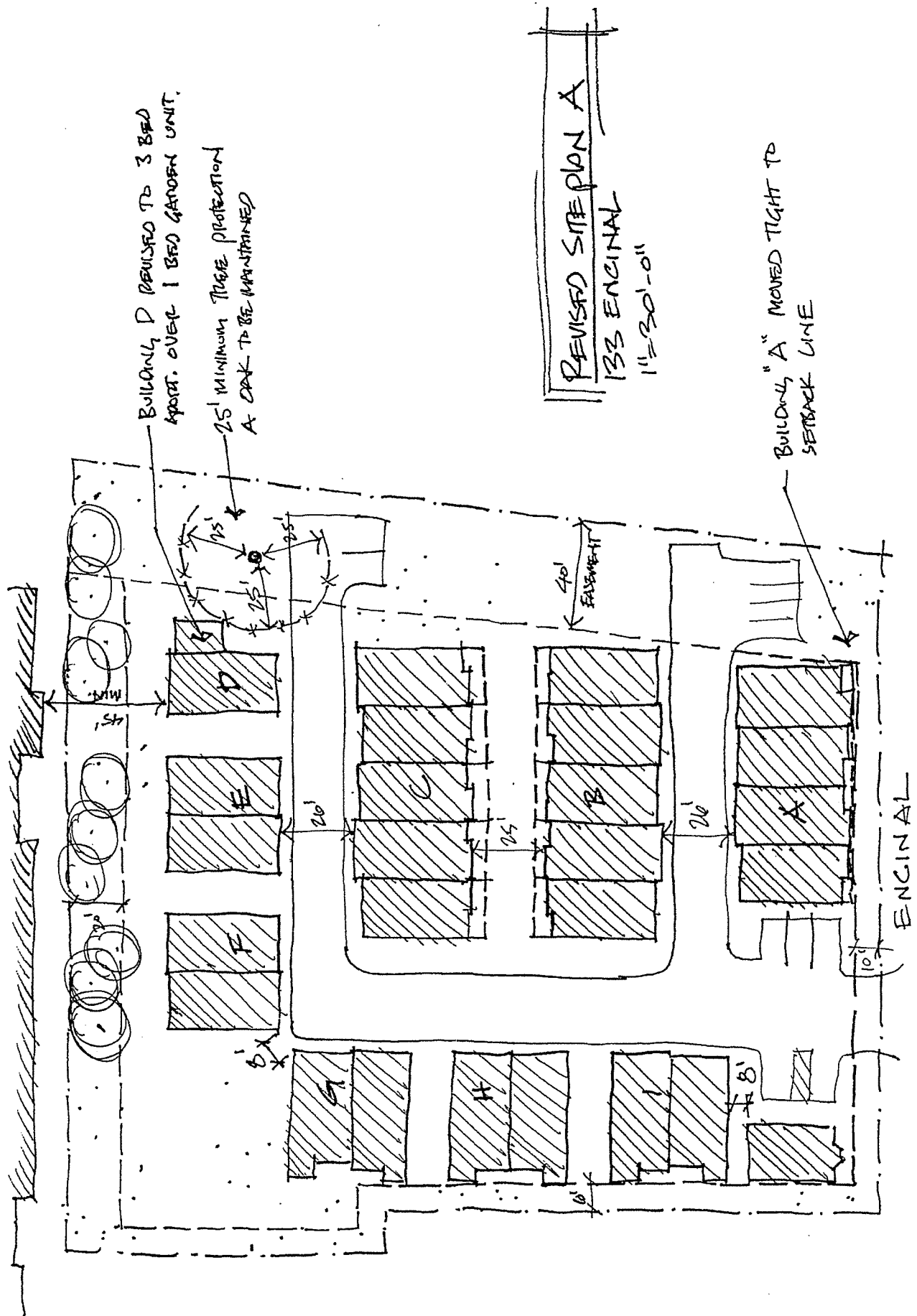
Associate Planner

City of Menlo Park

701 Laurel Street

Menlo Park, CA 94025

phone (650) 330-6735



BUILDING D REVISED TO 3 BED
APART. OVER 1 BED GARDEN UNIT.
25' MINIMUM TREE PROTECTION
AREA TO BE MAINTAINED

REVISED SITE PLAN A
133 ENCINAL
1" = 30'-0"

BUILDING "A" MOVED TIGHT TO
SETBACK LINE

ENCINAL

Lin, Jean P

From: Deke Hunter <Deke@hunterproperties.com>
Sent: Wednesday, April 29, 2015 9:45 PM
To: JOHN ONKEN
Cc: Lin, Jean P; Bianka Skubnik; In Lee; Ursula Feusi; Jason Thrasher; Scott Phillips; Fin O'Hara; ali@box.com
Subject: Re: 133 Encinal

Thank you John for your letter and I understand your desire to further widen the rear set back. Our limitation is the required fire truck width on the driveway side, so the request is not easily resolved. We have been working with staff to satisfy some other requirements, and will circle back to you and the neighbors shortly.

Thank you,
Deke Hunter
Hunter Properties Inc.
(408) 255-4100
deke@hunterproperties.com

On Apr 29, 2015, at 1:15 PM, JOHN ONKEN <johnonken27@gmail.com> wrote:

Jean/Deke:

RE: 133 Encinal Proposals, Hunter Properties

Deke Hunter of Hunter Properties graciously presented a revised site plan on March 30th to myself and the immediate neighbours of Stone Pine Lane bordering the rear of his site. We were shown revised site plan, landscaping, and elevations for some of the buildings. We have not seen the recently revised submission on record with the City but have been assured by Deke Hunter that these would be the same. Our comments are as follow:

- We greatly appreciate that Hunter Properties has listened to our concerns and made moves to accommodate them by redesigning the rear of the site. The three x three-story duplex townhouses along the rear of the property have been eliminated and substituted with a block of three x two-story townhouses and the relocation of the community building. The townhomes have reduced fenestration where facing the rear at their upper floor so as to prevent potential privacy conflicts. The reduced height to two stories and the relocation of the Carriage House also are an improvement to the feeling of overcrowding and unacceptable mass and bulk presented in the original site development plan.
- The rear facades of the buildings remain at 21' from the rear property line. Although this is behind the rear setback prescribed in the recommendations of the DSP, it is still unacceptable as it relates to the existing neighborhood character. All of the townhomes on Stone Pine Lane are oriented with the living

spaces facing Southeast to the subject property, all within 10' to 14' from the property boundary. The separating resulting in the proposals creates a distance of 32' to 36' which we seriously object to. Strategies for increasing this separation we presented to Hunter Properties originally which have not been adapted, other than moving the building line by 1'. This minimal separation remains an unacceptable situation.

- A draft landscape plan was also presented. There was the suggestion that the large heritage Oak at the east of the property may be considered for removal, which we would seriously object to as would our wider community. The landscape plan also showed little to no boundary screening planting along the rear property line in question. Deke Hunter proposed that landscape screening could be mutually negotiated, but we believe it essential that screening is on the landscape plan submitted, and not left to a staff condition after action is taken on the Use Permit. Please ensure that good screening is shown on the landscape plan.

Deke Hunter has promised to erect story poles for the rear-most building on the site to model the effect of the mass along the property line. They have not yet been erected, but we're hopeful that this happens soon to give everyone a better understanding of the proposal.

In summary, improvements have been made to the scheme but more needs to be done to consider this acceptable to the neighborhood and compliant with the DSP in respecting neighborhood character.

Many Thanks,

John Onken

Lin, Jean P

From: Bianka <bskubnik@gmail.com>
Sent: Tuesday, September 16, 2014 3:29 PM
To: Lin, Jean P
Cc: Bressler, Vincent; Combs, Drew; Eiref, Ben; Ferrick, Katie; Kadvany, John; Katherine Strehl; Onken, John; Phillips Scott
Subject: Response to the proposed 133 Encinal Avenue Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jean and copy to Menlo Park Planning Commission Members:

It appears clear that the proposed plans for 133 Encinal Avenue Project have been formulated to maximize the development under the allowable limits of SP-ECR/D zoning with little to no consideration for the intended spirit of the plan, nor consideration of how the proposed development shall impact the established neighboring properties.

As owners of an adjacent property on Stone Pine Lane we would wish to voice the following concerns:

Privacy – The proposed units in general are higher than most of the units along Stone Pine Lane. This combined with the fact that most of our rear yards are shallow means that the proximity of rear facing windows seriously compromises the privacy of both the new and established units. In the specific case of the last two Stone Pine residences (nearest Caltrain) the problem is further aggravated due to the fact that these units are only two stories. The new development is approximately twice as high as these units. Additionally, the second floor living/great room windows of the new units are essentially 31' away and almost directly in line with our master bedrooms. The site plan appears to propose the planting of shrubbery. This does not mitigate the privacy problem as plants are a temporary solution (they may move, die or not be maintained) and they are unlikely to screen two and three stories high.

Building Shadow – The height of the proposed structures impacts morning sun and visual field from the back patios of the Stone Pine units. The end effect being that summer sun in the Stone Pine back patios is reduced by more than half. In addition, the depth of the open space between structures being less than the height would provide an unpleasant "sitting in a canyon" environment in what are currently pleasant patios.

Character of the Neighborhood – The proposed finishing elements (gables, rafters, siding, "allied arts"-like style...) are not in line with the contemporary, primarily stucco finishing of the Stone Pine residences nor the Mediterranean style Davis Polk building. Not to mention that it appears that the lowest cost finishing materials appear to have been selected. The proposed residential units also have a higher bedroom/square footage ratio (4br/≤2000) contributing to a perception of density. By contrast the existing units on Stone Pine being average approximately 2400 sq. ft. and tend to be 3 bedroom units. The unique nature of the Stone Pine/Forest/Buckthorn developments has been described as "loft" like. Furthermore, the adjacent Stone Pine and Felton Gables neighborhoods are all individually owned single family residences.

Oak Tree – The parcel has at least one magnificent oak with a robust canopy. It is unconscionable that such a mature and majestic tree should be removed or drastically damaged to facilitate construction, especially in a city that prides itself on its tree heritage. The proposed site plan shows a significant reduction in the tree canopy, which currently extends some 40 feet, and Building D located about 14 feet from the trunk. Construction will impact not only the canopy but also the root system thereby compromising the tree. Lastly, there also appear to be owls nesting in the oak tree.

The Specific Plan – The 100 % residential proposal allows for no "Mixed Use" developments and yet does not need to follow residential zoning requirements. It also remains unclear as to how many and which units are to be "Below Market Rate".

Traffic and Schools – With the addition of 26 units, traffic along Encinal Avenue and load on the school system will increase. An impact assessment has yet to be provided.

It is our belief that the aforementioned concerns make the currently proposed plan unacceptable and stand to have a major negative impact the value of the neighboring properties.

Thank you for your attention,

Bianka Skubnik & Scott Phillips

188 Stone Pine Lane

Lin, Jean P

From: Peri Caylor <pericaylor@sbcglobal.net>
Sent: Saturday, September 27, 2014 5:46 PM
To: Lin, Jean P
Subject: Hunter/133 Encinal Development Comment

Dear Jean,

Thanks again for responding to my questions about the proposed development at 133 Encinal. The following thoughts are meant to facilitate thoughtful discussion of potential adjustments to the plans.

I like the project's overall design, but I'm concerned its height may feel too urban for the site. Ideally, the design's scale and bearing should align well visually with that of a suburban village, not a vertical cityscape. An example of a successful development, in my view, is the series of townhomes integrated into the 19th Avenue corridor of San Francisco. All stand side by side, like the other homes on the busy street, and are of comparable height, with facades and color schemes that complement the existing housing. There is little planting, but that is in keeping with the neighborhood. Given that the homes on Encinal do not have a vertical profile, most being one and two story, I wonder whether there is a suitable compromise on height. Could the developers' goals be achieved with two or two-and-a-half story homes? You might point out that many of the homes on Stone Pine Lane are three story. However, the Park Forest community is physically confined by a horseshoe formed by two streets, and thus has no impact on surrounding neighborhoods (with the exception of a few homes on Buckthorn).

I'd also like to mention that the Specific Plan calls for mixed-use development. While I don't object to a purely residential project, I wonder whether some portion of the property could include retail spaces that would serve not only residents but others in the neighborhood. My sense is that Encinal is not well-designed to carry much additional traffic, a possible factor in the decision to build housing alone. This leads to my last point.

Please carefully consider traffic patterns and safety when planning any additional street parking. Visibility for drivers entering and driving along Encinal is already hampered by cars parked along the curb. The street is well traveled by cyclists, and families with young children, particularly during the morning rush hour.

I would appreciate your consideration of my feedback.

Sincerely,

Peri Caylor
510-376-4379

Lin, Jean P

From: In Lee <inlee.123@gmail.com>
Sent: Sunday, September 28, 2014 2:21 PM
To: Lin, Jean P
Cc: Mueller, Raymond; Carlton, M.Catherine; Cline, Richard A; Keith, Kirsten; Ohtaki, Peter I
Subject: Letter in Opposition to Proposed Development at 133 Encinal Avenue
Attachments: 180 Stone Pine Letter.pdf

Dear Jean,

My name is In Lee and I am the owner of 180 Stone Pine Lane. Attached please find my letter to the Planning Commission in opposition to the proposed development at 133 Encinal Avenue.

As a directly impacted home owner, I would appreciate it if you could keep me updated as to the status of the proposed development at 133 Encinal Avenue.

Thank you and best regards,
In

In Lee
180 Stone Pine Lane
Menlo Park, CA 94025
Tel: 650-425-3955
Email: inlee.123@gmail.com

September 26, 2014

City of Menlo Park Planning Commission
Attention: Jean Lin, Associate Planner

Re: Opposition to Proposed Development at 133 Encinal Avenue

Dear Jean,

This letter is to voice my strong opposition to the currently proposed development at 133 Encinal Avenue (the "*Proposed Development*").

From my review of the plans for the Proposed Development, I understand that the new townhouses will be built to a height of 38 feet with a distance of approximately 30 feet or less from my building. I also understand that the main living spaces in each applicable townhouse will be built facing my home. My townhouse is less than 30 feet high.

The height of the proposed townhouses in comparison to mine and distance of such townhouses from my own home will lead to 2 unacceptable results:

First, of utmost concern is the privacy issue. The first and second stories of my home have floor to ceiling windows. We also have waist height (or lower) windows in the bedrooms facing the Proposed Development. The higher sight lines in the new townhouses due to the greater height of these new townhouses in comparison to my home will result in the residents of the Proposed Development being able to look down into the entirety of my living room, dining room and 2 out of 3 bedrooms. The inside of my home will effectively be subject to outside surveillance 24/7.

Second, also of grave concern is the fact that the additional height of the new townhouses and their proximity to my building will likely result in my home being cast in shadow for the entire morning until midday. As mentioned previously, the windows facing 133 Encinal Avenue are extremely large to take advantage of the great amount of morning sunlight and the unrestricted views when 133 Encinal Avenue was Roger Reynolds Nursery. If the new townhouses are built as proposed, my living room and dining room are unlikely to receive any direct sunlight.

I am also concerned about the impact the Proposed Development will have on the local neighborhood and the school district. Although I was greatly saddened when Roger Reynolds Nursery suddenly closed its doors, I was very hopeful when I learned that 133 Encinal Avenue was zoned for mixed use. 133 Encinal Avenue would be an ideal plot to develop as a mix of light retail and residential. Given the right mix of stores, I think it would also help to reduce some traffic along El Camino Real and make the neighborhood more walkable.

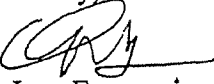
I was dismayed when I learned that the Proposed Development would not only be exclusively residential but also rental properties. I think adding 26 purely residential units to the neighborhood will materially add to traffic congestion in the area. More importantly, I currently have a first grader in Encinal Elementary and a preschooler. I know first-hand the strain that the Menlo Park City School District is experiencing in trying to absorb the rapidly expanding student body. The addition of 26 new residential units will only exacerbate this problem. As 4-bedroom townhouses, it is very likely that each unit will be occupied by families with at least 1 (if not more likely 2 or more) students. The Menlo Park City School District is greatly dependent on donations from its student families in order to provide the level of education that it is famous for. Currently the Menlo Park-Atherton Education Foundation is requesting annual donations of at least \$1,500 per student and the Encinal Elementary School PTO is requesting \$250 per student annually. I am concerned that the renters in the Proposed Development, as short term residents of Menlo Park, will not have any incentives to make these voluntary donations towards their students' education and the permanent residents will end up having to bear the burden of these free riders. Additionally, I don't know enough about how rental property owners are taxed but I would expect that in the aggregate the Menlo Park City School District will receive less in property tax revenues from a single rental development vs. if each unit in the Proposed Development were taxed individually. I would appreciate it if you could confirm whether the Planning Commission specifically analyzed the long term potential impact of these 26 large family rental units would have on the neighborhood and school district, and if so, what conclusions it made in this regard.

For the reasons stated above, I oppose the Proposed Development because it will not only materially and adversely impact the use of my home by my family on a daily basis but I also believe it will materially and adversely impact the value of my home.

As a resident of Menlo Park's El Camino Real and downtown area, I am a supporter of the Specific Plan (and an opponent of Measure M) and firmly believe that the Specific Plan, when thoughtfully and carefully implemented by the Planning Commission, will greatly help revitalize this part of Menlo Park. That said, although the Proposed Plan may fit within the letter of the Specific Plan, I do not believe that it fits in the spirit and the broader goals of the Specific Plan. I strongly urge the Planning Commission to reject the Proposed Development.

As a resident who is directly impacted by the Proposed Development, I would greatly appreciate it if the Planning Commission could keep me updated on any developments with respect to 133 Encinal Avenue, including any scheduled meeting.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ray Mueller', written over a horizontal line.

In Lee, Esq.

cc: Ray Mueller, Mayor
Catherine Carlton, May Pro Tem
Richard Cline, Councilmember
Kirsten Keith, Councilmember
Peter Ohtaki, Councilmember

Ursula Feusi
184 Stone Pine Lane
Menlo Park, CA 94025
Tel: 650.996.5113
Email: ufeusi@sbcglobal.net

RECEIVED

SEP 29 2014

CITY OF MENLO PARK
BUILDING

September 26, 2014

City of Menlo Park Planning Commission
Attention: Jean Lin, Associate Planner

Re: Proposed Hunter Properties/133 Encinal Avenue

Dear Jean:

As the homeowner of 184 Stone Pine Lane for the past 32 years, I am writing to voice my strong opposition to the currently proposed development at 133 Encinal Avenue.

Over these many years we enjoyed the privacy, open/green space, the beauty of heritage trees and the serenity the former Roger Reynolds Nursery had offered our neighborhood. These factors played an important part in our decision not to relocate. Instead, we invested a substantial amount into renovating our home throughout. I felt greatly saddened when our beloved Nursery suddenly closed its doors, but were hopeful then, that a Buyer/Developer would propose a project "compatible" with our existing residential neighborhood.

Having said that, and after reviewing the Proposed Development Plans, I am alarmed to see that the Proposed Development directly facing the back of our homes will be built to a height of 38 feet (most Stone Pine Lane townhouses are less than 30 feet high). Furthermore, the distance between the proposed development and my home is approximately 30 feet.

These factors present a serious compromise on our Privacy and Quality of Life. The first and second stories of my home have soaring 16 feet floor to ceiling windows, overlooking a well designed and often used patio, directly facing the former Roger Reynolds Nursery. The third floor, existing of the Master Suite/Master Bathroom with a wall of 8 feet sliding doors leading to a balcony overlooking the proposed development. The additional height of these townhouses, coupled by the shallow distance between the properties will result in the residents of the proposed new townhouses being able to look in/and down the entirety of our living and bedroom quarters. That would leave us with NO Privacy in our home.

Building Shadow/Loss of Light.

If the townhouses are built with the proposed additional height and proximity to my property, my living area with its wall of tall windows, will no longer receive any sunlight, something we enjoyed for the past many years. In addition, our newly designed back patio/garden would have no personal value to us and a costly re-design would be necessary. Most of the sunlight would be blocked by the height and proximity of the proposed buildings.

Removal of 7 Heritage Trees.

The proposed plans ask for the removal of 7 heritage trees. Please clarify which trees are affected. I am mostly concerned about the mature oak tree with a vast canopy by Building D.

The Specific Plan zones this parcel as "Mixed Use". Although the proposed plans for 133 Encinal Avenue may be within the letter of the Downtown Specific Plan, I do not believe the Proposed Plan fits IN THE SPIRIT and GOALS of the Specific Plan. I view the 133 Encinal Avenue site as an ideal parcel to develop as a "Mixed Use" project, where light retail and/or small offices could be mixed with Residential.

As a concerned resident who is directly impacted by the Proposed Development, I ask the Planning Commission to seriously consider the above stated concerns and have the Developer present a re-design/re-sitting of the proposed property. Also ask the Developer to present plans for a 2-story complex, allowing for deeper set-backs for the rear development facing the residential community of Stone Pine Lane.

The proposed 133 Encinal Avenue proposal is not only negatively affecting the Quality and Privacy aspect of our lives, it also is having a major negative impact on the value of our home. I strongly oppose the proposed Development Plan and I welcome a meeting with the Developer, together with our other concerned neighbors.

Thank you for your attention.



Ursula Feusi

cc: Ray Mueller, Mayor
Catherine Carlton, Mayor Pro Tem
Richard Cline, Councilmember
Kristen Keith, Councilmember
Peter Ohtaki, Councilmember

1/3

Regarding the proposed development of the former Roger Reynolds Nursery site.

RECEIVED

SEP 20 2011

CITY OF MENLO PARK
BUILDING

Dear Jean and Menlo Park Planning Commission Members:

We, the undersigned, would like to express our collective concerns over the impact to our neighborhood of the 133 Encinal Avenue Project proposal.

While the proposed project may be within the letter of the Downtown Specific Plan it has little to no consideration for the intended spirit of the plan, the impacts on the surrounding neighborhoods or the Downtown Vision Plan.

The developer has opted for a purely residential model on a parcel that might well be suited for a mix of some small retail or office along Encinal Avenue. The density of the units provides little in the way of "Open Space" and the impact of 26 residential units on schools and traffic has not been evaluated. In light of the fact that the parcel does not front onto El Camino Real and does abut residential zones, the development intensity should also be a factor in planning.

The proposed units are taller than almost all the backing units along Stone Pine Lane and the separation between the new and existing units is some 31 to 36 feet. This presents a serious compromise to privacy on both parts as the bedrooms and living areas are situated at the rear. The size and proximity of the new units also stands to shadow the relatively shallow back patios of our beautiful homes.

The character and finishing of the proposed units is not in line with the surrounding structures; contemporary Park Forest, Mediterranean Davis Polk & Wardwell, and detached single family Felton Gables. While there is a smaller scale rental community on the facing side of Encinal Avenue, the Park Forest and Felton Gables neighborhoods are single family owned units.

Lastly, the plan calls for the removal of heritage trees and a severe impact on the mature oak tree on the site.

It is our belief that these concerns make the currently proposed plan unacceptable and that it shall have a major negative impact the value of the neighboring properties. We urge a re-design/re-siting of the current proposal.

Thank you for your attention.

Name	Address	Signature
Deborah Koelling	1611 Stone Pine Ln MP	Deborah Koelling
Carmen McSwain	181 Forest Lane MP	Carmen McSwain
Diane Ely	172 Stone Pine Ln.	Diane Ely
Musula Feusi	184 Stone Pine Ln.	Musula Feusi
Blanka Slubnit	188 Stone Pine Lane	Blanka Slubnit

Regarding the proposed development of the former Roger Reynolds Nursery site. (Continued)

Name	Address	Signature
ELZA KEET	138 Stone Pine Lane	Elza Keet
JAYED KEET	138 Stone Pine Ln	Jayed Keet
LINDA EDWARDS	161 STONE PINE LN.	Linda L. Edwards
Michael EDWARDS	161 STONE PINE LN.	Michael S. Edwards
Anjali Patel	160 Stone Pine Ln.	A. Patel
In Lee	180 Stone Pine Ln.	In Lee
MARTIN MAZNER	183 STONE PINE LN	Martin Mazner
Ruth MAZNER	183 Stone Pine Ln	Ruth Mazner
JASON THURASHER	176 STONE PINE LN.	Jason Thurasher
Ali Ghotbi	170 Stone Pine Ln	Ali Ghotbi
Angela Ghotbi	170 Stone Pine Ln	Angela Ghotbi
Katherine Parker	187 Stone Pine Lane	Katherine Parker
Ralph Parker	187 Stone Pine Lane	Ralph Parker
Susan Flax	111 Forest Lane	Susan Flax
JOHN DAVID FORTER	151 FOREST LN	John David Forter
Milce Brady	191 Forest Ln	Milce Brady
Hillary Eason	171 Forest Ln.	Hillary Eason
Alfred Glover	1651 Stone Pine Ln	Alfred Glover
Martin Engel	1621 " " "	Martin Engel
Wm. KAMIN	169 Stone Pine Ln	Wm. Kamin
BRO ANKER	165 STONE PINE LN.	Bro Anker
Marcia Cox	133 Stone Pine Ln	MARCIA COX
Denise H. Brown	140 Stone Pine Ln	Denise H. Brown
D. J. H. ...	1761 ...	D. J. H. ...

Regarding the proposed development of the former Roger Reynolds Nursery site.

Dear Jean and Menlo Park Planning Commission Members:

We, the undersigned, would like to express our collective concerns over the impact to our neighborhood of the 133 Encinal Avenue Project proposal.

While the proposed project may be within the letter of the Downtown Specific Plan it has little to no consideration for the intended spirit of the plan, the impacts on the surrounding neighborhoods or the Downtown Vision Plan.

The developer has opted for a purely residential model on a parcel that might well be suited for a mix of some small retail or office along Encinal Avenue. The density of the units provides little in the way of "Open Space" and the impact of 26 residential units on schools and traffic has not been evaluated. In light of the fact that the parcel does not front onto El Camino Real and does abut residential zones, the development intensity should also be a factor in planning.

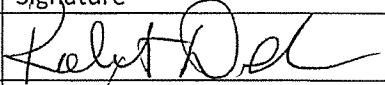
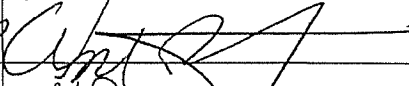
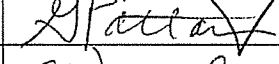
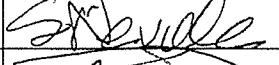
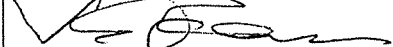
The proposed units are taller than almost all the backing units along Stone Pine Lane and the separation between the new and existing units is some 31 to 36 feet. This presents a serious compromise to privacy on both parts as the bedrooms and living areas are situated at the rear. The size and proximity of the new units also stands to shadow the relatively shallow back patios of our beautiful homes.

The character and finishing of the proposed units is not in line with the surrounding structures; contemporary Park Forest, Mediterranean Davis Polk & Wardwell, and detached single family Felton Gables. While there is a smaller scale rental community on the facing side of Encinal Avenue, the Park Forest and Felton Gables neighborhoods are single family owned units.

Lastly, the plan calls for the removal of heritage trees and a severe impact on the mature oak tree on the site.

It is our belief that these concerns make the currently proposed plan unacceptable and that it shall have a major negative impact the value of the neighboring properties. We urge a re-design/re-siting of the current proposal.

Thank you for your attention.

Name	Address	Signature
Robert Dehn	1661 Stone Pine Ln MP	
WILLIAM ANASTAS	141 FOREST LANE MP	
Glenna Patton	190 Forest Lane	
S. Neville	160 Forest Lane	
J. Reveno	1751 Stone Pine	

Regarding the proposed development of the former Roger Reynolds Nursery site. (Continued)

Name	Address	Signature
Leino, Arthur	162 BUCKTHORN WAY	Arthur J Leino
CAROL BRUCE	19 BUCKTHORN WAY	Carol Bruce
Ron Perkins	" "	Ron Perkins
KURT TOMOZY	158 BUCKTHORN WAY	Kurt Tomozy
OLIVIA TOMOZY	"	Olivia Tomozy
Christy Stewart	139 Buckhorn Way	Christy Stewart

Regarding the proposed development of the former Roger Reynolds Nursery site. (Continued)

Name	Address	Signature
Richard Kertman	186 Buerkturn Way	Richard Kertman
Diane Levine	284 Buckhorn Way	Diane Levine
Pearl Graves	135 Stone Pine Lane	Pearl Graves
Cecilia Luitz	154 Buckhorn Way, MP	Cecilia Luitz
Michael Golub	150 Forest Ln. MP	Michael Golub
Hinda Golub	150 Forest Ln. MP	Hinda Golub
VALI MASHATIYA	148 Stone Pine Ln. M.P.	VALI MASHATIYA
Matthew Cylar	179 Stone Pine Ln. MP	Matthew Cylar
Randy Fyfe	179 Stone Pine	Randy Fyfe
TED GUGOTZ	184 Stone Pine Lane MP	TED GUGOTZ
Shelley Evenson	1701 Stone Pine Lane	Shelley Evenson
LORELI TRIPPEL	154 Stone Pine Lane	Loreli Trippel
JOHN ONKENT	192 Stone Pine Lane, MP	John Onkent
PHILLIPS	188 Stone Pine Lane	Phillips
Claire Kwan	141 Stone Pine Ln	Claire Kwan
Karl Zorn	152 Stone Pine Lane	Karl Zorn
Richard Trihy	152 Stone Pine Lane	Richard Trihy
JACK AJLUNI	142 Stone Pine Ln	Jack Ajluni

Regarding the proposed development of the former Roger Reynolds Nursery site. (Continued)

Additional Comments:

Comment	Signature

Michael J. Brady
191 Forest Lane
Menlo Park, CA 94025
650-780-1724
Michael.brady@rmkb.com

June 29, 2015

Dear City Officials of Menlo Park:

I am a resident of Menlo Park and live on Forest Lane, immediately north of Roger Reynolds Nursery. I write to urge the PRESERVATION of the eleven historic heritage trees on the old Roger Reynolds property. I do not think I was given proper notice as an adjoining property owner on land formerly owned by the nursery. These trees are magnificent and irreplaceable. They epitomize why Menlo Park is called the City of Trees.

These trees pose no physical or property damage danger to anyone. The only thing they imperil is the ability of the developer to make more money—an unacceptable excuse to destroy them. All of our neighborhood (Park Forest I, II, and III, comprised of 110 homes), and Felton Gables love to look up and see these towering specimens with their dark green piercing the blue sky. These are the trees that California is famous for. Indeed, much of Park Forest I, II, and III was built on former Roger Reynolds property, and we have a magnificent Heritage Tree Grove in our park in Park Forest I. This dates back to W. W. II.

This developer can just re-design its project around the trees. The developer will make less money, but that is the way it has to be when considering environmental and similar matters. Maybe you can excuse him from some of your affordable housing requirements to make up for it. Why don't you investigate that? The properties (apartments) will have increased value if you preserve the trees, making up for any "loss" on the developer's part.

Menlo Park already faces loss of its trees from an aggressive Cal Train, bent on bringing HSR to the Peninsula. Let's don't have the city directly cooperating with the developer to destroy eleven of our greatest treasures which DO NOT HAVE TO COME DOWN!

Many in Menlo Park are already broken-hearted over the closure of Roger Reynolds, a town institution for a century; we are also unhappy over the increasing disappearance of nurseries in San Mateo County. Saving these trees will be a fitting reminder of what the CITY OF TREES is famous for. Live up to your motto!

Michael J. Brady

RECEIVED

JUL 14 2015

City Clerk's Office
City of Menlo Park

Dear City Council, City Planning Commission, and Environmental Quality Commission,

I am a resident of the Park Forest community and the city of Menlo Park. I have heard that commercial development of the Reynolds property on Encinal proposes to down 11 Heritage trees. I vigorously oppose this!!!

The beauty of Menlo is in the existing trees which live in the city. IF you allow this selective removal of this valuable part of our environment Menlo will become another barren California city devoid of much of its beauty. I am sure you are aware that trees allow for birds and other wildlife to exist in an urban setting and this is what adds to the value of life in Menlo Park

There are alternatives in design that allow buildings to be situated in settings without destroying the landscape.

Please consider.."the environment is not something we pass along to our children it is something we borrow from them"

Sincerely

Fritz Yambrach
151 Stone Pine Lane

PS please forward this note to the appropriate committees

--

Fritz Yambrach PhD.
Professor and Director of Packaging
San Jose State University
408-924-7193

Lin, Jean P

From: Scott Phillips <phillips.d.scott@gmail.com>
Sent: Thursday, July 16, 2015 3:08 PM
To: Lin, Jean P
Cc: Bianka; ufeusi@sbcglobal.net
Subject: Re: 133 Encinal Project
Attachments: Oak&Poles.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jean,

Thanks for your assistance on clarifying these points. I would like to point out that the new story poles make it clear that there would need to be major pruning of the large oak tree. I have always been concerned that the tree did not seem to be accurately placed on the plans. I have enclosed a photo that clearly show the further story pole extending into the canopy. Given that this pole represents the ridge line the front half of the roof will clearly extend well into the canopy. Presumably this would also compromise the roots.

We will raise this with Hunter Properties, but I thought this should also be pointed out to the city.

Thanks,
Scott Phillips
188 Stone Pine Lane

On Wed, Jul 15, 2015 at 7:10 PM, Lin, Jean P <jjlin@menlopark.org> wrote:

Hi Bianka,

Thanks for your feedback. I've forwarded your message to the applicant and asked that they circle back with you and the Stone Pine Lane neighbors regarding the issues you've identified below, which they've agreed to do, so you will be hearing from them. As Ursula and Diane had previously brought up these same issues, I am copying Ursula on this email. Please see my response in ***bold italics*** below.

As an update, we just received revised plans from the applicant yesterday. The plans are available for review in our offices now (same location, and previous plan versions are still available at our front counter), and I will be sending out an update to the neighbors early next week.

Thanks,

Jean Lin

Associate Planner

City of Menlo Park

701 Laurel Street

Menlo Park, CA 94025

phone (650) 330-6735

email jplin@menlopark.org

www.menlopark.org

From: Bianka [mailto:bskubnik@gmail.com]

Sent: Thursday, July 02, 2015 4:49 PM

To: Lin, Jean P

Cc: Phillips Scott

Subject: 133 Encinal Project

Hi Jean;

It's been a few months since we've connected. There has been some recent activity on the site – mainly some clearing up of debris (still in progress). While it is good to see that the lot is being cleaned up I'd like to raise a couple of concerns with you:

- A while back, we Stone Pine residents requested Hunter properties to set up some story poles so that we could see the potential impact of the re-planned units. The poles were erected but there were also two sets (one closer to the fence and one further). We had requested clarification from Deke as to the two distances and have not received any elaboration. The story poles have since been removed.

The applicant informed me that the poles were accidentally taken down by the clean-up crew, and that they intend to re-erect them. In talking to Ursula and having gone out to the site to view the poles myself, it does appear that it is not entirely clear what the three poles represented. I have asked the applicant to provide clarification on the heights of the poles as well as the setbacks shown.

- The re-planned units (Building D) while lowered to 2 stories remains higher than our two end units and is actually 2 ft **closer** to the fence than the original plan. The objection to the initial plan was both for height of structures and their proximity to the fence.

Noted. It appears the rear setback was reduced in order to accommodate a wider driveway for fire truck circulation. That said, Building D does meet the required setback, and we do not have any mechanism to require a larger setback. You may, however, negotiate a larger setback with the applicant.

- Also speaking as the second unit from the end with the closest proximity to the proposed structures, we are now centered on a block of three units. Looking out from our living area, bedroom and back patio sightlines are almost entirely the three unit structure. When the story poles were up, the negative impact was clearly evident.

One potential solution I had discussed with Ursula and Diane was to soften up the rear elevation by breaking up the massing and giving it a more residential design, versus unbroken first- and second-story walls. We're working with the applicant to address this.

- Lastly, (I believe that you may have already discussed this with Ursula) when the story poles were present it appeared very much as though the unit closest to the track interferes with the Oak tree canopy. I realize the Oak is intended to be preserved, but wouldn't construction severely damage the canopy and roots, thus put the tree at risk.

The intent is to fully retain this oak tree, as it was one of the initial concerns expressed by the neighborhood. As we refine the project, the City Arborist will continue to review any potential construction impacts and tree preservation measures to ensure that this tree and other trees are retained in good condition during and post-construction. The Environmental Quality Commission had also expressed a desire to implement measures to ensure the health of trees to be retained throughout the site. Preservation of the oak tree and two groves of trees in the rear are definitely crucial to the project.

Please share any updates that you may have from Deke.

Regards,

Bianka Skubnik & Scott Phillips

188 Stone Pine Lane

650 828 0760

--

phillips.d.scott@gmail.com

Lin, Jean P

From: Bianka <bskubnik@gmail.com>
Sent: Sunday, October 18, 2015 5:33 PM
To: Lin, Jean P; _Planning Commission
Subject: 133 Encinal Avenue Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jean and Menlo Park Planning Commission Members:

Ahead of the Planning Commission Public meeting on Oct. 19, 2015, and as owner of a Stone Pine residence directly backing onto the property, I'd like to reach out to you to voice concern over the proposed project at 133 Encinal Avenue.

Over the past year Hunter Properties has met with the Stone Pine residents and has made some alterations to the plan, however these changes do not mitigate the concerns initially raised.

Privacy – While decreasing the height from 3 to 2 stories is an improvement it still poses a privacy problem due to the proximity of the buildings. There is now only 29 ft between our master bedroom and the back living areas and patios of the proposed units. These units also remain planned as a monolithic 3 unit structure with an unbroken roofline that looms over the Stone Pine back patios. This is evidenced even more strongly by the story poles and the feeling of sitting in a canyon remains.

Character of the Neighborhood – The finishing materials and general density (both in number of units and square footage per bedroom and unit) remain the same and in no way align with the more eclectic look and open feel both inside and outside of the Stone Pine units.

Trees – The erected story poles clearly show ridge line interference with the Oak tree canopy. Construction would therefore mean significant cutback of the canopy and damage to the root system, significantly compromising this majestic tree.

Traffic and Schools – Reducing the number of units from 26 to 24 will not do much to alleviate the congestion problem.

Specific Plan – The proposed development, while being within the allowable limits of the SP-ECR/D still appears to have little to no consideration of the spirit of the Specific Plan.

I would strongly urge the Planning Commission **not** to approve the plan as it currently stands and request a more complete re-design to create a more vibrant project that is not only sensitive and compatible with the adjacent neighborhood but that also aligns better with the principles of the Specific Plan.

Thank you for your attention,

Bianka Skubnik

188 Stone Pine Lane

Lin, Jean P

From: In Lee <inlee321@gmail.com>
Sent: Monday, October 19, 2015 10:32 AM
To: _Planning Commission
Subject: Fwd: Opposition to Proposed Development at 133 Encinal Avenue

Dear Commissioners,

I am writing as a follow up to my letter to Jean Lin on September 26, 2014.

This letter reaffirms my strong opposition to the currently presented plan for the proposed development at 133 Encinal Avenue (the "*Development*"). I request that the Commission reject the plan as currently proposed.

We have met with Deke Hunter of Hunter Properties on a several occasions over the course of the year to discuss the Proposed Development and appreciate Deke's willingness to meet with us and hear our concerns. Unfortunately, although there are some improvements in the currently proposed plan over the original, it still fails to address the fundamental issues outlined in my original letter.

The first issue is privacy. The new townhouses will be built very close to our home and have patios and living rooms adjacent to the ones on Stone Pine Lane. I believe this raises significant privacy issues due to the proximity. The current plan does not provide any details on proposals for a fence to divide the properties or landscape screening.

The second issue is access to sunlight. As originally proposed the adjacent townhouses were planned to be a full three stories. Although the revised plan is now proposing to build two story townhouses adjacent to ours, this is still very problematic. During one of our meetings with Mr. Hunter, he suggested that he would be willing to have the adjacent townhouses built with "pop up" partial second stories to allow for more sunlight access but this is unfortunately not reflected in the revised proposal.

I am also concerned about the impact the Proposed Development will have on the local neighborhood. As mentioned in my letter, I believe that the Specific Plan, when thoughtfully and carefully implemented by the Planning Commission, will greatly help revitalize this part of Menlo Park. I continue to believe that 133 Encinal Avenue would be an ideal plot to develop as a mix of light retail and residential which would help reduce traffic along El Camino Real and make the neighborhood more walkable. Having the Development be limited to high density residential will only serve to exacerbate the city's current development problems.

For the reasons stated above, I continue to oppose the plan for the Development and recommend that the Commission reject the current plan and require that Hunter Properties revise their plan to address these fundamental issues.

Sincerely,

In Lee

180 Stone Pine Lane

Lin, Jean P

From: Scott Phillips <scott.phillips@retailsolutions.com>
Sent: Monday, October 19, 2015 12:05 PM
To: _Planning Commission
Subject: 133 Encinal Project

Dear Commissioners,

I am writing to stress my strong opposition to the currently plans for the proposed development at 133 Encinal Avenue. I request that the Commission reject the plan as currently proposed.

We have met with Deke Hunter of Hunter Properties on a several occasions to discuss the Proposed Development and appreciate his meeting with us to hear our concerns. Unfortunately, the amendments in the currently proposed plan still fail to address the fundamental concerns raised by the community.

The primary issue is privacy. The new townhouses will be built within 29' of my master bedroom window with direct sightlines from the main living areas and their master bedrooms. In addition we will be faced with a monolithic block of barracks like buildings that shut off all morning sun. The net effect is that our backyard will become a canyon. This is completely out of line with the overall character of the Park Forest neighborhood where the higher density is offset by significant open spaces.

A second issue is impact on the existing heritage trees. The story poles on the site clearly show the ridge line of building "D" intruding into the canopy of the heritage Oak. Since the ridge line is the halfway point of the building, the proposed structure would clearly require removal of a significant portion of the canopy putting the entire tree at risk. In addition Hunter properties has been informed that they will not be allowed the remove the Redwood near the front center of the property, but the current plan does not reflect this change (it is in the middle of building "A").

I am also have concerns regarding the density of the Proposed Development. There are already significant traffic issues on El Camino Real, Middlefield Road and Encinal Avenue. All of these would be further impacted by this development. This is of special concern in the morning due to the number of children walking to Encinal School. I feel that a mixed use approach of light commercial/residential would be more in keeping with the overall spirit of the Specific Plan, would have less impact, and would be of greater benefit to the community.

For these reasons I continue to oppose the plan for the Development. I would respectfully request that the Commission reject the current plan and require that Hunter Properties significantly revise their proposal to address these fundamental issues.

Sincerely,

Scott Phillips

188 Stone Pine Lane

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recipient, any review, disclosure, copying, distribution, or reliance upon the content of this communication is strictly prohibited. If you have received this electronic mail transmission in error, please reply to the sender via a separate email that does not include the original and delete any and all copies of this email.

Lin, Jean P

From: Ursula Feusi <ufeusi@sbcglobal.net>
Sent: Monday, October 19, 2015 3:00 PM
To: _Planning Commission
Cc: Lin, Jean P
Subject: Opposition to Proposed Development Hunter Properties 133 Encinal

Dear Commissioners,
Dear Jean,

This Opposition Letter serves as a follow-up to my Letter to Jean Lin on September 26, 2014.

I hereby request the Planning Commission to reject the plan as currently proposed. Please, note. Previously 53 signatures from Residents on Stone Pine Lane/ Park Forest were submitted to the city.

Let me acknowledge some improvements in the latest proposed plans over the previous - and - I acknowledge Deke Hunters willingness to work with us on some of them. Even, with the proposed changes, my concerns over the proposed Development remain.

First, the project, as proposed, is too VAST/INVASIVE. The townhouses, as proposed are too close together, blocking sun and light. As proposed, the Development would cause huge harm to the conditions of our properties and values, thus negatively affect the Quality aspect of our lives.

Second, Privacy. I oppose the latest proposal of the "BLOCK of 3-2unit" townhouses. The proposed plan shows them closer to our property line. The current plan does not give patio details, however could bring our patios about 5' away from the Development's townhouse patios.

I strongly urge the Commission to consider "Open Space" along our boundaries, and continue the Park-like setting, starting at the Redwood Grove.

Third, Trees. I am concerned about the effect the Development has on the magnificent Oak Tree on the property. It is clear, if the 3 2-story townhouses would be approved, the magnificent Oak Tree, with a vast canopy, would be severely damaged and ultimately would die. We cannot allow that! Again, this tree could be a perfect addition to the "Park" I addressed earlier.

There is still confusion/unclearly about the removal of the 37-inch Coast Redwood #23. The city still needs to confirm the tree "as saved, together with the 20.8-inch Japanese maple #25.

I am also asking the Commission to re-visit the idea of "Mixed-Use", as specified in the Specific Plan. As stated in my previous letters, the 133 Encinal Property could greatly help in the revitalization of Menlo Park. I see this property as an ideal plot to develop as a mix of light retail, some small offices, mixed with retail.

Please consider these facts. I continue to oppose the plan for the Development of 133 Encinal and recommend the Commission to reject the latest plans and require Hunter Properties to work out plans to address the issues addressed by the community.

Sincerely,

Ursula Feusi
184 Stone Pine Lane

Lin, Jean P

From: Roderick Shepard <rod@shepardland.com>
Sent: Monday, October 19, 2015 3:54 PM
To: Lin, Jean P
Cc: Deke Hunter; Laurie Shepard; Mr. Mark Gates
Subject: 133 Encinal

Dear Jean-

Encinal Investors LLC is the owner of the property (1600 El Camino - Davis Polk Bldg) immediately adjacent to the proposed project at 133 Encinal. Generally, we are supportive of seeing the project redeveloped into 24 townhouses. However, we would like the following issues addressed by the city:

- 1) Tree protection - Deke Hunter has indicated that the city is requiring significant protection for the trees on his property. We ask for the same protection on our property from construction activity. He has indicated a willingness to meet prior to and during construction to develop a plan to make sure no damage occurs to the trees on our property. We think this is very important. Ultimately it will be essential to have excellent screening between the properties to transition into the newer higher density use.
- 2) Driveway conflict - We have discussed the potential conflict of our Encinal driveways. The Roger Reynolds site had their entrance nearest our drive on Encinal and their exit nearest the railroad. This minimized the conflict between our drives. The proposed plan has its ingress and egress out of the driveway closest to our property. Even with the former arrangement, our tenants and invitees have had several near collisions making a left out of our property onto Encinal. We ask that you carefully review the exiting of the proposed project so that we don't create a dangerous and unsafe situation. You may need to remove the street parking (paint curb red) between our properties to provide clear sight-lines for everyone's safety.
- 3) Building Massing along our property - In our discussions with the Mr. Hunter, we requested that he modulate his building massing in such a way as not to create an imposing wall-like 37 ft. high structure along the length of our property. Ideally there would be at least two large breaks or gaps between the three buildings (E, F & G). The original proposal we were shown had a gap of approx. 25' between buildings F & G and a 15' break between buildings E & F. Unfortunately, the most recent version narrowed the break between E & F to 9'. We would very much like to see the break between building E & F increase to 25'. This could be accomplished simply by sliding Bldg E north into the park area 10-15 ft.

As the City of Menlo Park embraces higher density in the El Camino Corridor, it really needs to understand better how to create well thought out transitions between existing uses and future ones.

Should other issues arise in the hearing process we welcome the opportunity to participate in the conversation.

Sincerely,

Rod Shepard

Managing Member
Encinal Investors, LLC

Rod Shepard
Shepard Land Company

1600 El Camino Real, #165
Menlo Park, CA 94025

(650) 325-1600
(650) 325-1611 (fax)
rod@shepardland.com



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133 Encinal Avenue recommendations

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From: domainremoved <Larry>

Date: Thu, 29 Oct 2015 16:29:38 -0700

Dear Council members,

As a member of the Planning Commission, I voted at our last meeting with 6 other Commissioners to recommend approval of the new development at 133 Encinal Avenue (former Roger Reynolds Nursery site). I had 3 concerns about the architecture that were not incorporated into the final approved motion, so I'd like to express those to the City Council for consideration before your review:

1. Street elevation of Building A: while the architect and developer have done a nice job with the facade of this building facing Encinal Avenue, it is still a 3-story building and I have some concern about the overall massing. Ideally, the upper part of the building would step back from the lower floors.
2. Side elevation of Building G: the side of this 3-story building will be visible driving down Encinal Avenue from El Camino Real. Unfortunately, this is a large, 3-story flat wall without much articulation, and is not as successful as the sides of Buildings E & F, which face the same direction. I recommend that the applicant take a closer look at the West side of Building G.
3. Kneebraces: The roof structures of most of the buildings are supported with kneebraces. In my opinion, this detail with squared-off 6x8 members is a little "chunky" and could use some refinement. Although this is relatively minor, this detail predominates the project.
4. I recommend keeping Building H (a small, 1-story community building) as part of the project. But that opinion was not shared by all of the Commission.

Sincerely,
Larry Kahle

Received on Thu Oct 29 2015 - 16:31:23 PDT

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STAFF REPORT

City Council

Meeting Date: 1/12/2016
Staff Report Number: 16-001-CC

Regular Business: **First Reading of Ordinance and Resolutions to allow Menlo Park to: 1) join Peninsula Clean Energy (PCE), 2) appoint City representatives to the PCE Board, and 3) provide direction to City PCE representatives regarding the characteristics of power and rates that the City prefers**

Recommendation

Staff recommends that the City Council review and adopt the attached ordinance and resolution to join Peninsula Clean Energy (PCE) Joint Powers Authority (JPA). PCE is a Community Choice Energy (CCE) effort sponsored by San Mateo County (SMC). As a part of the JPA authorizing resolution, the Council will determine which positions within the City Council and/or staff will fill Menlo Park's PCE Board Member and Alternate Board Member position. Staff also recommends that City Council adopt a second resolution to provide the selected representatives with direction regarding the City's preferred power portfolio and rates which will ultimately be determined by vote of the PCE Board.

Policy Issues

The Menlo Park 2015 Climate Action Plan (CAP) describes a number of programs that are planned in order to meet the City Council adopted target of 27% reduction in Greenhouse Gas (GHG) by 2020 from 2005 levels. "Consider Community Choice Energy (CCE) options to gain additional renewable power in Menlo Park's portfolio" is listed in the CAP Community GHG Reduction Strategies for FY 2015-16.

Background

State Law and Precedent

In 2002, the State of California enacted AB 117, which enabled Community Choice Aggregation (CCA), also known as Community Choice Energy (CCE). In California, there are currently three operating CCEs: Marin Clean Energy (MCE), Sonoma Clean Power (SCP), and Lancaster Choice Energy (LCE). Several other CCEs are in development, including Clean SF, Silicon Valley Community Choice Energy Partnership (member cities include Sunnyvale, Mountain View, and Cupertino), Contra Costa County, and CCE advocacy efforts in Oakland and the Central Coast.

Consideration of CCE

The City has been considering CCE options for nearly a year, and San Mateo County (SMC) has initiated a CCE option, called Peninsula Clean Energy (PCE). The CCE would purchase electrical power, then Menlo Park residents and businesses would receive environmentally preferable electrical power purchased through the CCE, which would be delivered through the Pacific Gas & Electric (PG&E) grid. The SMC Office of Sustainability established a CCE Community Advisory Committee (CAC) in May 2015, on which Council Member Carlton has served as a member and Heather Abrams, the City's

Environmental Programs Manager, has attended as an alternate. More information about the SMC's efforts can be found on the County's webpage: www.peninsulacleanenergy.com.

The Environmental Quality Commission (EQC) provided City Council with a letter on September 30, 2015, regarding the City's Climate Action Plan that emphasizes the GHG reduction benefits of a CCE that purchases 100% renewable power.

On October 20, 2015, the City Council received an informational item on PCE (Attachment E).

The EQC voted on October 28, 2015 to recommend "that Menlo Park pursue participation in the formation of the San Mateo County PCE with the goal of maximizing the environmental and economic interests of Menlo Park. We would like to have the opportunity to continue to review and advise Council on this matter".

On November 10, 2015, the City Council participated in a Study Session on PCE, in which the City Council expressed general support for joining PCE (Attachment F).

On December 15, 2015 the City Council approved a letter that was sent to the California Public Utilities Commission (CPUC) opposing the PG&E proposed increase to the Power Charge Indifference Adjustment (PCIA), which could impact the total bill CCEs customers pay (Attachment G).

Analysis

PCE Draft Technical Feasibility Study (Study)

In September 2015, SMC released its draft Technical Feasibility Study (Study) on the CCE, which estimates GHG reductions and costs for three levels of renewable electrical power. As discussed during the City Council's study session on November 10, 2015, the Study indicates that PCE would be financially viable and provide Greenhouse Gas (GHG) reductions to help the City meet its adopted GHG reduction target.

The Study evaluated three main options for renewable power:

- Scenario 1 (35% renewable power) did not appear viable as it meet the objective of reducing GHG emissions.
- Scenario 2 (50% renewable power) appears to meet the objective of reducing GHG emissions, while reducing costs to customers.
- Scenario 3 (100% renewable power) provides a 100% renewable portfolio with no GHG emissions for participating customers; however it may come at a small additional cost (estimated to be 2% above PG&E's current rates).

Increase in PCIA fees

One December 17, 2015, the CPUC approved PG&E's requested PCIA rate increase, however SMC does not foresee the PCIA fee increase having a significant impact on the program launch or overall financial viability of Peninsula Clean Energy, because renewable energy prices are falling and the PCIA increase was within the PCE's Feasibility Study's sensitivity analysis. According to the Study the average residential usage per month is 450 kwh. The approved PCIA increase changed from the current PCIA of \$0.01160/kwh to PG&E's proposed new PCIA of \$0.02323/kwh. Therefore the increase is about one cent per kwh. For link to additional details on SMC website please see the attachment schedule.

Next Steps

If the City Council adopts the attached resolutions and ordinance, the second ordinance reading will be scheduled for the next City Council meeting on January 26, 2015. The next PCE Advisory Committee meeting is scheduled for January 28, 2016, and the selected City representatives will be able to attend on

the City's behalf. PCE has set a February 29, 2016 deadline for cities to join in this JPA formation phase. After the deadline, the meetings will become PCE Board meetings, in which the public may attend, but only PCE Board Members and Alternate Board Members may vote.

Menlo Park's City Attorney has reviewed and approved the attached draft PCE JPA agreement. If the City Council adopts the attached resolutions and ordinance, Menlo Park's PCE participation will follow the process outlined below.

PCE Board Membership

As a part of the attached authorizing resolution, the City must appoint one PCE Board Member and one Alternate Board Member to represent the City. Meetings of the PCE Board are expected to be held twice per month from March through October of 2016, during the startup phase of PCE. PCE meetings are anticipated to be held monthly following successful launch of the service. Meetings will likely follow the current 4th Thursday evening of the month schedule, plus one additional meeting per month, from March through October. Participation in the PCE board meetings will be critical, especially during its startup phase.

The City Council may choose to appoint PCE Board Members in any one of the following ways:

- A) Appoint two elected positions from the City Council
 - a. For example City Mayor as PCE Board Member and Mayor Pro Tem as Alternate, the PCE Board appointments would automatically change as the Mayor and Mayor Pro Tem positions rotate
 - b. This provides two elected officials representing Menlo Park and the officials accepting the Mayor and Pro Tem role commit to attending PCE meetings in addition to City Council meetings),
- B) Appoint one elected position from the City Council and one City staff member as an alternate
 - a. For example, the Mayor Pro Tem position as the Board Member and the City's Environmental Manager as the Alternate, these PCE appointments would rotate automatically when/if the person filling the Mayor Pro Tem or City Environmental Manager change
 - b. This provides an elected official as the main voting PCE Board Member and a staff person as Alternate who can provide consistency by attending every meeting over a multi-year period as City Council positions rotate and ensure Menlo Park is represented at the PCE Board meeting if the selected elected official is not available to attend a PCE Board meeting
- C) Appoint by name a City Council Member to the PCE Board position, and another City Council Member or City staff member to the PCE Alternative position and potentially revise the appointments as needed by action of the City Council
 - a. For example Catherine Carlton and Heather Abrams, or Rich Cline and Catherine Carlton
 - b. This provides maximum flexibility as PCE Board members can change whenever the City Council appoints them, as long as Menlo Park's PCE Board Member is an elected City Council Member and the Alternate can be either an elected official or City staff member. Appointments must be made by City Council action quickly if the appointed Council member or staff member vacates the PCE Board position.

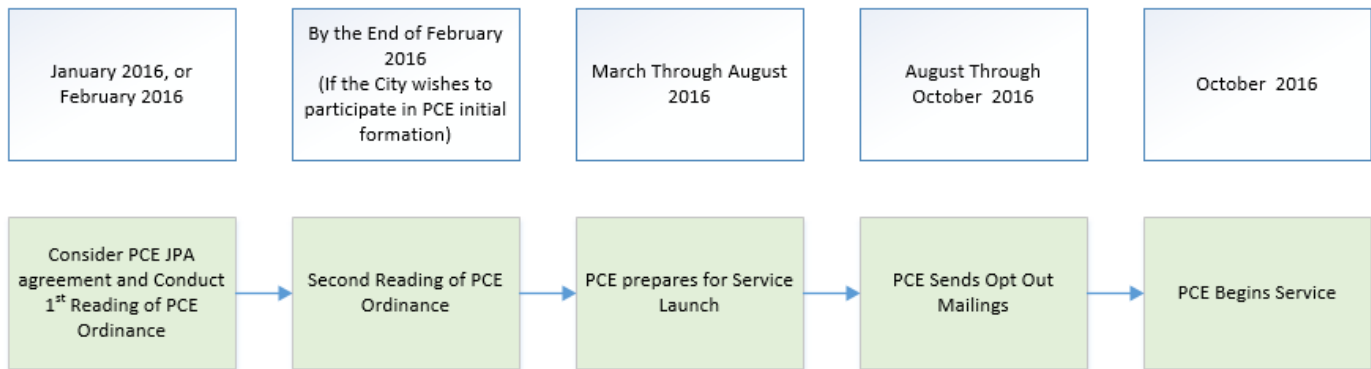
If the attached ordinance is adopted at the second reading, the City's representatives will begin participating in PCE Board meetings to form the agency and shape its policies. PCE Board decisions are not required to come back to the City Council for further consideration.

Important actions the PCE Board will take include:

- Determining the amount of renewables within the power portfolio to be offered by PCE, for example 50%, 100%, or another percentage of renewable power that maximizes GHG reduction and provides rate parity or rate savings for customers
- Establishing the power rates to be charged to PCE customers (as a component of their PG&E delivered bill), and
- Implementing PCE's outreach strategy to inform customers of PCE offerings, programs, and customer's opt-out options.

Timeline for PCE Participation

The graphic below shows a timeline for the City in considering PCE in order to participate in the formation of the PCE.



Decision Making and Opt-Out Options

PCE's initial power offerings, and the rates charged to customers, will be determined by the PCE Board once it is seated. The PCE Board will be made up of two San Mateo County Board of Supervisors Members and one elected official from each member city (plus an Alternate who may be an elected official or City staff member).

Customers who do not wish to participate can opt out and go back to PG&E without disruption of their service.

Even after committing to join PCE, the City also would have the option to withdrawn from the JPA under any of the follow circumstances:

- At the beginning of any fiscal year, following 6 months' notice
- Immediately after amendment of the JPA agreement
- Prior to program launch, if the JPA is unable to procure power for its base offering that is equal to or lower than PG&E's GHG emissions and rates charged to customers

Impact on City Resources

The cost and staff time for consideration of PCE and other CCA options are currently being funded under the City's Environmental Programs operating budget and the Capital Improvement Program for 2015-2016 as part of the Climate Action Plan Implementation Project. As the effort increases, additional funds may be needed. No additional funds are currently being requested at this time.

During the CCE formation City staff and City Council members need to be engaged and staff plans to spend time meeting, analyzing, and reporting on the effort. The City belongs to other JPAs and we can expect that any JPA requires on-going meetings, coordination and some on-going policy, budget, and

program support.

Environmental Review

This item is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to the CEQA Guidelines, as it is not a "project" as it has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. PCE Draft Model Ordinance
- B. PCE Draft Menlo Park PCE Authorizing Resolution
- C. PCE Draft JPA Agreement
- D. Draft Resolution directing Menlo Park appointed PCE Board Members regarding renewable energy portfolio and rates to be adopted by PCE
- E. Hyperlink to the PCE staff report from October 20, 2015:
<http://www.menlopark.org/DocumentCenter/View/8415>
- F. Hyperlink to the Study Session staff report from November 10, 2015:
<http://www.menlopark.org/DocumentCenter/View/8683>
- G. Hyperlink to the staff report from December 15, 2015:
<http://menlopark.org/DocumentCenter/View/8950>
- H. Hyperlink to additional details on fee increase: <http://us10.campaign-archive1.com/?u=6e30916f76d2673930d3c32ac&id=a214029592&e=649381bb0f>

Report prepared by:
Heather Abrams, Environmental Programs Manager

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ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MENLO PARK AUTHORIZING THE IMPLEMENTATION OF A COMMUNITY CHOICE AGGREGATION PROGRAM

The City Council of the City of Menlo Park hereby **ORDAINS** as follows:

SECTION 1. FINDINGS. In conjunction with the County of San Mateo, the City Council of the City of Menlo Park has investigated options to provide electrical service to customers within the City of Menlo Park with the intent of achieving greater local control and involvement over the provision of electrical service, competitive rates, the development of clean, local, renewable energy projects, reduced greenhouse gas emissions, and the wider implementation of energy conservation and efficiency projects and programs; and hereby finds and declares as follows:

- A.** The County of San Mateo prepared a Feasibility Study for a community choice aggregation (“CCA”) program in San Mateo County, with the cooperation of the cities, including the City of Menlo Park, under the provisions of the Public Utilities Code Section 366.2. The Feasibility Study shows that implementing a CCA program would provide multiple benefits, including:
- Providing customers a choice of power providers;
 - Increasing local control and involvement in and collaboration on energy rates and other energy-related matters;
 - Providing more stable long-term electric rates that are competitive with those provided by the incumbent utility;
 - Reducing greenhouse gas emissions arising from electricity use within San Mateo County;
 - Increasing local renewable generation capacity;
 - Increasing energy conservation and efficiency projects and programs;
 - Increasing regional energy self-sufficiency;
 - Improving the local economy resulting from the implementation of local renewable and energy conservation and efficiency projects; and
- B.** Under Public Utilities Code section 366.2, customers have the right to opt-out of a CCA program and continue to receive service from the incumbent utility. Customers who wish to continue to receive service from the incumbent utility will be able to do so; and
- C.** On November 10, 2015, the City Council held a study session at which time interested persons had an opportunity to testify either in support or opposition to implementation of the Peninsula Clean Energy CCA program in the City.
- D.** This ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to the CEQA Guidelines, as it is not a “project” as it has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment. (14 Cal. Code Regs. § 15378(a)). Further, the ordinance is exempt from CEQA as there is no possibility that the ordinance or its implementation would have a significant effect on the environment. (14 Cal. Code Regs. § 15061(b)(3)). The ordinance is also categorically exempt because it is an action taken by a regulatory agency to assume the maintenance, restoration, enhancement or protection of the environment. (14 Cal. Code Regs. § 15308). The Director of Community Development shall cause a Notice of Exemption to be filed as authorized by CEQA and the CEQA guidelines.

NOW, THEREFORE, LET IT BE RESOLVED the City Council does ordain as follows:

SECTION 1. The above recitations are true and correct and material to this ordinance.

SECTION 2. Based upon the forgoing, and in order to provide business and residents within the City of Menlo Park with a choice of power providers and with the benefits described above, the City Council of the City of Menlo Park ordains that it shall implement a CCA program within its jurisdiction by participating as a group with the County of San Mateo and other cities and towns as described above in the CCA program of the Peninsula Clean Energy Authority, as generally described in the Joint Powers Agreement.

SECTION 3. This Ordinance shall be in full force and effective 30 days after its adoption, and shall be published and posted as required by law.

This Ordinance was introduced by the City of Menlo park City Council on January 12, 2016, and was adopted on [date], by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this twelfth day of January, 2016.

Pamela Aguilar
City Clerk

RESOLUTION NO.**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE THE JOINT EXERCISE OF POWERS AGREEMENT ESTABLISHING THE PENINSULA CLEAN ENERGY AUTHORITY WITH THE CITY AS A CHARTER MEMBER AND APPOINTING A DIRECTOR AND ALTERNATE DIRECTOR**

WHEREAS, in conjunction the County of San Mateo, the City Council of the City of Menlo Park has investigated options to provide electrical service to customers within the City of Menlo Park, with the intent of achieving greater local control and involvement over the provision of electrical service, competitive rates, the development of clean, local, renewable energy projects, reduced greenhouse gas emissions, and the wider implementation of energy conservation and efficiency projects and programs; and

WHEREAS, the County of San Mateo has prepared a Feasibility Study for a community choice aggregation (“CCA”) program in San Mateo County under the provisions of the Public Utilities Code Section 366.2. The Feasibility Study shows that implementing a community choice aggregation program would provide multiple benefits, including:

- a. Providing customers a choice of power providers;
- b. Increasing local control and involvement in and collaboration on energy rates and other energy-related matters;
- c. Providing more stable long-term electric rates that are competitive with those provided by the incumbent utility;
- d. Reducing greenhouse gas emissions arising from electricity use within San Mateo County;
- e. Increasing local renewable generation capacity;
- f. Increasing energy conservation and efficiency projects and programs; g. Increasing regional energy self-sufficiency; and
- g. Increasing regional energy self-sufficiency; and
- h. Improving the local economy resulting from the implementation of local renewable and energy conservation and efficiency projects; and

WHEREAS, the County of San Mateo has already become a community choice aggregator and believes that other cities and towns within San Mateo County also wish to be community choice aggregators;

WHEREAS, the City wishes to be a community choice aggregator and has introduced the Ordinance required by Public Utilities Code Section 366.2 in order to do so;

WHEREAS, pursuant to Section 366.2 two or more entities authorized to be a community choice aggregator, may participate as a group in a community choice aggregation program through a Joint Powers Agency established pursuant to Chapter 5 (Commencing with Section 6500) of Division 7 of Title 1 of the Government Code, if each entity adopts the aforementioned ordinance.

WHEREAS, the City Council of the City of Menlo Park has reviewed and considered a Joint Powers Agreement, reference to which is hereby made for further particulars, whereby the City of Menlo Park shall participate in the creation of the Peninsula Clean Energy Authority (“Authority”) with the County and at least one other city and/or towns and become a charter member;

WHEREAS, the Joint Powers Agreement entered into between the County of San Mateo and the participating cities will create and form the Peninsula Clean Energy Authority (“Authority”). Under the Joint Powers Agreement, the County and cities and towns within San Mateo County choosing to participate in the CCA program will have membership on the Board of Directors of the Authority as provided in the Joint Powers Agreement if they execute the Agreement and adopt the ordinance required by the Public Utilities Code;

WHEREAS, the newly created Authority will enter into Agreements with electric power suppliers and other service providers. Once the California Public Utilities Commission approves the implementation plan created by the Authority, the Authority will provide service to customers within the unincorporated area of San Mateo County and within the jurisdiction of those cities who have chosen to participate in the CCA program; and

WHEREAS, under Public Utilities Code section 366.2, customers have the right to opt-out of a CCA program and continue to receive service from the incumbent utility. Customers who wish to continue to receive service from the incumbent utility will be able to do so; and

WHEREAS, the City Council of the City of Menlo Park desires to enter into the attached Joint Powers Agreement.

NOW THEREFORE, IT IS HEREBY RESOLVED THAT the City Council of Menlo Park wishes to enter into the Joint Exercise of Powers Agreement with the County and other participating Cities and Towns of the Peninsula to form the Peninsula Clean Power Agency and the City Manager is authorized and directed to execute the Joint Exercise of Powers Agreement, which will establish the Authority with the City as a charter member; and

NOW THEREFORE, LET IT BE FURTHER RESOLVED THAT the City Manager is authorized to execute any and all other necessary documents to enter into the Joint Exercise of Powers Agreement to form Peninsula Clean Energy; and

NOW THEREFORE, LET IT BE FURTHER RESOLVED THAT the Mayor of the City of Menlo Park is appointed to be the City’s Director on the Board, the Mayor Pro Tem is appointed the City’s Alternate Director.

I, Pamela Aguilar, City Clerk of the City of Menlo Park, do hereby certify that the above foregoing Resolution was duly and regularly passed and adopted at a meeting by said Council on the twelfth day of January, 2016, the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this twelfth day of January, 2016.

Pamela Aguilar
City Clerk

Joint Exercise of Powers Agreement Relating to and Creating the Peninsula Clean Energy Authority Of San Mateo County

This Joint Exercise of Powers Agreement, effective on the date determined by Section 2.1, is made and entered into pursuant to the provisions of Title 1, Division 7, Chapter 5, Article 1 (Sections 6500 et seq.) of the California Government Code relating to the joint exercise of powers among the Parties set forth in Exhibit B, and establishes the Peninsula Clean Energy Authority (“Authority”), is by and between the County of San Mateo (“County”) and those cities and towns within the County of San Mateo who become signatories to this Agreement, and relates to the joint exercise of powers among the signatories hereto.

RECITALS

- A. The Parties share various powers under California law, including but not limited to the power to purchase, supply, and aggregate electricity for themselves and customers within their jurisdictions.
- B. In 2006, the State Legislature adopted AB 32, the Global Warming Solutions Act, which mandates a reduction in greenhouse gas emissions in 2020 to 1990 levels. The California Air Resources Board is promulgating regulations to implement AB 32 which will require local governments to develop programs to reduce greenhouse gas emissions.
- C. The purposes for entering into this Agreement include:
- Reducing greenhouse gas emissions related to the use of power in San Mateo County and neighboring regions;
 - Providing electric power and other forms of energy to customers at a competitive cost;
 - Carrying out programs to reduce energy consumption;
 - Stimulating and sustaining the local economy by developing local jobs in renewable energy; and
 - Promoting long-term electric rate stability and energy security and reliability for residents through local control of electric generation resources.
- D. It is the intent of this Agreement to promote the development and use of a wide range of renewable energy sources and energy efficiency programs, including but not limited to solar, wind, and biomass energy production. The purchase of renewable power and greenhouse gas-free energy sources will be the desired approach to decrease regional greenhouse gas emissions and accelerate the State’s transition to clean power resources to the extent feasible. The Agency will also add increasing levels of locally generated renewable resources as these projects are developed and customer energy needs expand.
- E. The Parties desire to establish a separate public agency, known as the Peninsula Clean Energy Authority, under the provisions of the Joint Exercise of Powers Act of the State of California (Government Code Section 6500 et seq.) (“Act”) in order to collectively study, promote, develop, conduct, operate, and manage energy programs.

F. The Parties anticipate adopting an ordinance electing to implement through the Authority a common Community Choice Aggregation (CCA) program, an electric service enterprise available to cities and counties pursuant to California Public Utilities Code Sections 331.1(c) and 366.2. The first priority of the Authority will be the consideration of those actions necessary to implement the CCA Program.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions hereinafter set forth, it is agreed by and among the Parties as follows:

ARTICLE 1: DEFINITIONS AND EXHIBITS

1.1 Definitions. Capitalized terms used in the Agreement shall have the meanings specified in Exhibit A, unless the context requires otherwise.

1.2 Documents Included. This Agreement consists of this document and the following exhibits, all of which are hereby incorporated into this Agreement.

- Exhibit A: Definitions
- Exhibit B: List of the Parties
- Exhibit C: Annual Energy Use
- Exhibit D: Voting Shares
- Exhibit E: Signatures

ARTICLE 2: FORMATION OF PENINSULA CLEAN ENERGY AUTHORITY

2.1 Effective Date and Term. This Agreement shall become effective and Peninsula Clean Energy Authority shall exist as a separate public agency on February 29, 2016 or when the County of San Mateo and at least two municipalities execute this Agreement, whichever occurs later. The Authority shall provide notice to the Parties of the Effective Date. The Authority shall continue to exist, and this Agreement shall be effective, until this Agreement is terminated in accordance with Section 6.4, subject to the rights of the Parties to withdraw from the Authority.

2.2 Formation. There is formed as of the Effective Date a public agency named the Peninsula Clean Energy Authority. Pursuant to Sections 6506 and 6507 of the Act, the Authority is a public agency separate from the Parties. Pursuant to Sections 6508.1 of the Act, the debts, liabilities or obligations of the Authority shall not be debts, liabilities or obligations of the individual Parties unless the governing board of a Party agrees in writing to assume any of the debts, liabilities or obligations of the Authority. A Party who has not agreed to assume an Authority debt, liability or obligation shall not be responsible in any way for such debt, liability or obligation even if a majority of the Parties agree to assume the debt, liability or obligation of the Authority. Notwithstanding Section 7.4 of this Agreement, this Section 2.2 may not be amended unless such amendment is approved by the governing board of each Party.

2.3 Purpose. The purpose of this Agreement is to establish an independent public agency in order to exercise powers common to each Party to study, promote, develop, conduct, operate, and manage energy, energy efficiency and conservation, and other energy-related programs, and to exercise all other powers necessary and incidental to accomplishing this purpose. Without limiting the generality of the foregoing, the Parties intend for this Agreement to be used as a contractual mechanism by which the Parties are authorized to participate in the CCA Program, as further

described in Section 4.1. The Parties intend that other agreements shall define the terms and conditions associated with the implementation of the CCA Program and any other energy programs approved by the Authority.

2.4 Powers. The Authority shall have all powers common to the Parties and such additional powers accorded to it by law. The Authority is authorized, in its own name, to exercise all powers and do all acts necessary and proper to carry out the provisions of this Agreement and fulfill its purposes, including, but not limited to, each of the following powers, subject to the voting requirements set forth in Section 3.7 through 3.7.5:

2.4.1 to make and enter into contracts;

2.4.2 to employ agents and employees, including but not limited to a Chief Executive Officer;

2.4.3 to acquire, contract, manage, maintain, and operate any buildings, infrastructure, works, or improvements;

2.4.4 to acquire property by eminent domain, or otherwise, except as limited under Section 6508 of the Act, and to hold or dispose of any property; however, the Authority shall not exercise the power of eminent domain within the jurisdiction of a Party over its objection without first meeting and conferring in good faith.

2.4.5 to lease any property;

2.4.6 to sue and be sued in its own name;

2.4.7 to incur debts, liabilities, and obligations, including but not limited to loans from private lending sources pursuant to its temporary borrowing powers such as Government Code Sections 53850 et seq. and authority under the Act;

2.4.8 to form subsidiary or independent corporations or entities if necessary, to carry out energy supply and energy conservation programs at the lowest possible cost or to take advantage of legislative or regulatory changes;

2.4.9 to issue revenue bonds and other forms of indebtedness;

2.4.10 to apply for, accept, and receive all licenses, permits, grants, loans or other aids from any federal, state, or local public agency;

2.4.11 to submit documentation and notices, register, and comply with orders, tariffs and agreements for the establishment and implementation of the CCA Program and other energy programs;

2.4.12 to adopt Operating Rules and Regulations; and

2.4.13 to make and enter into service agreements relating to the provision of services necessary to plan, implement, operate and administer the CCA Program and other energy programs, including the acquisition of electric power supply and the provision of retail and regulatory support services.

2.4.14 to permit additional Parties to enter into this Agreement after the Effective Date and to permit another entity authorized to be a community choice aggregator to designate the Authority to act as the community choice aggregator on its behalf.

2.5 Limitation on Powers. As required by Government Code Section 6509, the power of the Authority is subject to the restrictions upon the manner of exercising power possessed by San Mateo County.

2.6 Compliance with Local Zoning and Building Laws and CEQA. Unless state or federal law provides otherwise, any facilities, buildings or structures located, constructed, or caused to be constructed by the Authority within the territory of the Authority shall comply with the General Plan, zoning and building laws of the local jurisdiction within which the facilities, buildings or structures are constructed and comply with the California Environmental Quality Act ("CEQA").

ARTICLE 3: GOVERNANCE AND INTERNAL ORGANIZATION

3.1 Board of Directors. The governing body of the Authority shall be a Board of Directors ("Board"). The Board shall consist of 2 (two) directors appointed by the San Mateo County Board of Supervisors and 1 (one) director appointed by each City or Town that becomes a signatory to the Agreement ("Directors"). Each Director shall serve at the pleasure of the governing board of the Party who appointed such Director, and may be removed as Director by such governing board at any time. If at any time a vacancy occurs on the Board, a replacement shall be appointed to fill the position of the previous Director within 90 days of the date that such position becomes vacant. Directors must be members of the Board of Supervisors or members of the governing board of the municipality that is the signatory to this Agreement. Each Party may appoint an alternate(s) to serve in the absence of its Director(s). Alternates may be either (1) members of the Board of Supervisors or members of the governing board of the municipality that is the signatory to this Agreement, or (2) staff members of the County or any such municipality.

3.2 Quorum. A majority of the appointed Directors shall constitute a quorum, except that less than a quorum may adjourn from time to time in accordance with law.

3.3 Powers and Functions of the Board. The Board shall exercise general governance and oversight over the business and activities of the Authority, consistent with this Agreement and applicable law. The Board shall provide general policy guidance to the CCA Program. Board approval shall be required for any of the following actions:

3.3.1 The issuance of bonds or any other financing even if program revenues are expected to pay for such financing.

3.3.2 The hiring or termination of the Chief Executive Officer and General Counsel.

3.3.3 The appointment or removal of officers described in Section 3.9, subject to Section 3.9.3.

3.3.4 The adoption of the Annual Budget.

3.3.5 The adoption of an ordinance.

- 3.3.6 The approval of agreements, except as provided by Section 3.4.
- 3.3.7 The initiation or resolution of claims and litigation where the Authority will be the defendant, plaintiff, petitioner, respondent, cross complainant or cross petitioner, or intervenor; provided, however, that the Chief Executive Officer or General Counsel, on behalf of the Authority, may intervene in, become a party to, or file comments with respect to any proceeding pending at the California Public Utilities Commission, the Federal Energy Regulatory Commission, or any other administrative agency, without approval of the Board as long as such action is consistent with any adopted Board policies.
- 3.3.8 The setting of rates for power sold by the Authority and the setting of charges for any other category of service provided by the Authority.
- 3.3.9 Termination of the CCA Program.

3.4 Chief Executive Officer. The Board of Directors shall appoint a Chief Executive Officer for the Authority, who shall be responsible for the day-to-day operation and management of the Authority and the CCA Program. The Chief Executive Officer may exercise all powers of the Authority, including the power to hire, discipline and terminate employees as well as the power to approve any agreement if the total amount payable under the agreement is less than \$100,000 in any fiscal year, except the powers specifically set forth in Section 3.3 or those powers which by law must be exercised by the Board of Directors.

3.5 Commissions, Boards, and Committees. The Board may establish any advisory commissions, boards, and committees as the Board deems appropriate to assist the Board in carrying out its functions and implementing the CCA Program, other energy programs and the provisions of this Agreement which shall comply with the requirements of the Ralph M. Brown Act. The Board may establish rules, regulations, policies, bylaws or procedures to govern any such commissions, boards, or committees if the Board deems appropriate to appoint such commissions, boards or committees, and shall determine whether members shall be compensated or entitled to reimbursement for expenses.

3.6 Director Compensation. Directors shall serve without compensation from the Authority. However, Directors may be compensated by their respective appointing authorities. The Board, however, may adopt by resolution a policy relating to the reimbursement by the Authority of expenses incurred by Directors.

3.7 Voting In general, as described below in Section 3.7.3, action by the Authority Board will be taken solely by a majority vote of the Directors present. However, as described below in Section 3.7.4, upon request of a Director, a weighted vote by shares will also be conducted. When such a request is made, an action must be approved by both a majority vote of Directors present and a majority of the weighted vote by shares present. No action may be approved solely by a vote by shares. The voting shares of Directors and approval requirements for actions of the Board shall be as follows:

3.7.1. Voting Shares.

Each Director shall have a voting share as determined by the following formula: (Annual Energy Use/Total Annual Energy) multiplied by 100, where

(a) "Annual Energy Use" means, (i) with respect to the first year following the Effective Date, the annual electricity usage, expressed in kilowatt hours ("kWh"), within the Party's respective jurisdiction and (ii) with respect to the period after the anniversary of the Effective Date, the annual electricity usage, expressed in kWh, of accounts within a Party's respective jurisdiction that are served by the Authority; and

(b) "Total Annual Energy" means the sum of all Parties' Annual Energy Use. The initial values for Annual Energy Use will be designated in Exhibit C, and shall be adjusted annually as soon as reasonably practicable after January 1, but no later than March 1 of each year. These adjustments shall be approved by the Board.

(c) The combined voting share of all Directors representing the County of San Mateo shall be based upon the annual electricity usage within the unincorporated area of San Mateo County.

For the purposes of Weighted Voting, if a Party has more than one director, then the voting shares allocated to the entity shall be equally divided amongst its Directors.

3.7.2. Exhibit Showing Voting Shares. The initial voting shares will be set forth in Exhibit D. Exhibit D shall be revised no less than annually as necessary to account for changes in the number of Parties and changes in the Parties' Annual Energy Use. Exhibit D and adjustments shall be approved by the Board.

3.7.3. Approval Requirements Relating to CCA Program. Except as provided in Sections 3.7.4 and 3.7.5 below, action of the Board shall require the affirmative vote of a majority of Directors present at the meeting.

3.7.4. Option for Approval by Voting Shares. Notwithstanding Section 3.7.3, any Director present at a meeting may demand that approval of any matter related to the CCA Program be determined on the basis of both voting shares and by the affirmative vote of a majority of Directors present at the meeting. If a Director makes such a demand with respect to approval of any such matter, then approval of such matter shall require the affirmative vote of a majority of Directors present at the meeting and the affirmative vote of Directors having a majority of voting shares present, as determined by Section 3.7.1 except as provided in Section 3.7.5.

3.7.5. Special Voting Requirements for Certain Matters.

(a) Two-Thirds and Weighted Voting Approval Requirements Relating to Sections 6.2 and 7.4. Action of the Board on the matters set forth in Section 6.2 (involuntary termination of a Party), or Section 7.4 (amendment of this Agreement) shall require the affirmative vote of at least two-thirds of Directors present; provided, however, that (i) notwithstanding the foregoing, any Director present at the meeting may demand that the vote be determined on the basis of both voting shares and by the affirmative vote of Directors, and if a Director makes such a demand, then approval shall require the affirmative vote of both at least two-thirds of Directors present and the affirmative vote of Directors having at least two-thirds of the voting shares present, as determined by Section 3.7.1; (ii) but, at least two Parties must vote against a matter for the vote to fail; and (iii) for votes to involuntarily terminate a

Party under Section 6.2, the Director(s) for the Party subject to involuntary termination may not vote, and the number of Directors constituting two-thirds of all Directors, and the weighted vote of each Party shall be recalculated as if the Party subject to possible termination were not a Party.

(b) Seventy Five Percent Special Voting Requirements for Eminent Domain and Contributions or Pledge of Assets.

(i) A decision to exercise the power of eminent domain on behalf of the Authority to acquire any property interest other than an easement, right-of-way, or temporary construction easement shall require a vote of at least 75% of all Directors.

(ii) The imposition on any Party of any obligation to make contributions or pledge assets as a condition of continued participation in the CCA Program shall require a vote of at least 75% of all Directors and the approval of the governing boards of the Parties who are being asked to make such contribution or pledge.

(iii) Notwithstanding the foregoing, any Director present at the meeting may demand that a vote under subsections (i) or (ii) be determined on the basis of voting shares and by the affirmative vote of Directors, and if a Director makes such a demand, then approval shall require both the affirmative vote of at least 75% of Directors present and the affirmative vote of Directors having at least 75% of the voting shares present, as determined by Section 3.7.1, but at least two Parties must vote against a matter for the vote to fail. For purposes of this section, "imposition on any Party of any obligation to make contributions or pledge assets as a condition of continued participation in the CCA Program" does not include any obligations of a withdrawing or terminated party imposed under Section 6.3.

3.8 Meetings and Special Meetings of the Board. The Board shall hold at least six regular meetings per year, but the Board may provide for the holding of regular meetings at more frequent intervals. The date, hour and place of each regular meeting shall be fixed by resolution or ordinance of the Board. Regular meetings may be adjourned to another meeting time. Special and Emergency Meetings of the Board may be called in accordance with the provisions of California Government Code Sections 54956 and 54956.5. Directors may participate in meetings telephonically, with full voting rights, only to the extent permitted by law. All meetings shall be conducted in accordance with the provisions of the Ralph M. Brown Act (California Government Code Sections 54950 et seq.).

3.9 Selection of Board Officers.

3.9.1 Chair and Vice Chair. The Directors shall select, from among themselves, a Chair, who shall be the presiding officer of all Board meetings, and a Vice Chair, who shall serve in the absence of the Chair. The term of office of the Chair and Vice Chair shall continue for one year, but there shall be no limit on the number of terms held by either the Chair or Vice Chair. The office of either the Chair or Vice Chair shall be declared vacant and a new selection shall be made if:

- (a) the person serving dies, resigns, or the Party that the person represents removes the person as its representative on the Board or
- (b) the Party that he or she represents withdraws from the Authority pursuant to the provisions of this Agreement.

3.9.2 Secretary. The Board shall appoint a Secretary, who need not be a member of the Board, who shall be responsible for keeping the minutes of all meetings of the Board and all other official records of the Authority.

3.9.3 Treasurer and Auditor. The San Mateo County Treasurer shall act as the Treasurer for the Authority. Unless otherwise exempted from such requirement, the Authority shall cause an independent audit to be made by a certified public accountant, or public accountant, in compliance with Section 6505 of the Act. The Treasurer shall act as the depository of the Authority and have custody of all the money of the Authority, from whatever source, and as such, shall have all of the duties and responsibilities specified in Section 6505.5 of the Act. The Treasurer shall report directly to the Board and shall comply with the requirements of treasurers of incorporated municipalities. The Board may transfer the responsibilities of Treasurer to any person or entity as the law may provide at the time. The duties and obligations of the Treasurer are further specified in Article 5.

3.10 Administrative Services Provider. The Board may appoint one or more administrative services providers to serve as the Authority's agent for planning, implementing, operating and administering the CCA Program, and any other program approved by the Board, in accordance with the provisions of an Administrative Services Agreement. The appointed administrative services provider may be one of the Parties. An Administrative Services Agreement shall set forth the terms and conditions by which the appointed administrative services provider shall perform or cause to be performed all tasks necessary for planning, implementing, operating and administering the CCA Program and other approved programs. The Administrative Services Agreement shall set forth the term of the Agreement and the circumstances under which the Administrative Services Agreement may be terminated by the Authority. This section shall not in any way be construed to limit the discretion of the Authority to hire its own employees to administer the CCA Program or any other program.

ARTICLE 4: IMPLEMENTATION ACTION AND AUTHORITY DOCUMENTS

4.1 Preliminary Implementation of the CCA Program.

4.1.1 Enabling Ordinance. To be eligible to participate in the CCA Program, each Party must adopt an ordinance in accordance with Public Utilities Code Section 366.2(c)(12) for the purpose of specifying that the Party intends to implement a CCA Program by and through its participation in the Authority.

4.1.2 Implementation Plan. The Authority shall cause to be prepared an Implementation Plan meeting the requirements of Public Utilities Code Section 366.2 and any applicable Public Utilities Commission regulations as soon after the Effective Date as reasonably practicable. The Implementation Plan shall not be filed with the Public Utilities Commission until it is approved by the Board in the manner provided by Section 3.7.3.

4.1.3 Termination of CCA Program. Nothing contained in this Article or this Agreement shall be construed to limit the discretion of the Authority to terminate the implementation or operation of the CCA Program at any time in accordance with any applicable requirements of state law.

4.2 Authority Documents. The Parties acknowledge and agree that the affairs of the Authority will be implemented through various documents duly adopted by the Board through Board resolution. The Parties agree to abide by and comply with the terms and conditions of all such documents that may be adopted by the Board, subject to the Parties' right to withdraw from the Authority as described in Article 6.

ARTICLE 5: FINANCIAL PROVISIONS

5.1 Fiscal Year. The Authority's fiscal year shall be 12 months commencing July 1 or the date selected by the Agency and ending June 30. The fiscal year may be changed by Board resolution.

5.2 Depository.

5.2.1 All funds of the Authority shall be held in separate accounts in the name of the Authority and not commingled with funds of any Party or any other person or entity.

5.2.2 All funds of the Authority shall be strictly and separately accounted for, and regular reports shall be rendered of all receipts and disbursements, at least quarterly during the fiscal year. The books and records of the Authority shall be open to inspection by the Parties at all reasonable times. The Board shall contract with a certified public accountant or public accountant to make an annual audit of the accounts and records of the Authority, which shall be conducted in accordance with the requirements of Section 6505 of the Act.

5.2.3 All expenditures shall be made in accordance with the approved budget and upon the approval of any officer so authorized by the Board in accordance with its Operating Rules and Regulations. The Treasurer shall draw checks or warrants or make payments by other means for claims or disbursements not within an applicable budget only upon the prior approval of the Board.

5.3 Budget and Recovery of Costs.

5.3.1 Budget. The initial budget shall be approved by the Board. The Board may revise the budget from time to time as may be reasonably necessary to address contingencies and unexpected expenses. All subsequent budgets of the Authority shall be approved by the Board in accordance with the Operating Rules and Regulations.

5.3.2 Funding of Initial Costs. The County of San Mateo has funded certain activities necessary to implement the CCA Program. If the CCA Program becomes operational, these Initial Costs paid by the County of San Mateo shall be included in the customer charges for electric services as provided by Section 5.3.3 to the extent permitted by law, and the County of San Mateo shall be reimbursed from the payment of such charges by customers of the Authority. Prior to such reimbursement, the County of San Mateo shall provide such documentation of costs paid as the Board may request. The Authority may establish a reasonable time period over which such costs are recovered. In the event that the CCA Program does not become operational, the County of San Mateo shall not be entitled to any reimbursement of the Initial Costs it has paid from the Authority or any Party.

5.3.3 CCA Program Costs. The Parties desire that all costs incurred by the Authority that are directly or indirectly attributable to the provision of electric, conservation, efficiency, incentives, financing, or other services provided under the CCA Program, including but not limited to the establishment and maintenance of various reserves and performance funds and administrative, accounting, legal, consulting, and other similar costs, shall be recovered through charges to CCA customers receiving such electric services, or from revenues from grants or other third-party sources.

ARTICLE 6: WITHDRAWAL AND TERMINATION

6.1 Withdrawal.

6.1.1 Right to Withdraw. A Party may withdraw its participation in the CCA Program, effective as of the beginning of the Authority's fiscal year, by giving no less than 6 months advance written notice of its election to do so, which notice shall be given to the Authority and each Party. Withdrawal of a Party shall require an affirmative vote of the Party's governing board.

6.1.2 Right to Withdraw After Amendment. Notwithstanding Section 6.1.1, a Party may withdraw its membership in the Authority following an amendment to this Agreement adopted by the Board which the Party's Director(s) voted against provided such notice is given in writing within thirty (30) days following the date of the vote. Withdrawal of a Party shall require an affirmative vote of the Party's governing board and shall not be subject to the six month advance notice provided in Section 6.1.1. In the event of such withdrawal, the Party shall be subject to the provisions of Section 6.3.

6.1.3 The Right to Withdraw Prior to Program Launch. After receiving bids from power suppliers, the Authority must provide to the Parties the report from the electrical utility consultant retained by the Authority that compares the total estimated electrical rates that the Authority will be charging to customers as well as the estimated greenhouse gas emissions rate and the amount of estimated renewable energy used with that of the incumbent utility. If the report provides that the Authority is unable to provide total electrical rates, as part of its baseline offering, to the customers that are equal to or lower than the incumbent utility or to provide power in a manner that has a lower greenhouse gas emissions rate or uses more renewable energy than the incumbent utility, a Party may immediately withdraw its membership in the Authority without any financial obligation, as long as the Party provides written notice of its intent to withdraw to the Authority Board no more than fifteen days after receiving the report.

6.1.4 Continuing Financial Obligation; Further Assurances. Except as provided by Section 6.1.3, a Party that withdraws its participation in the CCA Program may be subject to certain continuing financial obligations, as described in Section 6.3. Each withdrawing Party and the Authority shall execute and deliver all further instruments and documents, and take any further action that may be reasonably necessary, as determined by the Board, to effectuate the orderly withdrawal of such Party from participation in the CCA Program.

6.2 Involuntary Termination of a Party. Participation of a Party in the CCA program may be terminated for material non-compliance with provisions of this Agreement or any other agreement

relating to the Party's participation in the CCA Program upon a vote of Board members as provided in Section 3.7.5. Prior to any vote to terminate participation with respect to a Party, written notice of the proposed termination and the reason(s) for such termination shall be delivered to the Party whose termination is proposed at least 30 days prior to the regular Board meeting at which such matter shall first be discussed as an agenda item. The written notice of proposed termination shall specify the particular provisions of this Agreement or other agreement that the Party has allegedly violated. The Party subject to possible termination shall have the opportunity at the next regular Board meeting to respond to any reasons and allegations that may be cited as a basis for termination prior to a vote regarding termination. A Party that has had its participation in the CCA Program terminated may be subject to certain continuing liabilities, as described in Section 6.3.

6.3 Continuing Financial Obligations; Refund. Except as provided by Section 6.1.3, upon a withdrawal or involuntary termination of a Party, the Party shall remain responsible for any claims, demands, damages, or other financial obligations arising from the Party membership or participation in the CCA Program through the date of its withdrawal or involuntary termination, it being agreed that the Party shall not be responsible for any financial obligations arising after the date of the Party's withdrawal or involuntary termination. Claims, demands, damages, or other financial obligations for which a withdrawing or terminated Party may remain liable include, but are not limited to, losses from the resale of power contracted for by the Authority to serve the Party's load. With respect to such financial obligations, upon notice by a Party that it wishes to withdraw from the CCA Program, the Authority shall notify the Party of the minimum waiting period under which the Party would have no costs for withdrawal if the Party agrees to stay in the CCA Program for such period. The waiting period will be set to the minimum duration such that there are no costs transferred to remaining ratepayers. If the Party elects to withdraw before the end of the minimum waiting period, the charge for exiting shall be set at a dollar amount that would offset actual costs to the remaining ratepayers, and may not include punitive charges that exceed actual costs. In addition, such Party shall also be responsible for any costs or obligations associated with the Party's participation in any program in accordance with the provisions of any agreements relating to such program provided such costs or obligations were incurred prior to the withdrawal of the Party. The Authority may withhold funds otherwise owing to the Party or may require the Party to deposit sufficient funds with the Authority, as reasonably determined by the Authority and approved by a vote of the Board of Directors, to cover the Party's financial obligations for the costs described above. Any amount of the Party's funds held on deposit with the Authority above that which is required to pay any financial obligations shall be returned to the Party. The liability of any Party under this section 6.3 is subject and subordinate to the provisions of Section 2.2, and nothing in this section 6.3 shall reduce, impair, or eliminate any immunity from liability provided by Section 2.2.

6.4 Mutual Termination. This Agreement may be terminated by mutual agreement of all the Parties; provided, however, the foregoing shall not be construed as limiting the rights of a Party to withdraw its participation in the CCA Program, as described in Section 6.1.

6.5 Disposition of Property upon Termination of Authority. Upon termination of this Agreement, any surplus money or assets in possession of the Authority for use under this Agreement, after payment of all liabilities, costs, expenses, and charges incurred under this Agreement and under any program documents, shall be returned to the then-existing Parties in proportion to the contributions made by each.

ARTICLE 7: MISCELLANEOUS PROVISIONS

7.1 Dispute Resolution. The Parties and the Authority shall make reasonable efforts to

informally settle all disputes arising out of or in connection with this Agreement. Should such informal efforts to settle a dispute, after reasonable efforts, fail, the dispute shall be mediated in accordance with policies and procedures established by the Board.

7.2 Liability of Directors, Officers, and Employees. The Directors, officers, and employees of the Authority shall use ordinary care and reasonable diligence in the exercise of their powers and in the performance of their duties pursuant to this Agreement. No current or former Director, officer, or employee will be responsible for any act or omission by another Director, officer, or employee. The Authority shall defend, indemnify and hold harmless the individual current and former Directors, officers, and employees for any acts or omissions in the scope of their employment or duties in the manner provided by Government Code Sections 995 et seq. Nothing in this section shall be construed to limit the defenses available under the law, to the Parties, the Authority, or its Directors, officers, or employees.

7.3 Indemnification of Parties. The Authority shall acquire such insurance coverage as is necessary to protect the interests of the Authority, the Parties, and the public. The Authority shall defend, indemnify, and hold harmless the Parties and each of their respective Board or Council members, officers, agents and employees, from any and all claims, losses, damages, costs, injuries, and liabilities of every kind arising directly or indirectly from the conduct, activities, operations, acts, and omissions of the Authority under this Agreement.

7.4 Amendment of this Agreement. This Agreement may not be amended except by a written amendment approved by a vote of Board members as provided in Section 3.7.5. The Authority shall provide written notice to all Parties of amendments to this Agreement, including the effective date of such amendments, at least 30 days prior to the date upon which the Board votes on such amendments.

7.5 Assignment. Except as otherwise expressly provided in this Agreement, the rights and duties of the Parties may not be assigned or delegated without the advance written consent of all of the other Parties, and any attempt to assign or delegate such rights or duties in contravention of this Section 7.5 shall be null and void. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the Parties. This Section 7.5 does not prohibit a Party from entering into an independent agreement with another agency, person, or entity regarding the financing of that Party's contributions to the Authority, or the disposition of proceeds which that Party receives under this Agreement, so long as such independent agreement does not affect, or purport to affect, the rights and duties of the Authority or the Parties under this Agreement.

7.6 Severability. If one or more clauses, sentences, paragraphs or provisions of this Agreement shall be held to be unlawful, invalid or unenforceable, it is hereby agreed by the Parties, that the remainder of the Agreement shall not be affected thereby. Such clauses, sentences, paragraphs or provision shall be deemed reformed so as to be lawful, valid and enforced to the maximum extent possible.

7.7 Further Assurances. Each Party agrees to execute and deliver all further instruments and documents, and take any further action that may be reasonably necessary, to effectuate the purposes and intent of this Agreement.

7.8 Execution by Counterparts. This Agreement may be executed in any number of counterparts, and upon execution by all Parties, each executed counterpart shall have the same force and effect as an original instrument and as if all Parties had signed the same instrument. Any

signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon, and may be attached to another counterpart of this Agreement identical in form hereto but having attached to it one or more signature pages.

7.9 Parties to be Served Notice. Any notice authorized or required to be given pursuant to this Agreement shall be validly given if served in writing either personally, by deposit in the United States mail, first class postage prepaid with return receipt requested, or by a recognized courier service. Notices given (a) personally or by courier service shall be conclusively deemed received at the time of delivery and receipt and (b) by mail shall be conclusively deemed given 48 hours after the deposit thereof (excluding Saturdays, Sundays and holidays) if the sender receives the return receipt. All notices shall be addressed to the office of the clerk or secretary of the Authority or Party, as the case may be, or such other person designated in writing by the Authority or Party. Notices given to one Party shall be copied to all other Parties. Notices given to the Authority shall be copied to all Parties.

Exhibit A Definitions

“Act” means the Joint Exercise of Powers Act of the State of California (Government Code Section 6500 *et seq.*)

“Administrative Services Agreement” means an agreement or agreements entered into after the Effective Date by the Authority with an entity that will perform tasks necessary for planning, implementing, operating and administering the CCA Program or any other energy programs adopted by the Authority.

“Agreement” means this Joint Powers Agreement.

“Annual Energy Use” has the meaning given in Section 3.7.1.

“Authority” means the Peninsula Clean Energy Authority.

“Authority Document(s)” means document(s) duly adopted by the Board by resolution or motion implementing the powers, functions, and activities of the Authority, including but not limited to the Operating Rules and Regulations, the annual budget, and plans and policies.

“Board” means the Board of Directors of the Authority.

“CCA” or “Community Choice Aggregation” means an electric service option available to cities and counties pursuant to Public Utilities Code Section 366.2.

“CCA Program” means the Authority’s program relating to CCA that is principally described in Sections 2.3, 2.4, and 4.1.

“Director” means a member of the Board of Directors representing a Party.

“Effective Date” means February 29, 2016 or when the County of San Mateo and at least two municipalities execute this Agreement, whichever occurs later, as further described in Section 2.1.

“Implementation Plan” means the plan generally described in Section 4.1.2 of this Agreement that is required under Public Utilities Code Section 366.2 to be filed with the California Public Utilities Commission for the purpose of describing a proposed CCA Program.

“Initial Costs” means all costs incurred by the County and/or Authority relating to the establishment and initial operation of the Authority, such as the hiring of a Chief Executive Officer and any administrative staff, and any required accounting, administrative, technical, or legal services in support of the Authority’s initial activities or in support of the negotiation, preparation, and approval of one or more Administrative Services Agreements.

Exhibit A (cont.)
Definitions

“Operating Rules and Regulations” means the rules, regulations, policies, bylaws and procedures governing the operation of the Authority.

“Parties” means, collectively, any municipality within the County of San Mateo which executes this Agreement.

“Party” means a signatory to this Agreement.

“Total Annual Energy” has the meaning given in Section 3.7.1.

Approved [insert date]

**Exhibit B
List of Parties**

Parties: County of San Mateo

Approved [insert date]

**Exhibits C and D
Annual Energy Use and Voting Shares**

ANNUAL ENERGY USE WITHIN PCE JURISDICTIONS AND VOTING SHARES		
Twelve Months Ended November [date]		
<u>Party</u>	<u>Total kWh</u>	<u>Voting Share</u>
SAN MATEO COUNTY		
Total		100

Approved [insert date]

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RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK DIRECTING
MENLO PARK'S PENISULA CLEAN ENERGY REPRESENTATIVES TO SELECT THE
HIGHEST LEVEL OF RENEWABLE ENERGY THAT COSTS LESS THAN PG&E RATES**

WHEREAS the City Council of the City of Menlo Park intends to join Peninsula Clean Energy (PCE); and

WHEREAS, the City Council as appointed representatives to the PCE Board Member and Alternate Board Member positions in order to represent the City of Menlo Park; and

WHEREAS, the City Council has considered PCE's Draft Technical Study dated September 18, 2015;

WHEREAS, through the PCE, the City wishes to provide an electrical power portfolio with the greatest Greenhouse Gas (GHG) emissions reductions available; and

WHEREAS, through the PCE, the City wishes to provide rate savings as compared with the total cost of Pacific Gas & Electric (PG&E) rates;

NOW THEREFORE, IT IS HEREBY RESOLVED THAT the City Council of Menlo Park directs its PCE representatives to vote for the power portfolio that provides the greatest level of GHG reductions while providing a savings to rate payers as compared with PG&E rates.

I, Pamela Aguilar, City Clerk of the City of Menlo Park, do hereby certify that the above foregoing Resolution was duly and regularly passed and adopted at a meeting by said Council on the twelfth day of January, 2016, the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this twelfth day of January, 2016.

Pamela Aguilar
City Clerk

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STAFF REPORT

City Council
Meeting Date: 1/12/2016
Staff Report Number: 16-002-CC

Regular Business: **First reading of the required update to Water Efficient Landscape Ordinance (WELO)**

Recommendation

Staff recommends that the City Council hold the first reading and approve the attached ordinance updating the City of Menlo Park's Water Efficient Landscaping Ordinance.

Policy Issues

The City has a current Water Efficient Landscape Ordinance (WELO), which needs to be updated as a result of recent State action.

Background

In April 2015, the Governor of California issued an executive order directing the California Department of Water Resources (DWR) to update the State's Model Water Efficient Landscape Ordinance (CA MWELo) in order to address the current four year drought and build resiliency for future droughts. The California Water Commission approved the revised MWELo Ordinance on July 15, 2015.

On October 6, 2015, the City Council received an informational item on PCE (Attachment G).

This new ordinance requires all land-use agencies, such as cities and counties, to adopt a water-efficient landscape ordinance that, at minimum, meets the requirements of the CA MWELo prepared by DWR. DWR's model ordinance takes effect in those cities and counties that fail to adopt their own. Cities acting on their own are required to adopt their updated WELO by December 1, 2015. However, agencies adopting a regional ordinance have a deadline of February 1, 2016.

The Bay Area Water Supply and Conservation Agency (BAWSCA), of which the City of Menlo Park is a member, has drafted a template regional model ordinance that the City has used as guidance in drafting its update to Municipal Code Section 12.44. Adopting the BAWSCA WELO provides alignment with neighboring communities' WELOs, which in turn provides residents, designers, landscapers, and contractors with generally consistent compliance requirements across regional boundaries.

Summary of Statewide WELO Changes

The major changes in DWR's MWELo update include the following:

- The updated DWR MWELo will apply to many more projects than the previous WELO, due to the reduction of the size threshold subject to the WELO ordinance from 2,500 square feet of landscaping to

500 square feet of landscaping for both commercial and residential property.

- The amount of water that can be used for landscaping has been reduced. The maximum applied water allowance (MAWA) has been lowered to 55% reference evapotranspiration (ETo) for residential landscape projects, and to 45% of ETo for non-residential projects. This water allowance reduces the landscape area that can be planted with high water use plants such as cool season turf.
- The DWR's MWELo requires increased irrigation efficiency within each project's water budget calculation. The updated MWELo requires the irrigation efficiency to be entered for each area of the landscape. For the purposes of estimating total water use, the revised MWELo defines the irrigation efficiency (IE) of drip irrigation as 0.81 and overhead irrigation and other technologies must meet a minimum IE of 0.75.
- State reporting requirements.
- Changes to the landscape and irrigation design plans.
- Option to irrigate with graywater.
- Expanded definitions section with new terms and concepts.

Analysis

Staff has met with BAWSCA and the internal City team that currently implements the WELo to prepare for the new requirements. The City Attorney has reviewed the BAWSCA WELo template. The BASWCA WELo template tracks closely with DWR's MWELo.

The BAWSCA WELo template provides some streamlining for residents and businesses. For example, they can avoid providing a water budget calculation, if they follow prescriptive measures, which include planting little or no turf and no high water plants. Adopting the BAWSCA WELo template also allows regulatory alignment across Menlo Park and its neighboring jurisdictions, so permit applicants who construct projects across the region know what is expected of them.

In order to allow jurisdictions to vary from the DWR's MWELo, the State requires that regional WELos be more water efficient than the DWR's MWELo. The proposed Menlo Park WELo meets the state requirement, because the State MWELo requires rehabilitated landscapes of 2,500 sq.ft. or larger to go through the WELo process, whereas the BAWSCA WELo template requires this of landscape rehabilitation projects of 1,000 sq. ft. or larger.

In preparing the attached updated WELo for the City, staff has selected the appropriate portions of the BAWSCA WELo template and added a phrase to more clearly define new projects.

Below is a summary of the most significant changes to measures included in the updated WELo compared to the current City WELo.

Measure	Updated WELO	Current City WELO
Effective Date	February 25, 2016	July 1, 2010
Applicability: New Landscape	500 sq. ft.	2,500 sq. ft.
Applicability: Landscape Rehabilitation	1,000 sq. ft.	2,500 sq. ft.
Mulch Depth Required	3 inches required	2 inches required
Compost	Must be used	Not required
Swimming Pools and Spas	Must recirculate water, must cover when not in use	Recirculation not required; Covers required for new pools and spas
Commercial: Dedicated Irrigation Water Meter Required	Greater than 1,000 sq. ft. of landscaping	Greater than 5,000 sq. ft. of landscaping (Above 5,000SF, Water Code 535 applies)
Residential: Dedicated Irrigation Water Meter Required	Greater than 5,000 sq. ft. of landscaping	Not required
Commercial: Water Budget Efficiency Requirement	Greater than 92%, or no budget required if no turf nor high water plants	70%
Residential: Water Budget Efficiency	Greater than 85%, or no budget required if no turf nor high water plants	70%
Irrigation System Precipitation Rate	No greater than 1 inch/hour	Not required
24 hour retention or infiltration capacity of stormwater BMPs	Required	Not required
Commercial: % of reference Evapotranspiration (ETo) allowance	45%	Use full reference ETo
Residential: % of reference ETo allowance	55%	Use full reference ETo

Impact on City Resources

There are two main impacts to City resources, which will require further study to determine the quantity of additional resources needed.

1. Additional projects will be covered by the updated WELO. Currently WELO plans are sorted by City staff and reviewed by a consultant who is overseen by City staff. Additional consultant work and auditing will be required, which should be covered by permit fees. City staff will be needed to oversee the process, and screen and select the consultants. Permit application fees may need to be adjusted in 2016.
2. The updated WELO includes new reporting by Cities to the State. Staff time will be required annually to compile and submit the required report. Staff believes the reporting required can be accomplished using the City's existing Tidemark permit management software.

Environmental Review

Environmental review under the California Environmental Quality Act (CEQA) is not required.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. 2016 Water Efficient Landscaping Ordinance
- B. WELO Appendix A
- C. WELO Appendix B
- D. WELO Appendix C
- E. WELO Appendix D
- F. WELO Appendix E
- G. Hyperlink to the staff report from October 6, 2015:
<http://www.menlopark.org/DocumentCenter/View/8146>

Report prepared by:
Heather Abrams, Environmental Programs Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MENLO PARK AMENDING 12.44 RELATING TO WATER CONSERVATION IN LANDSCAPING REGULATIONS

THIS ORDINANCE is adopted in light of the following facts and circumstances, which are hereby found and declared by the City Council of Menlo Park:

WHEREAS, a reliable minimum supply of potable water is essential to the public health, safety and welfare of the people and economy of the City of Menlo Park, California.

WHEREAS, the California Water Conservation in Landscaping Act, also known as the State Landscape Model Ordinance ("Model Ordinance"), has been implemented by a Statewide Landscape Task Force which was overseen by the California Urban Water Conservation Council. The California Water Conservation in Landscaping Act was amended pursuant to AB 2717 (Chapter 682, Stats. 2004) and AB 1881 (Chapter 559, Stats. 2006).

WHEREAS, AB 1881 required cities and counties, no later than January 1, 2010, to adopt the updated Model Ordinance or an equivalent document which is "at least as effective as" the Model Ordinance in conserving water. In the event cities and counties do not take such action, the State's Model Ordinance were deemed to be automatically adopted by statute.

WHEREAS, the City Council adopted a Water Conservation in Landscaping Ordinance on May 18, 2010 to comply with the requirement of AB 1881.

WHEREAS, Governor Brown issued Executive Order B-29 on April 1, 2015 which directed State agencies to implement immediate measures to save water, increase enforcement against water waste, and streamline government response to ongoing drought conditions.

WHEREAS, Executive Order B-29 directed the Department of Water Resources ("DWR") to update the State Model Ordinance through expedited regulation to increase water efficiency standards for new and existing landscapes through more efficient standards, graywater usage, onsite storm water capture, and limitations of the portions of landscape that can be covered in turf.

WHEREAS, the California Water Commission approved the proposed revisions to the State Model Ordinance on July 15, 2015.

WHEREAS, local agencies are required to adopt the revised State Model Ordinance or adopt a local or regional ordinance at least as effective in conserving water.

WHEREAS, the City of Menlo Park has developed this regional Water Conservation In Landscaping Ordinance in conjunction with the Bay Area Water Supply and Conservation Agency and other local agencies to meet the requirements and guidelines of the Model Ordinance and to address the unique physical characteristics, including average landscaped areas, within the City of Menlo Park's jurisdiction in order to ensure that this Ordinance will be "at least as effective as" the Model Ordinance in conserving water.

WHEREAS, although this Water Conservation in Landscaping Ordinance is more streamlined and simplified than the Model Ordinance, the City Council finds that it is “at least as effective as” the Model Ordinance for the following reasons: (1) this Ordinance applies to more accounts than the Model Ordinance does because it lowers the size threshold for applicable rehabilitated landscapes from 2,500 square feet to 1,000 square feet, to better reflect the typical landscaped areas located within this City’s boundaries; (2) this Ordinance includes a default turf restriction of no turf or high water use plants in the irrigated area and requires that at least 80% of the plants in non-turf landscape areas be native plants, low-water using plants, or no-water using plants (unless the applicant elects to perform a water budget); (3) this Ordinance requires covers on newly constructed pools and spas. The Model Ordinance does not contain any such default turf restrictions or specified plant requirements.

WHEREAS, although this Water Conservation in Landscaping Ordinance is more streamlined and simplified than the Model Ordinance, the City Council further finds that it is “at least as effective as” the Model Ordinance because this Ordinance includes water budget parameters and values and landscape parameters that are consistent with the Model Ordinance. By using the same water budget parameters as the Model Ordinance (e.g., plant factors, irrigation efficiency), this Ordinance will be as effective as the Model Ordinance in developing landscape water budgets. By using the same landscape parameters as the Model Ordinance for, among other things, slope restrictions and width restrictions for turf, irrigation times, and minimum mulch requirements, this Ordinance will be at least as effective as the Model Ordinance in achieving water savings.

WHEREAS, Article X, Section 2 of the California Constitution and Section 100 of the California Water Code declare that the general welfare requires water resources be put to beneficial use, waste or unreasonable use or unreasonable method of use of water be prevented, and conservation of water be fully exercised with a view to the reasonable and beneficial use thereof.

WHEREAS, The City Council finds and determines that this Ordinance is consistent with the provisions requiring reductions in outdoor water use for landscaping in the California Green Building Standards Code, as such provisions will be implemented in the coming years. Such requirements include the development of a water budget for landscape irrigation in accordance with methodology outlined in either the Model Ordinance or pursuant to a locally adopted ordinance.

WHEREAS, the State Legislature has identified the provision of a more reliable water supply and the protection, restoration and enhancement of the Delta ecosystem as a high priority for the state. Pursuant to this, in November 2009, the State Legislature passed Senate Bill 7 (7th Extraordinary Session) requiring certain urban water suppliers to reduce per capita urban water use by 20% by the year 2020. Accordingly, the City Council finds that implementation of this Ordinance is consistent with the policies and goals established by the State Legislature in enacting SB 7 (7th Extraordinary Session).

WHEREAS, Article XI, Section 7 of the California Constitution declares that a city or county may make and enforce within its limits all local, policy, sanitary, and other ordinances and regulations not in conflict with general laws.

WHEREAS, the City Council finds and determines that this Ordinance is not subject to the California Environmental Quality Act (Public Resources Code Section 2100 et seq.) (“CEQA”) pursuant to Section 15307 (the activity assures the maintenance, restoration,

enhancement, or protection of a natural resource) and Section 15378(b)(2) (the activity is not a project as it involves general policy and procedure making) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, since it makes and implements policies and procedures to ensure that water resources are conserved by reducing water consumption through the establishment of a structure for planning, designing, installing, maintaining and managing water-efficient landscapes.

WHEREAS, the adoption and enforcement of this Ordinance is necessary to manage the City of Menlo Park's potable water supply in the short and long-term and to avoid or minimize the effects of drought and shortage within the City of Menlo Park. This Ordinance is essential to ensure a reliable and sustainable minimum supply of water for the public health, safety and welfare.

NOW, THEREFORE, THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

I. Title

THIS ORDINANCE shall be known as the City of Menlo Park Water Conservation in Landscaping Ordinance.

II. Applicability

- A. The provisions of this Ordinance shall apply to all of the following landscape projects:
 - i. New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review, aggregate landscape shall apply to all areas previously unlandscaped or unirrigated that will be landscaped or irrigated, or where landscaping will be changed in the project area,
 - ii. rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,000 square feet requiring a building or landscape permit, plan check, or design review;
 - iii. existing landscapes limited to Sections 493, 493.1 and 493.2 in Division 2, Title 23 of the California Code of Regulations; all other existing landscapes shall only be subject to the provisions for existing landscapes provided for in Section XIII "Provisions for Existing Landscapes Over One Acre in Size".
 - iv. cemeteries. New and rehabilitated cemeteries shall only be subject to the provisions of Section VIII "Water Budget Calculations", Section XIII "Landscape Audit Report", and Section XV "Landscape and Irrigation Maintenance Schedule." Existing cemeteries are limited to Section XXII "Provisions for Existing Landscapes Over One Acre in Size" .
- B. Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this ordinance or conform to the prescriptive measures contained in Appendix D.

- C. For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2500 sq. ft. of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D section (b)(5).
- D. This ordinance does not apply to:
 - i. New construction with irrigated landscape areas less than 500 square feet, rehabilitated landscapes with irrigated landscape areas less than 1,000 square feet, or landscapes that do not require a building or landscape permit, plan check or design review, or new or expanded water service;
 - ii. Landscapes, or portions of landscapes, that are only irrigated for an establishment period;
 - iii. Registered local, state or federal historical sites where landscaping establishes a historical landscape style, as determined by a public board or commission responsible for architectural review or historic preservation;
 - iv. Ecological restoration or mined-land reclamation projects that do not require a permanent irrigation system; or
 - v. Community gardens or plant collections, as part of botanical gardens and arboretums open to the public, agricultural uses, commercial nurseries and sod farms.

III. Definitions

(a) "applied water" means the portion of water supplied by the irrigation system to the landscape.

(b) "automatic irrigation controller" means a timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers are able to self-adjust and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

(c) "backflow prevention device" means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

(d) "Certificate of Completion" means the document required under Section 492.9.

(e) "certified irrigation designer" means a person certified to design irrigation systems by an

accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation designer certification program and Irrigation Association's Certified Irrigation Designer program.

(f) "certified landscape irrigation auditor" means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation auditor certification program and Irrigation Association's Certified Landscape Irrigation Auditor program.

(g) "check valve" or "anti-drain valve" means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

(h) "common interest developments" means community apartment projects, condominium projects, planned developments, and stock cooperatives per [Civil Code Section 1351](#).

(i) "compost" means the safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

(j) "conversion factor (0.62)" means the number that converts acre-inches per acre per year to gallons per square foot per year.

(k) "distribution uniformity" means the measure of the uniformity of irrigation water over a defined area.

(l) "drip irrigation" means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

(m) "ecological restoration project" means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

(n) "effective precipitation" or "usable rainfall" (Eppt) means the portion of total precipitation which becomes available for plant growth.

(o) "emitter" means a drip irrigation emission device that delivers water slowly from the system to the soil.

(p) "established landscape" means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

(q) “establishment period of the plants” means the first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth. Native habitat mitigation areas and trees may need three to five years for establishment.

(r) “Estimated Total Water Use” (ETWU) means the total water used for the landscape as described in Section VIII.

(s) “ET adjustment factor” (ETAF) means a factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

(t) “evapotranspiration rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

(u) “flow rate” means the rate at which water flows through pipes, valves and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.

(v) “flow sensor” means an inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves. This combination flow sensor/controller may also function as a landscape water meter or submeter.

(w) “friable” means a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

(x) “Fuel Modification Plan Guideline” means guidelines from a local fire authority to assist residents and businesses that are developing land or building structures in a fire hazard severity zone.

(y) “graywater” means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. “Graywater” includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. [Health and Safety Code Section 17922.12](#).

(z) “hardscapes” means any durable material (pervious and non-pervious).

(aa) “hydrozone” means a portion of the landscaped area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.

(bb) “infiltration rate” means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

(cc) “invasive plant species” means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by county agricultural agencies as noxious species. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

(dd) “irrigation audit” means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association’s Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency “Watersense” labeled auditing program.

(ee) “irrigation efficiency” (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The irrigation efficiency for purposes of this ordinance are 0.75 for overhead spray devices and 0.81 for drip systems.

(ff) “irrigation survey” means an evaluation of an irrigation system that is less detailed than an irrigation audit. An irrigation survey includes, but is not limited to: inspection, system test, and written recommendations to improve performance of the irrigation system.

(gg) “irrigation water use analysis” means an analysis of water use data based on meter readings and billing data.

(hh) “landscape architect” means a person who holds a license to practice landscape architecture in the state of [California Business and Professions Code, Section 5615](#).

(ii) “landscape area” means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

(jj) "landscape contractor" means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

(kk) "Landscape Documentation Package" means the documents required under Section IV.

(ll) "landscape project" means total area of landscape in a project as defined in "landscape area" for the purposes of this ordinance, meeting requirements under Section II.

(mm) "landscape water meter" means an inline device installed at the irrigation supply point that measures the flow of water into the irrigation system and is connected to a totalizer to record water use.

(nn) "lateral line" means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.

(oo) "local agency" means a city or county, including a charter city or charter county, that is responsible for adopting and implementing the ordinance. The local agency is also responsible for the enforcement of this ordinance, including but not limited to, approval of a permit and plan check or design review of a project.

(pp) "local water purveyor" means any entity, including a public agency, city, county, or private water company that provides retail water service.

(qq) "low volume irrigation" means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

(rr) "low water use plant" means a plant species whose water needs are compatible with local climate and soil conditions. Species classified as "very low water use" and "low water use" by WUCOLS, having a regionally adjusted plant factor of 0.0 through 0.3, shall be considered low water use plants.

(ss) "main line" means the pressurized pipeline that delivers water from the water source to the valve or outlet.

(tt) "master shut-off valve" is an automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system. A master valve will greatly reduce any water loss due to a leaky station valve.

(uu) "Maximum Applied Water Allowance" (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section IX. It is based upon the area's

reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0. $MAWA = (ET_o) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$

(vv) "median" is an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.

(ww) "microclimate" means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.

(xx) "microspray" means a microirrigation emission device with one or more orifices to convert irrigation water pressure to water discharge with a flow rate not to exceed 30 gallons per hour at the largest area of coverage available for the nozzle series when operated at 30 psi. Microsprays are inclusive of microbubblers, microspinners, and microspray jets.

(yy) "mined-land reclamation projects" means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

(zz) "mulch" means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, or decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

(aaa) "native plant" means a plant indigenous to a specific area of consideration. For the purposes of these guidelines, the term shall refer to plants indigenous to the coastal ranges of Central and Northern California, and more specifically to such plants that are suited to the ecology of the present or historic natural community(ies) of the project's vicinity.

(bbb) "new construction" means, for the purposes of this ordinance, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

(ccc) "non-residential landscape" means landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas and multifamily homes where landscaping is managed by a homeowners association or other common interest development

(ddd) "no-water using plant" means a plant species with water needs that are compatible with local climate and soil conditions such that regular supplemental irrigation is not required to sustain the plant after it has become established.

(eee) "operating pressure" means the pressure at which the parts of an irrigation system are

designed by the manufacturer to operate.

(fff) “overhead sprinkler irrigation systems” or “overhead spray irrigation systems” means systems that deliver water through the air (e.g., spray heads and rotors).

(ggg) “overspray” means the irrigation water which is delivered beyond the target area.

(hhh) “parkway” means the area between a sidewalk and the curb or traffic lane. It may be planted or unplanted, and with or without pedestrian egress.

(iii) “permit” means an authorizing document issued by local agencies for new construction or rehabilitated landscapes.

(jjj) “pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.

(kkk) “plant factor” or “plant water use factor” is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the publication “Water Use Classification of Landscape Species”. Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

(lll) “project applicant” means the individual or entity submitting a Landscape Documentation Package required under Section IV, to request a permit, plan check, or design review from the local agency. A project applicant may be the property owner or his or her designee.

(mmm) “rain sensor” or “rain sensing shutoff device” means a component which automatically suspends an irrigation event when it rains.

(nnn) “record drawing” or “as-builts” means a set of reproducible drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor.

(ooo) “recreational area” means areas, excluding private single family residential areas, designated for active play, recreation or public assembly in parks, sports fields, picnic grounds, amphitheaters or golf course tees, fairways, roughs, surrounds and greens.

(ppp) “recycled water,” “reclaimed water,” or “treated sewage effluent water” means treated or recycled waste water or reused water of a quality suitable for nonpotable uses such as

landscape irrigation and water features. This water is not intended for human consumption.

(qqq) “reference evapotranspiration” or “ET_o” means a standard measurement of environmental parameters which affect the water use of plants. ET_o is expressed in inches per day, month, or year as represented in Appendix A, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the Maximum Applied Water Allowances so that regional differences in climate can be accommodated.

(rrr) “Regional Water Efficient Landscape Ordinance” means a local Ordinance adopted by two or more local agencies, water suppliers and other stakeholders for implementing a consistent set of landscape provisions throughout a geographical region. Regional ordinances are strongly encouraged to provide a consistent framework for the landscape industry and applicants to adhere to.

(sss) “rehabilitated landscape” means any relandscaping project that requires a permit, plan check, or design review, meets the requirements of Section 490.1, and the modified landscape area is equal to or greater than 2,500 square feet.

(ttt) “residential landscape” means landscapes surrounding single family homes or multifamily homes where landscapes are managed by individual homeowners.

(uuu) “run off” means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, run off may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

(vvv) “soil moisture sensing device” or “soil moisture sensor” means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.

(www) “soil texture” means the classification of soil based on its percentage of sand, silt, and clay.

(xxx) “Special Landscape Area” (SLA) means an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

(yyy) “sprinkler head” or “spray head” means a device which delivers water through a nozzle.

(zzz) “static water pressure” means the pipeline or municipal water supply pressure when water is not flowing.

(aaaa) “station” means an area served by one valve or by a set of valves that operate

simultaneously.

(bbbb) “swimming pool” means any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, above ground, and on-ground pools; hot tubs; spa and fixed in place wading pools

(cccc) “swing joint” means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

(dddd) “submeter” means a metering device to measure water applied to the landscape that is installed after the primary utility water meter.

(eeee) “turf” means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

(ffff) “valve” means a device used to control the flow of water in the irrigation system.

(gggg) “water conserving plant species” means a plant species identified as having a very low or low plant factor.

(hhhh) “water feature” means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

(iiii) “watering window” means the time of day irrigation is allowed.

(jjjj) “WUCOLS” means the current version of the Water Use Classification of Landscape Species current edition published by the University of California Cooperative Extension and the Department of Water Resources, available at:
http://ucanr.edu/sites/WUCOLS/Download_WUCOLS_IV_List/

IV. Water Conservation in Landscaping Ordinance Requirements

- A. All owners of new construction and rehabilitated landscapes of applicable sizes shall: (1) complete the Landscape Project Application and Documentation Package (Section VI) and (2) comply with the Landscape and

Irrigation Maintenance Schedule (Section XV) requirements of this Ordinance.

- B. All owners of existing landscapes over one acre in size, even if installed before enactment of this Ordinance, shall: (1) comply with local agency programs that may be instituted relating to irrigation audits, surveys and water use analysis, and (2) shall maintain landscape irrigation facilities to prevent water waste and runoff.

V. Compliance with Ordinance.

- A. The local agency shall:
 - i. Provide the project applicant with the Ordinance and Landscape Project Application and Documentation Package requirements and the procedures for permits, plan checks, design reviews, or new or expanded water service;
 - ii. Review the Landscape Project Application submitted by the project applicant;
 - iii. Approve or deny the project applicant's Landscape Project Application submittal;
 - iv. Issue or approve a permit, plan check or design review that complies with the approved Landscape Project Application or approve a new or expanded water service application that complies with the approved Landscape Project Application;
 - v. Submit a copy of the complete Landscape Project Application to the local water purveyor or land use authority, as the case may be.
- B. The project applicant shall:
 - i. Prior to construction, submit all portions of the Landscape Project Application, except the Landscape Audit Report, to the local agency; and
 - ii. Upon approval of the Landscape Project Application by the local agency:
 - a. receive a permit or approval of the plan check or design review and record the date of the permit in the Certificate of Completion;
 - b. submit a copy of the approved Landscape Documentation Package along with the record drawings, and any other information to the property owner or his/her designee; and
 - c. submit a copy of the Water Efficient Landscape Worksheet to the local water purveyor.

VI. Landscape Project Application and Documentation Package

- A. The elements of a landscape must be designed to achieve water efficiency and will comply with the criteria described in this Ordinance. In completing the Landscape Project Application, project applicants may choose one of two options to demonstrate that the landscape meets the Ordinance's water efficiency goals. Regardless of which option is selected, the applicant must complete and comply with all other elements of the Ordinance. The options include:
 - i. Planting restrictions:
 - a. The landscape areas may include no turf or high-water using plants; and
 - b. At least 80% of the plants in landscape areas shall be native plants, low-water using plants, or no-water using plants; or the
 - ii. Water Budget Calculation option (Section VIII).
- B. The Landscape Project Application shall include the following elements:
 - i. Project Information;
 - 1. Date
 - 2. Project Applicant
 - 3. Project address (if available, parcel and/or lot numbers)
 - 4. Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
 - 5. Total landscape area (Square feet)
 - 6. Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
 - 7. Checklist of all documents in Landscape Documentation Package
 - 8. Project contacts to include contact information for the project applicant and property owner
 - 9. Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".
 - ii. Water Budget Calculations, if applicant selects to use a water budget approach rather than comply with the turf area limitations or specified plant type restrictions (Section VIII);
 - iii. Soil Management Report or Soil Management Survey (Section VII)

- iv. Landscape Design Plans (Section IX);
- v. Irrigation System Design Plans (Section X); and
- vi. Landscape Audit Report (Section XIII).
- vii. Grading Design Plan or Grading Design Survey (Section XI)

VII. Soil Management Report

- A. In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, or the applicant shall complete a Soil Management Survey (Appendix E). The soil management report shall be completed as follows:
 - i. Submit soil samples to a laboratory for analysis and recommendations.
 - 1. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
 - 2. The soil analysis shall include:
 - a. soil texture;
 - b. infiltration rate determined by laboratory test or soil texture infiltration rate table;
 - c. pH;
 - d. total soluble salts;
 - e. sodium
 - f. percent organic matter; and
 - g. recommendations
 - 3. In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.
 - ii. The project applicant, or his/her designee, shall comply with one of the following:
 - 1. If significant mass grading is not planned, the soil analysis report shall be submitted to the local agency as part of the Landscape Documentation Package; or

2. If significant mass grading is planned, the soil analysis report shall be submitted to the local agency as part of the Certificate of Completion.
- iii. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
- iv. The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.

VIII. Water Budget Calculations

Project applicant may elect to complete a water budget calculation for the landscape project using the Water Efficient Landscape Worksheet in Appendix B.

Water budget calculations, if prepared, shall adhere to the following requirements:

- A. The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions or professional associations as approved by the California Department of Water Resources (DWR). The plant factor ranges from from 0 to 0.1 for very low water using plants, 0.1 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.
- B. All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone..
- C. All Special Landscape Areas (SLA) shall be identified and their water use included in the water budget calculations.
- D. The reference evapotranspiration adjustment factor (ETAF) for SLA shall not exceed 1.0. The ETAF for all other landscaped areas shall not exceed 0.55 for residential areas and 0.45 for non-residential areas.
- E. ETo values from the Reference Evapotranspiration Table in Appendix A shall be used In calculating the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU). For geographic areas not covered in Appendix A, use data from other cities located nearby in the same reference evapotranspiration zone, as found in the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999. For the purpose of determining Estimated Total Water Use, average irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.
- F. MAWA shall be calculated using the equation below:

MAWA = (ETo) (0.62) [(0.55 x LA) + (0.45 x SLA)] for residential areas

MAWA = (ETo) (0.62) [(0.45 x LA) + (0.55 x SLA)] for non-residential areas

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (inches per year)

0.62 = Conversion Factor (to gallons)

0.55 = Reference Evapotranspiration Adjustment Factor (ETAF) for residential areas

0.45 = Reference Evapotranspiration Adjustment Factor (ETAF) for non-residential areas

LA = Landscape Area including SLA (square feet)

0.45 = Additional Water Allowance for SLA in residential areas

0.55 = Additional Water Allowance for SLA in non-residential areas

SLA = Special Landscape Area (square feet)

G. A local agency or project applicant may consider Effective Precipitation (25% of annual precipitation) in tracking water use and may use the following equation to calculate the MAWA:

i. MAWA = (ETo - Eppt) (0.62) [(0.55 x LA) + (0.45 x SLA)] for residential areas.

ii. MAWA = (ETo - EPPT) (0.62) [(0.45 x LA) + (0.55 x SLA)] for non-residential areas.

H. Estimated Total Water Use (ETWU) will be calculated using the equation below. The sum of the ETWU calculated for all hydrozones will not exceed the MAWA.

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

Where:

ETWU = Estimated Total Water Use per year (gallons)

ETo = Reference Evapotranspiration (inches)

PF = Plant Factor from WUCOLS (see Section 491)

HA = Hydrozone Area [high, medium, and low water use areas] (square feet)

0.75 = Irrigation Efficiency (IE) for overhead spray devices

0.81 = Irrigation Efficiency (IE) for drip system devices

SLA = Special Landscape Area (square feet)

0.62 = Conversion Factor

IX. Landscape Design Plan

- A. For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. A landscape design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.
- i. Plant Material
1. Any plant may be selected for the landscape, providing the Estimated Total Water Use in the landscape area does not exceed the Maximum Applied Water Allowance. Methods to achieve water efficiency shall include one or more of the following:
 - a. Protection and preservation of native species and natural vegetation
 - b. selection of water-conserving plant, tree and turf species, especially local native plants;
 - c. selection of plants based on local climate suitability, disease and pest resistance;
 - d. selection of trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area; and
 - e. selection of plants from local and regional landscape program plant lists.
 - f. selection of plants from local Fuel Modification Plan Guidelines.
 2. Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use, as specified in Section X (A)(ii)(4).
 3. Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. Methods to achieve water efficiency shall include one or more of the following:
 - a. use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;

- b. recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure [e.g., buildings, sidewalks, power lines]; allow for adequate soil volume for healthy root growth;
 - c. consider the solar orientation for plant placement to maximize summer shade and winter solar gain.
 - 4. Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).
 - 5. High water use plants, characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.
 - 6. A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per [Public Resources Code Section 4291\(a\)](#) and [\(b\)](#). Avoid fire-prone plant materials and highly flammable mulches. Refer to the local Fuel Modification Plan guidelines.
 - 7. The use of invasive plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged.
 - 8. The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.
- ii. Water Features
 - 1. Recirculating water systems shall be used for water features.
 - 2. Where available, recycled water shall be used as a source for decorative water features.
 - 3. Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.
 - 4. Pool and spa covers are required on any newly constructed pool or spa.
- iii. Soil Preparation, Mulch and Amendments
 - 1. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
 - 2. Soil amendments shall be incorporated according to

recommendations of the soil report and what is appropriate for the plants selected (see Section VII).

3. For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
4. A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
5. Stabilizing mulching products shall be used on slopes that meet current engineering standards.
6. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
7. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.

B. The landscape design plan, at a minimum, shall:

- i. delineate and label each hydrozone by number, letter, or other method;
- ii. identify each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation;
- iii. identify recreational areas;
- iv. identify areas permanently and solely dedicated to edible plants;
- v. identify areas irrigated with recycled water;
- vi. identify type of mulch and application depth;
- vii. identify soil amendments, type, and quantity;
- viii. identify type and surface area of water features;
- ix. identify hardscapes (pervious and non-pervious);

- x. identify location, installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Project applicants shall refer to the local agency or regional Water Quality Control Board for information on any applicable stormwater technical requirements. Stormwater best management practices are encouraged in the landscape design plan and examples are provided in Section XVI.
- xi. identify any applicable rain harvesting or catchment technologies as discussed in Section XVI and their 24-hour retention or infiltration capacity;
- xii. identify any applicable graywater discharge piping, system components and area(s) of distribution;
- xiii. contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and
- xiv. bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See [Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.](#)).

X. Irrigation Design Plan

A. This section applies to landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

i. System

1. Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq.ft. (the level at which [Water Code 535](#) applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:

- a. a customer service meter dedicated to landscape use provided by the local water purveyor; or
- b. a privately owned meter or submeter.

2. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.
3. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
 - a. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
 - b. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
4. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
5. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
6. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
7. Flow sensors that detect high flow conditions created by system damage or malfunction are required for all on non-residential landscapes and residential landscapes of 5000 sq. ft. or larger.
8. Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.
9. The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water

flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.

10. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
11. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
12. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section VIII regarding the Maximum Applied Water Allowance.
13. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard, All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
14. It is highly recommended that the project applicant or local agency inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.
15. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
16. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
17. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
18. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.
19. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
20. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
21. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The

surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

- a. the landscape area is adjacent to permeable surfacing and no runoff occurs; or
- b. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
- c. the irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package and clearly demonstrates strict adherence to irrigation system design criteria in Section X (A)(1) Prevention of overspray and runoff must be confirmed during the irrigation audit.

22. Slopes greater than 25% shall not be irrigated with an irrigation system with a application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

ii. Hydrozone

1. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
2. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
3. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.
4. Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:
 - a. plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
 - b. the plant factor of the higher water using plant is used for calculations.
5. Individual hydrozones that mix high and low water use plants shall not be permitted.
6. On the Landscape Design Plan and Irrigation Design Plan, hydrozone areas shall be designated by number, letter, or other designation. On the Irrigation Design Plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in

the Hydrozone Information Table (see Appendix B Section A). This table can also assist with the irrigation audit and programming the controller.

- B. The Irrigation Design Plan, at a minimum, shall contain:
- i. location and size of separate water meters for landscape;
 - ii. location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices;
 - iii. static water pressure at the point of connection to the public water supply;
 - iv. flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;
 - v. recycled water irrigation systems as specified in Section XVII;
 - vi. the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"; and
 - vii. the signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See [Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.](#))

XI. Grading Design Plan

- A. For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan or completed Grading Design Survey (Appendix E) shall be submitted as part of the Landscape Documentation Package. A comprehensive grading plan prepared by a civil engineer for other local agency permits satisfies this requirement.
- i. The project applicant shall submit a landscape grading plan that indicates finished configurations and elevations of the landscape area including:
 1. height of graded slopes;
 2. drainage patterns;
 3. pad elevations;
 4. finish grade; and

5. storm water retention improvements, if applicable
- ii. To prevent excessive erosion and runoff, it is highly recommended that project applicants:
 1. grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes;
 2. avoid disruption of natural drainage patterns and undisturbed soil; and
 3. avoid soil compaction in landscape areas.

XII. Certificate of Completion

- A. The Certificate of Completion (see Appendix C for a sample certificate) shall include the following six (6) elements:
 - i. Project information sheet that contains:
 1. Date
 2. Project name
 3. Project applicant name, telephone, and mailing address;
 4. Project address and location; and
 5. Property owner name, telephone, and mailing address;
 - ii. certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package;
 1. where there have been significant changes made in the field during construction, these “as-built” or record drawings shall be included with the certification;
 2. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
 - iii. irrigation scheduling parameters used to set the controller (see Section XIV);
 - iv. landscape and irrigation maintenance schedule (see Section XV);
 - v. irrigation audit report (see Section XIII); and
 - vi. soil analysis report or soil management survey, if not submitted with Landscape Documentation Package, and documentation verifying implementation of soil report recommendations (see Section VII).

- B. The project applicant shall:
 - i. submit the signed Certificate of Completion to the local agency for review;
 - ii. ensure that copies of the approved Certificate of Completion are submitted to the local water purveyor and property owner or his or her designee.
- C. The local agency shall:
 - i. receive the signed Certificate of Completion from the project applicant;
 - ii. approve or deny the Certificate of Completion. If the Certificate of Completion is denied, the local agency shall provide information to the project applicant regarding reapplication, appeal, or other assistance.

XIII. Landscape Audit Report

- A. The Landscape Audit Report shall include, but is not limited to: inspection to confirm that the landscaping and irrigation system were installed as specified in the Landscape and Irrigation Design Plan, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule.
- B. The Landscape Audit Report shall include the following statement: "The landscape and irrigation system has been installed as specified in the Landscape and Irrigation Design Plan and complies with the criteria of the Ordinance and the permit".
- C. Local agency shall administer on-going programs that may include, but not be limited to, post-installation landscape inspection, irrigation water use analysis, irrigation audits, irrigation surveys and water budget calculations to evaluate compliance with the MAWA.

XIV. Irrigation Scheduling

- A. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
 - i. Irrigation scheduling shall be regulated by automatic irrigation controllers.
 - ii. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
 - iii. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current

reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.

- iv. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
 - 1. The plant establishment period;
 - 2. The established landscape; and
 - 3. Temporarily irrigated areas
- v. Each irrigation schedule shall consider for each station all of the following that apply:
 - 1. irrigation interval (days between irrigation);
 - 2. irrigation run times (hours or minutes per irrigation event to avoid runoff);
 - 3. number of cycle starts required for each irrigation event to avoid runoff;
 - 4. amount of applied water scheduled to be applied on a monthly basis;
 - 5. application rate setting;
 - 6. root depth setting;
 - 7. plant type setting;
 - 8. soil type;
 - 9. slope factor setting;
 - 10. shade factor setting; and
 - 11. irrigation uniformity or efficiency setting.

XV. Landscape and Irrigation Maintenance Schedule

- A. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.
- B. A regular maintenance schedule shall include, but not be limited to, routine inspection; auditing; adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; topdressing with compost;

replenishing mulch; fertilizing; pruning; weeding in all landscape areas; and removing obstructions to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

- C. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.
- D. A Project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.

XVI. Stormwater Management and Rainwater Retention

- A. Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality. Implementing stormwater best management practices into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration are encouraged.
- B. Project applicants shall refer to the local agency or Regional Water Quality Control Board for information on any applicable stormwater technical requirements.
- C. All planted landscape areas are required to have friable soil to maximize water retention and infiltration. Refer to Section IX (A)(iii).
- D. It is strongly recommended that landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e. roof and paved areas) from either: the one inch, 24-hour rain event or (2) the 85th percentile, 24-hour rain event, and/or additional capacity as required by any applicable local, regional, state or federal regulation.
- E. It is recommended that storm water projects incorporate any of the following elements to improve on-site storm water and dry weather runoff capture and use:
 - i. Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.
 - ii. Minimize the area of impervious surfaces such as paved areas, roof and concrete driveways.
 - iii. Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.
 - iv. Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.
 - v. Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.

- vi. Incorporate infiltration beds, swales, basins and drywells to capture storm water and dry weather runoff and increase percolation into the soil.
- vii. Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

XVII. Recycled Water

- A. The installation of recycled water irrigation systems shall allow for the current and future use of recycled water.
- B. All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws.
- C. Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

XVIII. Graywater Systems

- A. Graywater systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All graywater systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any applicable local ordinance standards. Refer to Section II (B) for the applicability of this ordinance to landscape areas less than 2,500 square feet with the Estimated Total Water Use met entirely by graywater.

XIX. Environmental Review

- A. The local agency must comply with the California Environmental Quality Act (CEQA), as appropriate.

XX. Provisions for Existing Landscapes

- A. A local agency may by mutual agreement, designate another agency, such as a water purveyor, to implement some or all of the requirements contained in this ordinance. Local agencies may collaborate with water purveyors to define each entity's specific responsibilities relating to this ordinance.

XXI. Provisions for Existing Landscapes Over One Acre in Size

This section shall apply to all existing landscapes that were installed before February 25, 2016 and are over one acre in size.

- A. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.

- i. For landscapes that have a water meter, the local agency shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the MAWA for existing landscapes. The MAWA for existing landscapes shall be calculated as:

$$\text{MAWA} = (0.8) (\text{ETo})(\text{LA})(0.62).$$

- ii. For landscapes that do not have a meter, the local agency shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations as necessary in order to prevent water waste.
- iii. All landscape irrigation audits for existing landscapes that are greater than one acre in size shall be conducted by a certified landscape irrigation auditor.

B. Water Waste Prevention.

- i. Local agencies shall prevent water waste resulting from inefficient landscape irrigation by prohibiting runoff from leaving the target landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures.
- ii. Restrictions regarding overspray and runoff may be modified if:
 - 1. the landscape area is adjacent to permeable surfacing and no runoff occurs; or
 - 2. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.

XXII. Penalties

A local agency may establish and administer penalties to the project applicant for non-compliance with this Ordinance to the extent permitted by law.

A. Violation and Notice of Correction.

It is unlawful for any person, firm, partnership, association, or corporation subject to the requirements of this Ordinance to fail to comply with the outdoor water use efficiency requirements of this Ordinance. The City Manager or his designee has the authority to conduct such inquiries, audits or surveys to ensure compliance with the requirements of this Ordinance. Whenever City Manager or his designee determines that a violation of this Ordinance has occurred, City Manager or his designee may serve a notice of correction on the owner(s) of the

property on which the violation is situated. The owner(s) of record shall have ninety (90) days to take corrective action.

B. Administrative Enforcement.

In addition to any other remedy provided by the City of Menlo Park's Municipal Code, any provision of this Ordinance may be enforced by an administrative order issued pursuant to any one of the administrative processes set forth in Chapter 1 of the City of Menlo Park's Municipal Code. The City Council shall serve as the administrative enforcement hearing officer for the purposes of considering any appeals.

XXIII. Public Education

A. Publications. Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged in the community.

i. The local agency shall provide information to all applicants regarding the design, installation, management, and maintenance of water-efficient landscapes and irrigation systems.

B. Model Homes. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water-efficient landscapes that are described in this Ordinance.

i. Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme. Signage shall include information about the site water use as designed per the local ordinance; specify who designed and installed the water efficient landscape; and demonstrate low water use approaches to landscaping such as using native plants, graywater systems, and rainwater catchment systems.

ii. Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes.

XXIV. Severability

If any section, subsection, provision or part of this Ordinance, or its application to any person or circumstance, is held to be unconstitutional or otherwise invalid, the remainder of this Ordinance, and the application of such provision to other person or circumstances, shall not be affected thereby and shall remain in full force and effect and, to that end, the provisions of this Ordinance are severable.

XXV. Effective Date

This Ordinance shall become effective on February 25, 2016.

INTRODUCED at a regular meeting of the City Council held on January 12, 2016.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Menlo Park held on January 26, 2016, by the following vote:

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK

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Appendix A: Reference Evapotranspiration (ET_o) Table

Appendix A - Reference Evapotranspiration (ET _o) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ET _o
ALAMEDA													
Fremont	1.5	1.9	3.4	4.7	5.4	6.3	6.7	6.0	4.5	3.4	1.8	1.5	47.0
Livermore	1.2	1.5	2.9	4.4	5.9	6.6	7.4	6.4	5.3	3.2	1.5	0.9	47.2
Oakland	1.5	1.5	2.8	3.9	5.1	5.3	6.0	5.5	4.8	3.1	1.4	0.9	41.8
Oakland Foothills	1.1	1.4	2.7	3.7	5.1	6.4	5.8	4.9	3.6	2.6	1.4	1.0	39.6
Pleasanton	0.8	1.5	2.9	4.4	5.6	6.7	7.4	6.4	4.7	3.3	1.5	1.0	46.2
Union City	1.4	1.8	3.1	4.2	5.4	5.9	6.4	5.7	4.4	3.1	1.5	1.2	44.2
ALPINE													
Markleeville	0.7	0.9	2.0	3.5	5.0	6.1	7.3	6.4	4.4	2.6	1.2	0.5	40.6
AMADOR													
Jackson	1.2	1.5	2.8	4.4	6.0	7.2	7.9	7.2	5.3	3.2	1.4	0.9	48.9
Shanandoah Valley	1.0	1.7	2.9	4.4	5.6	6.8	7.9	7.1	5.2	3.6	1.7	1.0	48.8
BUTTE													
Chico	1.2	1.8	2.9	4.7	6.1	7.4	8.5	7.3	5.4	3.7	1.7	1.0	51.7
Durham	1.1	1.8	3.2	5.0	6.5	7.4	7.8	6.9	5.3	3.6	1.7	1.0	51.1
Gridley	1.2	1.8	3.0	4.7	6.1	7.7	8.5	7.1	5.4	3.7	1.7	1.0	51.9
Oroville	1.2	1.7	2.8	4.7	6.1	7.6	8.5	7.3	5.3	3.7	1.7	1.0	51.5
CALAVERAS													
San Andreas	1.2	1.5	2.8	4.4	6.0	7.3	7.9	7.0	5.3	3.2	1.4	0.7	48.8
COLUSA													
Colusa	1.0	1.7	3.4	5.0	6.4	7.6	8.3	7.2	5.4	3.8	1.8	1.1	52.8
Williams	1.2	1.7	2.9	4.5	6.1	7.2	8.5	7.3	5.3	3.4	1.6	1.0	50.8
CONTRA COSTA													
Brentwood	1.0	1.5	2.9	4.5	6.1	7.1	7.9	6.7	5.2	3.2	1.4	0.7	48.3
Concord	1.1	1.4	2.4	4.0	5.5	5.9	7.0	6.0	4.8	3.2	1.3	0.7	43.4
Courtland	0.9	1.5	2.9	4.4	6.1	6.9	7.9	6.7	5.3	3.2	1.4	0.7	48.0
Martinez	1.2	1.4	2.4	3.9	5.3	5.6	6.7	5.6	4.7	3.1	1.2	0.7	41.8
Moraga	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.9
Pittsburg	1.0	1.5	2.8	4.1	5.6	6.4	7.4	6.4	5.0	3.2	1.3	0.7	45.4
Walnut Creek	0.8	1.5	2.9	4.4	5.6	6.7	7.4	6.4	4.7	3.3	1.5	1.0	46.2
DEL NORTE													
Crescent City	0.5	0.9	2.0	3.0	3.7	3.5	4.3	3.7	3.0	2.0	0.9	0.5	27.7
EL DORADO													
Camino	0.9	1.7	2.5	3.9	5.9	7.2	7.8	6.8	5.1	3.1	1.5	0.9	47.3
FRESNO													
Clovis	1.0	1.5	3.2	4.8	6.4	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.4
Coalinga	1.2	1.7	3.1	4.6	6.2	7.2	8.5	7.3	5.3	3.4	1.6	0.7	50.9
Firebaugh	1.0	1.8	3.7	5.7	7.3	8.1	8.2	7.2	5.5	3.9	2.0	1.1	55.4
FivePoints	1.3	2.0	4.0	6.1	7.7	8.5	8.7	8.0	6.2	4.5	2.4	1.2	60.4
Fresno	0.9	1.7	3.3	4.8	6.7	7.8	8.4	7.1	5.2	3.2	1.4	0.6	51.1
Fresno State	0.9	1.6	3.2	5.2	7.0	8.0	8.7	7.6	5.4	3.6	1.7	0.9	53.7
Friant	1.2	1.5	3.1	4.7	6.4	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.3
Kerman	0.9	1.5	3.2	4.8	6.6	7.7	8.4	7.2	5.3	3.4	1.4	0.7	51.2
Kingsburg	1.0	1.5	3.4	4.8	6.6	7.7	8.4	7.2	5.3	3.4	1.4	0.7	51.6
Mendota	1.5	2.5	4.6	6.2	7.9	8.6	8.8	7.5	5.9	4.5	2.4	1.5	61.7
Orange Cove	1.2	1.9	3.5	4.7	7.4	8.5	8.9	7.9	5.9	3.7	1.8	1.2	56.7
Panoche	1.1	2.0	4.0	5.6	7.8	8.5	8.3	7.3	5.6	3.9	1.8	1.2	57.2
Parlier	1.0	1.9	3.6	5.2	6.8	7.6	8.1	7.0	5.1	3.4	1.7	0.9	52.0

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Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
FRESNO													
Reedley	1.1	1.5	3.2	4.7	6.4	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.3
Westlands	0.9	1.7	3.8	6.3	8.0	8.6	8.6	7.8	5.9	4.3	2.1	1.1	58.8
GLENN													
Orland	1.1	1.8	3.4	5.0	6.4	7.5	7.9	6.7	5.3	3.9	1.8	1.4	52.1
Willows	1.2	1.7	2.9	4.7	6.1	7.2	8.5	7.3	5.3	3.6	1.7	1.0	51.3
HUMBOLDT													
Eureka	0.5	1.1	2.0	3.0	3.7	3.7	3.7	3.7	3.0	2.0	0.9	0.5	27.5
Ferndale	0.5	1.1	2.0	3.0	3.7	3.7	3.7	3.7	3.0	2.0	0.9	0.5	27.5
Garberville	0.6	1.2	2.2	3.1	4.5	5.0	5.5	4.9	3.8	2.4	1.0	0.7	34.9
Hoopa	0.5	1.1	2.1	3.0	4.4	5.4	6.1	5.1	3.8	2.4	0.9	0.7	35.6
IMPERIAL													
Brawley	2.8	3.8	5.9	8.0	10.4	11.5	11.7	10.0	8.4	6.2	3.5	2.1	84.2
Calipatria/Mulberry	2.4	3.2	5.1	6.8	8.6	9.2	9.2	8.6	7.0	5.2	3.1	2.3	70.7
El Centro	2.7	3.5	5.6	7.9	10.1	11.1	11.6	9.5	8.3	6.1	3.3	2.0	81.7
Holtville	2.8	3.8	5.9	7.9	10.4	11.6	12.0	10.0	8.6	6.2	3.5	2.1	84.7
Meloland	2.5	3.2	5.5	7.5	8.9	9.2	9.0	8.5	6.8	5.3	3.1	2.2	71.6
Palo Verde II	2.5	3.3	5.7	6.9	8.5	8.9	8.6	7.9	6.2	4.5	2.9	2.3	68.2
Seeley	2.7	3.5	5.9	7.7	9.7	10.1	9.3	8.3	6.9	5.5	3.4	2.2	75.4
Westmoreland	2.4	3.3	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.4
Yuma	2.5	3.4	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.6
INYO													
Bishop	1.7	2.7	4.8	6.7	8.2	10.9	7.4	9.6	7.4	4.8	2.5	1.6	68.3
Death Valley Jct	2.2	3.3	5.4	7.7	9.8	11.1	11.4	10.1	8.3	5.4	2.9	1.7	79.1
Independence	1.7	2.7	3.4	6.6	8.5	9.5	9.8	8.5	7.1	3.9	2.0	1.5	65.2
Lower Haiwee Res.	1.8	2.7	4.4	7.1	8.5	9.5	9.8	8.5	7.1	4.2	2.6	1.5	67.6
Oasis	2.7	2.8	5.9	8.0	10.4	11.7	11.6	10.0	8.4	6.2	3.4	2.1	83.1
KERN													
Arvin	1.2	1.8	3.5	4.7	6.6	7.4	8.1	7.3	5.3	3.4	1.7	1.0	51.9
Bakersfield	1.0	1.8	3.5	4.7	6.6	7.7	8.5	7.3	5.3	3.5	1.6	0.9	52.4
Bakersfield/Bonanza	1.2	2.2	3.7	5.7	7.4	8.2	8.7	7.8	5.7	4.0	2.1	1.2	57.9
Bakersfield/Greenlee	1.2	2.2	3.7	5.7	7.4	8.2	8.7	7.8	5.7	4.0	2.1	1.2	57.9
Belridge	1.4	2.2	4.1	5.5	7.7	8.5	8.6	7.8	6.0	3.8	2.0	1.5	59.2
Blackwells Corner	1.4	2.1	3.8	5.4	7.0	7.8	8.5	7.7	5.8	3.9	1.9	1.2	56.6
Buttonwillow	1.0	1.8	3.2	4.7	6.6	7.7	8.5	7.3	5.4	3.4	1.5	0.9	52.0
China Lake	2.1	3.2	5.3	7.7	9.2	10.0	11.0	9.8	7.3	4.9	2.7	1.7	74.8
Delano	0.9	1.8	3.4	4.7	6.6	7.7	8.5	7.3	5.4	3.4	1.4	0.7	52.0
Famoso	1.3	1.9	3.5	4.8	6.7	7.6	8.0	7.3	5.5	3.5	1.7	1.3	53.1
Grapevine	1.3	1.8	3.1	4.4	5.6	6.8	7.6	6.8	5.9	3.4	1.9	1.0	49.5
Inyokern	2.0	3.1	4.9	7.3	8.5	9.7	11.0	9.4	7.1	5.1	2.6	1.7	72.4
Isabella Dam	1.2	1.4	2.8	4.4	5.8	7.3	7.9	7.0	5.0	3.2	1.7	0.9	48.4
Lamont	1.3	2.4	4.4	4.6	6.5	7.0	8.8	7.6	5.7	3.7	1.6	0.8	54.4
Lost Hills	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
McFarland/Kern	1.2	2.1	3.7	5.6	7.3	8.0	8.3	7.4	5.6	4.1	2.0	1.2	56.5
Shafter	1.0	1.7	3.4	5.0	6.6	7.7	8.3	7.3	5.4	3.4	1.5	0.9	52.1
Taft	1.3	1.8	3.1	4.3	6.2	7.3	8.5	7.3	5.4	3.4	1.7	1.0	51.2
Tehachapi	1.4	1.8	3.2	5.0	6.1	7.7	7.9	7.3	5.9	3.4	2.1	1.2	52.9
KINGS													
Caruthers	1.6	2.5	4.0	5.7	7.8	8.7	9.3	8.4	6.3	4.4	2.4	1.6	62.7

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Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
KINGS													
Corcoran	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Hanford	0.9	1.5	3.4	5.0	6.6	7.7	8.3	7.2	5.4	3.4	1.4	0.7	51.5
Kettleman	1.1	2.0	4.0	6.0	7.5	8.5	9.1	8.2	6.1	4.5	2.2	1.1	60.2
Lemoore	0.9	1.5	3.4	5.0	6.6	7.7	8.3	7.3	5.4	3.4	1.4	0.7	51.7
Stratford	0.9	1.9	3.9	6.1	7.8	8.6	8.8	7.7	5.9	4.1	2.1	1.0	58.7
LAKE													
Lakeport	1.1	1.3	2.6	3.5	5.1	6.0	7.3	6.1	4.7	2.9	1.2	0.9	42.8
Lower Lake	1.2	1.4	2.7	4.5	5.3	6.3	7.4	6.4	5.0	3.1	1.3	0.9	45.4
LASSEN													
Buntingville	1.0	1.7	3.5	4.9	6.2	7.3	8.4	7.5	5.4	3.4	1.5	0.9	51.8
Ravendale	0.6	1.1	2.3	4.1	5.6	6.7	7.9	7.3	4.7	2.8	1.2	0.5	44.9
Susanville	0.7	1.0	2.2	4.1	5.6	6.5	7.8	7.0	4.6	2.8	1.2	0.5	44.0
LOS ANGELES													
Burbank	2.1	2.8	3.7	4.7	5.1	6.0	6.6	6.7	5.4	4.0	2.6	2.0	51.7
Claremont	2.0	2.3	3.4	4.6	5.0	6.0	7.0	7.0	5.3	4.0	2.7	2.1	51.3
El Dorado	1.7	2.2	3.6	4.8	5.1	5.7	5.9	5.9	4.4	3.2	2.2	1.7	46.3
Glendale	2.0	2.2	3.3	3.8	4.7	4.8	5.7	5.6	4.3	3.3	2.2	1.8	43.7
Glendora	2.0	2.5	3.6	4.9	5.4	6.1	7.3	6.8	5.7	4.2	2.6	2.0	53.1
Gorman	1.6	2.2	3.4	4.6	5.5	7.4	7.7	7.1	5.9	3.6	2.4	1.1	52.4
Hollywood Hills	2.1	2.2	3.8	5.4	6.0	6.5	6.7	6.4	5.2	3.7	2.8	2.1	52.8
Lancaster	2.1	3.0	4.6	5.9	8.5	9.7	11.0	9.8	7.3	4.6	2.8	1.7	71.1
Long Beach	1.8	2.1	3.3	3.9	4.5	4.3	5.3	4.7	3.7	2.8	1.8	1.5	39.7
Los Angeles	2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5.0	3.9	2.6	1.9	50.1
Monrovia	2.2	2.3	3.8	4.3	5.5	5.9	6.9	6.4	5.1	3.2	2.5	2.0	50.2
Palmdale	2.0	2.6	4.6	6.2	7.3	8.9	9.8	9.0	6.5	4.7	2.7	2.1	66.2
Pasadena	2.1	2.7	3.7	4.7	5.1	6.0	7.1	6.7	5.6	4.2	2.6	2.0	52.3
Pearblossom	1.7	2.4	3.7	4.7	7.3	7.7	9.9	7.9	6.4	4.0	2.6	1.6	59.9
Pomona	1.7	2.0	3.4	4.5	5.0	5.8	6.5	6.4	4.7	3.5	2.3	1.7	47.5
Redondo Beach	2.2	2.4	3.3	3.8	4.5	4.7	5.4	4.8	4.4	2.8	2.4	2.0	42.6
San Fernando	2.0	2.7	3.5	4.6	5.5	5.9	7.3	6.7	5.3	3.9	2.6	2.0	52.0
Santa Clarita	2.8	2.8	4.1	5.6	6.0	6.8	7.6	7.8	5.8	5.2	3.7	3.2	61.5
Santa Monica	1.8	2.1	3.3	4.5	4.7	5.0	5.4	5.4	3.9	3.4	2.4	2.2	44.2
MADERA													
Chowchilla	1.0	1.4	3.2	4.7	6.6	7.8	8.5	7.3	5.3	3.4	1.4	0.7	51.4
Madera	0.9	1.4	3.2	4.8	6.6	7.8	8.5	7.3	5.3	3.4	1.4	0.7	51.5
Raymond	1.2	1.5	3.0	4.6	6.1	7.6	8.4	7.3	5.2	3.4	1.4	0.7	50.5
MARIN													
Black Point	1.1	1.7	3.0	4.2	5.2	6.2	6.6	5.8	4.3	2.8	1.3	0.9	43.0
Novato	1.3	1.5	2.4	3.5	4.4	6.0	5.9	5.4	4.4	2.8	1.4	0.7	39.8
Point San Pedro	1.1	1.7	3.0	4.2	5.2	6.2	6.6	5.8	4.3	2.8	1.3	0.9	43.0
San Rafael	1.2	1.3	2.4	3.3	4.0	4.8	4.8	4.9	4.3	2.7	1.3	0.7	35.8
MARIPOSA													
Couterville	1.1	1.5	2.8	4.4	5.9	7.3	8.1	7.0	5.3	3.4	1.4	0.7	48.8
Mariposa	1.1	1.5	2.8	4.4	5.9	7.4	8.2	7.1	5.0	3.4	1.4	0.7	49.0
Yosemite Village	0.7	1.0	2.3	3.7	5.1	6.5	7.1	6.1	4.4	2.9	1.1	0.6	41.4
MENDOCINO													
Fort Bragg	0.9	1.3	2.2	3.0	3.7	3.5	3.7	3.7	3.0	2.3	1.2	0.7	29.0
Hopland	1.1	1.3	2.6	3.4	5.0	5.9	6.5	5.7	4.5	2.8	1.3	0.7	40.9

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Appendix A - Reference Evapotranspiration (ETo) Table*														
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo	
MENDOCINO														
Point Arena	1.0	1.3	2.3	3.0	3.7	3.9	3.7	3.7	3.0	2.3	1.2	0.7	29.6	
Sanel Valley	1.0	1.6	3.0	4.6	6.0	7.0	8.0	7.0	5.2	3.4	1.4	0.9	49.1	
Ukiah	1.0	1.3	2.6	3.3	5.0	5.8	6.7	5.9	4.5	2.8	1.3	0.7	40.9	
MERCED														
Kesterson	0.9	1.7	3.4	5.5	7.3	8.2	8.6	7.4	5.5	3.8	1.8	0.9	55.1	
Los Banos	1.0	1.5	3.2	4.7	6.1	7.4	8.2	7.0	5.3	3.4	1.4	0.7	50.0	
Merced	1.0	1.5	3.2	4.7	6.6	7.9	8.5	7.2	5.3	3.4	1.4	0.7	51.5	
MODOC														
Modoc/Alturas	0.9	1.4	2.8	3.7	5.1	6.2	7.5	6.6	4.6	2.8	1.2	0.7	43.2	
MONO														
Bridgeport	0.7	0.9	2.2	3.8	5.5	6.6	7.4	6.7	4.7	2.7	1.2	0.5	43.0	
MONTEREY														
Arroyo Seco	1.5	2.0	3.7	5.4	6.3	7.3	7.2	6.7	5.0	3.9	2.0	1.6	52.6	
Castroville	1.4	1.7	3.0	4.2	4.6	4.8	4.0	3.8	3.0	2.6	1.6	1.4	36.2	
Gonzales	1.3	1.7	3.4	4.7	5.4	6.3	6.3	5.9	4.4	3.4	1.9	1.3	45.7	
Greenfield	1.8	2.2	3.4	4.8	5.6	6.3	6.5	6.2	4.8	3.7	2.4	1.8	49.5	
King City	1.7	2.0	3.4	4.4	4.4	5.6	6.1	6.7	6.5	5.2	2.2	1.3	49.6	
King City-Oasis Rd.	1.4	1.9	3.6	5.3	6.5	7.3	7.4	6.8	5.1	4.0	2.0	1.5	52.7	
Long Valley	1.5	1.9	3.2	4.1	5.8	6.5	7.3	6.7	5.3	3.6	2.0	1.2	49.1	
Monterey	1.7	1.8	2.7	3.5	4.0	4.1	4.3	4.2	3.5	2.8	1.9	1.5	36.0	
Pajaro	1.8	2.2	3.7	4.8	5.3	5.7	5.6	5.3	4.3	3.4	2.4	1.8	46.1	
Salinas	1.6	1.9	2.7	3.8	4.8	4.7	5.0	4.5	4.0	2.9	1.9	1.3	39.1	
Salinas North	1.2	1.5	2.9	4.1	4.6	5.2	4.5	4.3	3.2	2.8	1.5	1.2	36.9	
San Ardo	1.0	1.7	3.1	4.5	5.9	7.2	8.1	7.1	5.1	3.1	1.5	1.0	49.0	
San Juan	1.8	2.1	3.4	4.6	5.3	5.7	5.5	4.9	3.8	3.2	2.2	1.9	44.2	
Soledad	1.7	2.0	3.4	4.4	5.5	5.4	6.5	6.2	5.2	3.7	2.2	1.5	47.7	
NAPA														
Angwin	1.8	1.9	3.2	4.7	5.8	7.3	8.1	7.1	5.5	4.5	2.9	2.1	54.9	
Carneros	0.8	1.5	3.1	4.6	5.5	6.6	6.9	6.2	4.7	3.5	1.4	1.0	45.8	
Oakville	1.0	1.5	2.9	4.7	5.8	6.9	7.2	6.4	4.9	3.5	1.6	1.2	47.7	
St Helena	1.2	1.5	2.8	3.9	5.1	6.1	7.0	6.2	4.8	3.1	1.4	0.9	44.1	
Yountville	1.3	1.7	2.8	3.9	5.1	6.0	7.1	6.1	4.8	3.1	1.5	0.9	44.3	
NEVADA														
Grass Valley	1.1	1.5	2.6	4.0	5.7	7.1	7.9	7.1	5.3	3.2	1.5	0.9	48.0	
Nevada City	1.1	1.5	2.6	3.9	5.8	6.9	7.9	7.0	5.3	3.2	1.4	0.9	47.4	
ORANGE														
Irvine	2.2	2.5	3.7	4.7	5.2	5.9	6.3	6.2	4.6	3.7	2.6	2.3	49.6	
Laguna Beach	2.2	2.7	3.4	3.8	4.6	4.6	4.9	4.9	4.4	3.4	2.4	2.0	43.2	
Santa Ana	2.2	2.7	3.7	4.5	4.6	5.4	6.2	6.1	4.7	3.7	2.5	2.0	48.2	
PLACER														
Auburn	1.2	1.7	2.8	4.4	6.1	7.4	8.3	7.3	5.4	3.4	1.6	1.0	50.6	
Blue Canyon	0.7	1.1	2.1	3.4	4.8	6.0	7.2	6.1	4.6	2.9	0.9	0.6	40.5	
Colfax	1.1	1.5	2.6	4.0	5.8	7.1	7.9	7.0	5.3	3.2	1.4	0.9	47.9	
Roseville	1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1.0	52.2	
Soda Springs	0.7	0.7	1.8	3.0	4.3	5.3	6.2	5.5	4.1	2.5	0.7	0.7	35.4	
Tahoe City	0.7	0.7	1.7	3.0	4.3	5.4	6.1	5.6	4.1	2.4	0.8	0.6	35.5	
Truckee	0.7	0.7	1.7	3.2	4.4	5.4	6.4	5.7	4.1	2.4	0.8	0.6	36.2	

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Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
PLUMAS													
Portola	0.7	0.9	1.9	3.5	4.9	5.9	7.3	5.9	4.3	2.7	0.9	0.5	39.4
Quincy	0.7	0.9	2.2	3.5	4.9	5.9	7.3	5.9	4.4	2.8	1.2	0.5	40.2
RIVERSIDE													
Beaumont	2.0	2.3	3.4	4.4	6.1	7.1	7.6	7.9	6.0	3.9	2.6	1.7	55.0
Blythe	2.4	3.3	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.4
Cathedral City	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Coachella	2.9	4.4	6.2	8.4	10.5	11.9	12.3	10.1	8.9	6.2	3.8	2.4	88.1
Desert Center	2.9	4.1	6.4	8.5	11.0	12.1	12.2	11.1	9.0	6.4	3.9	2.6	90.0
Elsinore	2.1	2.8	3.9	4.4	5.9	7.1	7.6	7.0	5.8	3.9	2.6	1.9	55.0
Indio	3.1	3.6	6.5	8.3	10.5	11.0	10.8	9.7	8.3	5.9	3.7	2.7	83.9
La Quinta	2.4	2.8	5.2	6.5	8.3	8.7	8.5	7.9	6.5	4.5	2.7	2.2	66.2
Mecca	2.6	3.3	5.7	7.2	8.6	9.0	8.8	8.2	6.8	5.0	3.2	2.4	70.8
Oasis	2.9	3.3	5.3	6.1	8.5	8.9	8.7	7.9	6.9	4.8	2.9	2.3	68.4
Palm Desert	2.5	3.4	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.6
Palm Springs	2.0	2.9	4.9	7.2	8.3	8.5	11.6	8.3	7.2	5.9	2.7	1.7	71.1
Rancho California	1.8	2.2	3.4	4.8	5.6	6.3	6.5	6.2	4.8	3.7	2.4	1.8	49.5
Rancho Mirage	2.4	3.3	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.4
Ripley	2.7	3.3	5.6	7.2	8.7	8.7	8.4	7.6	6.2	4.6	2.8	2.2	67.8
Salton Sea North	2.5	3.3	5.5	7.2	8.8	9.3	9.2	8.5	6.8	5.2	3.1	2.3	71.7
Temecula East II	2.3	2.4	4.1	4.9	6.4	7.0	7.8	7.4	5.7	4.1	2.6	2.2	56.7
Thermal	2.4	3.3	5.5	7.6	9.1	9.6	9.3	8.6	7.1	5.2	3.1	2.1	72.8
Riverside UC	2.5	2.9	4.2	5.3	5.9	6.6	7.2	6.9	5.4	4.1	2.9	2.6	56.4
Winchester	2.3	2.4	4.1	4.9	6.4	6.9	7.7	7.5	6.0	3.9	2.6	2.1	56.8
SACRAMENTO													
Fair Oaks	1.0	1.6	3.4	4.1	6.5	7.5	8.1	7.1	5.2	3.4	1.5	1.0	50.5
Sacramento	1.0	1.8	3.2	4.7	6.4	7.7	8.4	7.2	5.4	3.7	1.7	0.9	51.9
Twitchell Island	1.2	1.8	3.9	5.3	7.4	8.8	9.1	7.8	5.9	3.8	1.7	1.2	57.9
SAN BENITO													
Hollister	1.5	1.8	3.1	4.3	5.5	5.7	6.4	5.9	5.0	3.5	1.7	1.1	45.1
San Benito	1.2	1.6	3.1	4.6	5.6	6.4	6.9	6.5	4.8	3.7	1.7	1.2	47.2
San Juan Valley	1.4	1.8	3.4	4.5	6.0	6.7	7.1	6.4	5.0	3.5	1.8	1.4	49.1
SAN BERNARDINO													
Baker	2.7	3.9	6.1	8.3	10.4	11.8	12.2	11.0	8.9	6.1	3.3	2.1	86.6
Barstow NE	2.2	2.9	5.3	6.9	9.0	10.1	9.9	8.9	6.8	4.8	2.7	2.1	71.7
Big Bear Lake	1.8	2.6	4.6	6.0	7.0	7.6	8.1	7.4	5.4	4.1	2.4	1.8	58.6
Chino	2.1	2.9	3.9	4.5	5.7	6.5	7.3	7.1	5.9	4.2	2.6	2.0	54.6
Crestline	1.5	1.9	3.3	4.4	5.5	6.6	7.8	7.1	5.4	3.5	2.2	1.6	50.8
Lake Arrowhead	1.8	2.6	4.6	6.0	7.0	7.6	8.1	7.4	5.4	4.1	2.4	1.8	58.6
Lucerne Valley	2.2	2.9	5.1	6.5	9.1	11.0	11.4	9.9	7.4	5.0	3.0	1.8	75.3
Needles	3.2	4.2	6.6	8.9	11.0	12.4	12.8	11.0	8.9	6.6	4.0	2.7	92.1
Newberry Springs	2.1	2.9	5.3	8.4	9.8	10.9	11.1	9.9	7.6	5.2	3.1	2.0	78.2
San Bernardino	2.0	2.7	3.8	4.6	5.7	6.9	7.9	7.4	5.9	4.2	2.6	2.0	55.6
Twentynine Palms	2.6	3.6	5.9	7.9	10.1	11.2	11.2	10.3	8.6	5.9	3.4	2.2	82.9
Victorville	2.0	2.6	4.6	6.2	7.3	8.9	9.8	9.0	6.5	4.7	2.7	2.1	66.2
SAN DIEGO													
Chula Vista	2.2	2.7	3.4	3.8	4.9	4.7	5.5	4.9	4.5	3.4	2.4	2.0	44.2
Escondido SPV	2.4	2.6	3.9	4.7	5.9	6.5	7.1	6.7	5.3	3.9	2.8	2.3	54.2
Miramar	2.3	2.5	3.7	4.1	5.1	5.4	6.1	5.8	4.5	3.3	2.4	2.1	47.1

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Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
SAN DIEGO													
Oceanside	2.2	2.7	3.4	3.7	4.9	4.6	4.6	5.1	4.1	3.3	2.4	2.0	42.9
Otay Lake	2.3	2.7	3.9	4.6	5.6	5.9	6.2	6.1	4.8	3.7	2.6	2.2	50.4
Pine Valley	1.5	2.4	3.8	5.1	6.0	7.0	7.8	7.3	6.0	4.0	2.2	1.7	54.8
Ramona	2.1	2.1	3.4	4.6	5.2	6.3	6.7	6.8	5.3	4.3	2.8	2.1	51.6
San Diego	2.1	2.4	3.4	4.6	5.1	5.3	5.7	5.6	4.3	3.6	2.4	2.0	46.5
Santee	2.1	2.7	3.7	4.5	5.5	6.1	6.6	6.2	5.4	3.8	2.6	2.0	51.1
Torrey Pines	2.2	2.3	3.4	3.9	4.0	4.1	4.6	4.7	3.8	2.8	2.0	2.0	39.8
Warner Springs	1.6	2.7	3.7	4.7	5.7	7.6	8.3	7.7	6.3	4.0	2.5	1.3	56.0
SAN FRANCISCO													
San Francisco	1.5	1.3	2.4	3.0	3.7	4.6	4.9	4.8	4.1	2.8	1.3	0.7	35.1
SAN JOAQUIN													
Farmington	1.5	1.5	2.9	4.7	6.2	7.6	8.1	6.8	5.3	3.3	1.4	0.7	50.0
Lodi West	1.0	1.6	3.3	4.3	6.3	6.9	7.3	6.4	4.5	3.0	1.4	0.8	46.7
Manteca	0.9	1.7	3.4	5.0	6.5	7.5	8.0	7.1	5.2	3.3	1.6	0.9	51.2
Stockton	0.8	1.5	2.9	4.7	6.2	7.4	8.1	6.8	5.3	3.2	1.4	0.6	49.1
Tracy	1.0	1.5	2.9	4.5	6.1	7.3	7.9	6.7	5.3	3.2	1.3	0.7	48.5
SAN LUIS OBISPO													
Arroyo Grande	2.0	2.2	3.2	3.8	4.3	4.7	4.3	4.6	3.8	3.2	2.4	1.7	40.0
Atascadero	1.2	1.5	2.8	3.9	4.5	6.0	6.7	6.2	5.0	3.2	1.7	1.0	43.7
Morro Bay	2.0	2.2	3.1	3.5	4.3	4.5	4.6	4.6	3.8	3.5	2.1	1.7	39.9
Nipomo	2.2	2.5	3.8	5.1	5.7	6.2	6.4	6.1	4.9	4.1	2.9	2.3	52.1
Paso Robles	1.6	2.0	3.2	4.3	5.5	6.3	7.3	6.7	5.1	3.7	2.1	1.4	49.0
San Luis Obispo	2.0	2.2	3.2	4.1	4.9	5.3	4.6	5.5	4.4	3.5	2.4	1.7	43.8
San Miguel	1.6	2.0	3.2	4.3	5.0	6.4	7.4	6.8	5.1	3.7	2.1	1.4	49.0
San Simeon	2.0	2.0	2.9	3.5	4.2	4.4	4.6	4.3	3.5	3.1	2.0	1.7	38.1
SAN MATEO													
Hal Moon Bay	1.5	1.7	2.4	3.0	3.9	4.3	4.3	4.2	3.5	2.8	1.3	1.0	33.7
Redwood City	1.5	1.8	2.9	3.8	5.2	5.3	6.2	5.6	4.8	3.1	1.7	1.0	42.8
Woodside	1.8	2.2	3.4	4.8	5.6	6.3	6.5	6.2	4.8	3.7	2.4	1.8	49.5
SANTA BARBARA													
Betteravia	2.1	2.6	4.0	5.2	6.0	5.9	5.8	5.4	4.1	3.3	2.7	2.1	49.1
Carpenteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9
Cuyama	2.1	2.4	3.8	5.4	6.9	7.9	8.5	7.7	5.9	4.5	2.6	2.0	59.7
Goleta	2.1	2.5	3.9	5.1	5.7	5.7	5.4	5.4	4.2	3.2	2.8	2.2	48.1
Goleta Foothills	2.3	2.6	3.7	5.4	5.3	5.6	5.5	5.7	4.5	3.9	2.8	2.3	49.6
Guadalupe	2.0	2.2	3.2	3.7	4.9	4.6	4.5	4.6	4.1	3.3	2.4	1.7	41.1
Lompoc	2.0	2.2	3.2	3.7	4.8	4.6	4.9	4.8	3.9	3.2	2.4	1.7	41.1
Los Alamos	1.8	2.0	3.2	4.1	4.9	5.3	5.7	5.5	4.4	3.7	2.4	1.6	44.6
Santa Barbara	2.0	2.5	3.2	3.8	4.6	5.1	5.5	4.5	3.4	2.4	1.8	1.8	40.6
Santa Maria	1.8	2.3	3.7	5.1	5.7	5.8	5.6	5.3	4.2	3.5	2.4	1.9	47.4
Santa Ynez	1.7	2.2	3.5	5.0	5.8	6.2	6.4	6.0	4.5	3.6	2.2	1.7	48.7
Sisquoc	2.1	2.5	3.8	4.1	6.1	6.3	6.4	5.8	4.7	3.4	2.3	1.8	49.2
Solvang	2.0	2.0	3.3	4.3	5.0	5.6	6.1	5.6	4.4	3.7	2.2	1.6	45.6
SANTA CLARA													
Gilroy	1.3	1.8	3.1	4.1	5.3	5.6	6.1	5.5	4.7	3.4	1.7	1.1	43.6
Los Gatos	1.5	1.8	2.8	3.9	5.0	5.6	6.2	5.5	4.7	3.2	1.7	1.1	42.9
Morgan Hill	1.5	1.8	3.4	4.2	6.3	7.0	7.1	6.0	5.1	3.7	1.9	1.4	49.5
Palo Alto	1.5	1.8	2.8	3.8	5.2	5.3	6.2	5.6	5.0	3.2	1.7	1.0	43.0

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Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
SANTA CLARA													
San Jose	1.5	1.8	3.1	4.1	5.5	5.8	6.5	5.9	5.2	3.3	1.8	1.0	45.3
SANTA CRUZ													
De Laveaga	1.4	1.9	3.3	4.7	4.9	5.3	5.0	4.8	3.6	3.0	1.6	1.3	40.8
Green Valley Rd	1.2	1.8	3.2	4.5	4.6	5.4	5.2	5.0	3.7	3.1	1.6	1.3	40.6
Santa Cruz	1.5	1.8	2.6	3.5	4.3	4.4	4.8	4.4	3.8	2.8	1.7	1.2	36.6
Watsonville	1.5	1.8	2.7	3.7	4.6	4.5	4.9	4.2	4.0	2.9	1.8	1.2	37.7
Webb	1.8	2.2	3.7	4.8	5.3	5.7	5.6	5.3	4.3	3.4	2.4	1.8	46.2
SHASTA													
Burney	0.7	1.0	2.1	3.5	4.9	5.9	7.4	6.4	4.4	2.9	0.9	0.6	40.9
Fall River Mills	0.6	1.0	2.1	3.7	5.0	6.1	7.8	6.7	4.6	2.8	0.9	0.5	41.8
Glenburn	0.6	1.0	2.1	3.7	5.0	6.3	7.8	6.7	4.7	2.8	0.9	0.6	42.1
McArthur	0.7	1.4	2.9	4.2	5.6	6.9	8.2	7.2	5.0	3.0	1.1	0.6	46.8
Redding	1.2	1.4	2.6	4.1	5.6	7.1	8.5	7.3	5.3	3.2	1.4	0.9	48.8
SIERRA													
Downieville	0.7	1.0	2.3	3.5	5.0	6.0	7.4	6.2	4.7	2.8	0.9	0.6	41.3
Sierraville	0.7	1.1	2.2	3.2	4.5	5.9	7.3	6.4	4.3	2.6	0.9	0.5	39.6
SISKIYOU													
Happy Camp	0.5	0.9	2.0	3.0	4.3	5.2	6.1	5.3	4.1	2.4	0.9	0.5	35.1
MacDoel	1.0	1.7	3.1	4.5	5.9	7.2	8.1	7.1	5.1	3.1	1.5	1.0	49.0
Mt Shasta	0.5	0.9	2.0	3.0	4.5	5.3	6.7	5.7	4.0	2.2	0.7	0.5	36.0
Tule Lake FS	0.7	1.3	2.7	4.0	5.4	6.3	7.1	6.4	4.7	2.8	1.0	0.6	42.9
Weed	0.5	0.9	2.0	2.5	4.5	5.3	6.7	5.5	3.7	2.0	0.9	0.5	34.9
Yreka	0.6	0.9	2.1	3.0	4.9	5.8	7.3	6.5	4.3	2.5	0.9	0.5	39.2
SOLANO													
Benicia	1.3	1.4	2.7	3.8	4.9	5.0	6.4	5.5	4.4	2.9	1.2	0.7	40.3
Dixon	0.7	1.4	3.2	5.2	6.3	7.6	8.2	7.2	5.5	4.3	1.6	1.1	52.1
Fairfield	1.1	1.7	2.8	4.0	5.5	6.1	7.8	6.0	4.8	3.1	1.4	0.9	45.2
Hastings Tract	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Putah Creek	1.0	1.6	3.2	4.9	6.1	7.3	7.9	7.0	5.3	3.8	1.8	1.2	51.0
Rio Vista	0.9	1.7	2.8	4.4	5.9	6.7	7.9	6.5	5.1	3.2	1.3	0.7	47.0
Suisun Valley	0.6	1.3	3.0	4.7	5.8	7.0	7.7	6.8	5.3	3.8	1.4	0.9	48.3
Winters	0.9	1.7	3.3	5.0	6.4	7.5	7.9	7.0	5.2	3.5	1.6	1.0	51.0
SONOMA													
Bennett Valley	1.1	1.7	3.2	4.1	5.5	6.5	6.6	5.7	4.5	3.1	1.5	0.9	44.4
Cloverdale	1.1	1.4	2.6	3.4	5.0	5.9	6.2	5.6	4.5	2.8	1.4	0.7	40.7
Fort Ross	1.2	1.4	2.2	3.0	3.7	4.5	4.2	4.3	3.4	2.4	1.2	0.5	31.9
Healdsburg	1.2	1.5	2.4	3.5	5.0	5.9	6.1	5.6	4.5	2.8	1.4	0.7	40.8
Lincoln	1.2	1.7	2.8	4.7	6.1	7.4	8.4	7.3	5.4	3.7	1.9	1.2	51.9
Petaluma	1.2	1.5	2.8	3.7	4.6	5.6	4.6	5.7	4.5	2.9	1.4	0.9	39.6
Santa Rosa	1.2	1.7	2.8	3.7	5.0	6.0	6.1	5.9	4.5	2.9	1.5	0.7	42.0
Valley of the Moon	1.0	1.6	3.0	4.5	5.6	6.6	7.1	6.3	4.7	3.3	1.5	1.0	46.1
Windsor	0.9	1.6	3.0	4.5	5.5	6.5	6.5	5.9	4.4	3.2	1.4	1.0	44.2
STANISLAUS													
Denair	1.0	1.9	3.6	4.7	7.0	7.9	8.0	6.1	5.3	3.4	1.5	1.0	51.4
La Grange	1.2	1.5	3.1	4.7	6.2	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.2
Modesto	0.9	1.4	3.2	4.7	6.4	7.7	8.1	6.8	5.0	3.4	1.4	0.7	49.7
Newman	1.0	1.5	3.2	4.6	6.2	7.4	8.1	6.7	5.0	3.4	1.4	0.7	49.3
Oakdale	1.2	1.5	3.2	4.7	6.2	7.7	8.1	7.1	5.1	3.4	1.4	0.7	50.3

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Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
STANISLAUS													
Patterson	1.3	2.1	4.2	5.4	7.9	8.6	8.2	6.6	5.8	4.0	1.9	1.3	57.3
Turlock	0.9	1.5	3.2	4.7	6.5	7.7	8.2	7.0	5.1	3.4	1.4	0.7	50.2
SUTTER													
Nicolaus	0.9	1.6	3.2	4.9	6.3	7.5	8.0	6.9	5.2	3.4	1.5	0.9	50.2
Yuba City	1.3	2.1	2.8	4.4	5.7	7.2	7.1	6.1	4.7	3.2	1.2	0.9	46.7
TEHAMA													
Corning	1.2	1.8	2.9	4.5	6.1	7.3	8.1	7.2	5.3	3.7	1.7	1.1	50.7
Gerber	1.0	1.8	3.5	5.0	6.6	7.9	8.7	7.4	5.8	4.1	1.8	1.1	54.7
Gerber Dryland	0.9	1.6	3.2	4.7	6.7	8.4	9.0	7.9	6.0	4.2	2.0	1.0	55.5
Red Bluff	1.2	1.8	2.9	4.4	5.9	7.4	8.5	7.3	5.4	3.5	1.7	1.0	51.1
TRINITY													
Hay Fork	0.5	1.1	2.3	3.5	4.9	5.9	7.0	6.0	4.5	2.8	0.9	0.7	40.1
Weaverville	0.6	1.1	2.2	3.3	4.9	5.9	7.3	6.0	4.4	2.7	0.9	0.7	40.0
TULARE													
Alpaugh	0.9	1.7	3.4	4.8	6.6	7.7	8.2	7.3	5.4	3.4	1.4	0.7	51.6
Badger	1.0	1.3	2.7	4.1	6.0	7.3	7.7	7.0	4.8	3.3	1.4	0.7	47.3
Delano	1.1	1.9	4.0	4.9	7.2	7.9	8.1	7.3	5.4	3.2	1.5	1.2	53.6
Dinuba	1.1	1.5	3.2	4.7	6.2	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.2
Lindcove	0.9	1.6	3.0	4.8	6.5	7.6	8.1	7.2	5.2	3.4	1.6	0.9	50.6
Porterville	1.2	1.8	3.4	4.7	6.6	7.7	8.5	7.3	5.3	3.4	1.4	0.7	52.1
Visalia	0.9	1.7	3.3	5.1	6.8	7.7	7.9	6.9	4.9	3.2	1.5	0.8	50.7
TUOLUMNE													
Groveland	1.1	1.5	2.8	4.1	5.7	7.2	7.9	6.6	5.1	3.3	1.4	0.7	47.5
Sonora	1.1	1.5	2.8	4.1	5.8	7.2	7.9	6.7	5.1	3.2	1.4	0.7	47.6
VENTURA													
Camarillo	2.2	2.5	3.7	4.3	5.0	5.2	5.9	5.4	4.2	3.0	2.5	2.1	46.1
Oxnard	2.2	2.5	3.2	3.7	4.4	4.6	5.4	4.8	4.0	3.3	2.4	2.0	42.3
Piru	2.8	2.8	4.1	5.6	6.0	6.8	7.6	7.8	5.8	5.2	3.7	3.2	61.5
Port Hueneeme	2.0	2.3	3.3	4.6	4.9	4.9	4.9	5.0	3.7	3.2	2.5	2.2	43.5
Thousand Oaks	2.2	2.6	3.4	4.5	5.4	5.9	6.7	6.4	5.4	3.9	2.6	2.0	51.0
Ventura	2.2	2.6	3.2	3.8	4.6	4.7	5.5	4.9	4.1	3.4	2.5	2.0	43.5
YOLO													
Bryte	0.9	1.7	3.3	5.0	6.4	7.5	7.9	7.0	5.2	3.5	1.6	1.0	51.0
Davis	1.0	1.9	3.3	5.0	6.4	7.6	8.2	7.1	5.4	4.0	1.8	1.0	52.5
Esparto	1.0	1.7	3.4	5.5	6.9	8.1	8.5	7.5	5.8	4.2	2.0	1.2	55.8
Winters	1.7	1.7	2.9	4.4	5.8	7.1	7.9	6.7	5.3	3.3	1.6	1.0	49.4
Woodland	1.0	1.8	3.2	4.7	6.1	7.7	8.2	7.2	5.4	3.7	1.7	1.0	51.6
Zamora	1.1	1.9	3.5	5.2	6.4	7.4	7.8	7.0	5.5	4.0	1.9	1.2	52.8
YUBA													
Browns Valley	1.0	1.7	3.1	4.7	6.1	7.5	8.5	7.6	5.7	4.1	2.0	1.1	52.9
Brownsville	1.1	1.4	2.6	4.0	5.7	6.8	7.9	6.8	5.3	3.4	1.5	0.9	47.4

* The values in this table were derived from:

- 1) California Irrigation Management Information System (CIMIS);
- 2) Reference EvapoTranspiration Zones Map, UC Dept. of Land, Air & Water Resources and California Dept of Water Resources 1999; and
- 3) Reference Evapotranspiration for California, University of California, Department of Agriculture and Natural Resources (1987) Bulletin 1922;
- 4) Determining Daily Reference Evapotranspiration, Cooperative Extension UC Division of Agriculture and Natural Resources (1987), Publication Leaflet 21426

Appendix B

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo)

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape Areas							
				Totals	(A)	(B)	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
				ETWU Total			
				Maximum Allowed Water Allowance (MAWA)^e			

^a**Hydrozone #/Planting Description**
 E.g
 1.) front lawn
 2.) low water use plantings
 3.) medium water use planting

^b**Irrigation Method**
 overhead spray
 or drip

^c**Irrigation Efficiency**
 0.75 for spray head
 0.81 for drip

^d**ETWU (Annual Gallons Required) =**
 $Eto \times 0.62 \times ETAF \times Area$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^e**MAWA (Annual Gallons Allowed) =** $(Eto) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

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CERTIFICATE OF COMPLETION & INSTALLATION SUBMIT UPON COMPLETION OF THE LANDSCAPE PROJECT BAWSCA Water Efficient Landscape Ordinance		
Project Information		
Date:	Telephone	
Project Name	Email	
Applicant Name (print):	Street Address	
Title	State	
Company	Zip	
Project Owner - Declaration of Completion		
Project Owner Name or Designee:		
Title		
Company		
I certify that I have received copies of all the documents associated with the landscape project and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.		
Property Owner Signature	Date	
Licensed Professional - Declaration of Installation		
I certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package.		
Print Name and Company of Landscape Architect or Irrigation Designer	Signature*	License Number
Email Address	Phone Number	
*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.		
REQUIRED ATTACHMENTS:		
<u>IRRIGATION SCHEDULING</u> Attach parameters for setting the irrigation schedule on controller as required by the ordinance.		
<u>SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE</u> Attach schedule of Landscape and Irrigation Maintenance.		
<u>LANDSCAPE IRRIGATION AUDIT REPORT</u> Attach Landscape Irrigation Audit Report as required by the MWELo ordinance.		
<u>SOIL MANAGEMENT REPORT/SOIL MANAGEMENT AND GRADING DESIGN SURVEY</u> Attach soil analysis report OR Soil Management and Grading Design Survey, if not previously submitted with the Landscape Documentation Package as required by the ordinance. Attach documentation verifying implementation of recommendations from soil analysis report as required.		

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Appendix D - Prescriptive Compliance Option

(a) This appendix contains prescriptive requirements which may be used as a compliance option to the Water Efficient Landscape Ordinance.

(b) Compliance with the following items is mandatory and must be documented on a landscape plan in order to use the prescriptive compliance option:

(1) Submit a Landscape Documentation Package which includes the following elements:

(A) date

(B) project applicant

(C) project address (if available, parcel and/or lot number(s))

(D) total landscape area (square feet), including a breakdown of turf and plant material

(E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)

(F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well

(G) contact information for the project applicant and property owner

(H) applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option to the MWELD".

(2) Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);

(3) Plant material shall comply with all of the following;

(A) For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water; For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using

recycled water;

(B) A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

(4) Turf shall comply with all of the following:

(A) Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas;

(B) Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length;

(C) Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.

(5) Irrigation systems shall comply with the following:

(A) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.

(B) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.

(C) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.

(D) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

(E) All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard," All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

(F) Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

(6) For non-residential projects with landscape areas of 1,000 sq. ft. or more, a private submeter(s) to measure landscape water use shall be installed.

(c) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

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Soil Management and Grading Design Survey

Project Name:

Project Location:

Project Lot Size:

Site Analysis Completed By:

Signature

Date

This soil analysis and grading report form is designed to assist the applicant in reviewing existing conditions at their project site and evaluate opportunities to maximize benefits. Respond to the following questions, and submit a report detailing geographic features surrounding the site, topography, vegetation and other site features as directed below.

Soil Management Survey

Laboratory soil analysis results are attached.

OR answer the following questions:

1. What is the infiltration rate in inches per hour for the site soil type?
(Instructions – in a minimum of three distinct locations dig a hole that would accommodate planting a 5-gallon plant. Fill hole with water and let drain. Fill hole again and measure the depth of the water in the hole and record the time it takes to infiltrate totally into the soil with no remaining standing water. Note the time of year and the level of existing soil saturation by touch).
2. What is the primary project site soil texture? (Example – clay, loam, silt, sand, etc)
3. What is the soil color at 2 inches depth? What is the color at 6 inches? What is the color at 12 inches? (Example – black, dark or light brown, red, gold, gray, blue, etc)
4. Has the site been previously or historically contaminated with toxic materials?

Comments:

[Type here]

Grading Design Survey

Grading Design Plan is attached.

OR answer the following questions:

1. Does the stormwater runoff from the site discharge to (check all that apply):
 - Indirectly to waters of the U.S. (i.e. discharge flows overland across adjacent properties or rights-of-way prior to discharging into water of the United States)
 - Storm drain system
 - Directly to the water of the U.S. (e.g. river, lake, creek, stream, bay, ocean, etc.)

2. Has a stormwater pollution prevention plan been prepared for this site?
 - Yes
 - No

3. Is there potential for filtering or infiltrating stormwater in the landscape areas (e.g. grassy swales, infiltration planters, bioretention areas)?
 - Yes
 - No

4. Is there potential to store rainwater for future use?
 - Yes
 - No

5. Is the proposed site within a 100 year floodplain?
 - Yes
 - No

6. Is a creek protection plan required for this site?
 - Yes
 - No

Comments:



STAFF REPORT

City Council

Meeting Date: 1/12/2016

Staff Report Number: 16-003-CC

Informational Item: Update on 2015 City Council Goals

Recommendation

This is an informational item and does not require City Council action.

Policy Issues

It has been the City Council's policy to adopt goals annually. Any policy issues that may arise from the implementation of individual goals will be considered at that time.

Background

The City Council held a Special Meeting on January 26, 2015, at the Arrillaga Family Recreation Center to discuss and identify the priority goals for the year. The workshop was facilitated by Jan Perkins, Senior Partner with Management Partners, and included public comment. Following Council's adoption of the goals on February 24, 2015, staff used these priorities to help craft the FY2015-16 budget, which the City Council adopted on June 23, 2015. While the Council adopts its goals early in the year, typically, they are not funded until the adoption of the budget in June.

Analysis

The City Council identified several ongoing and new goals for 2015. The adopted work plan identified resources and funding necessary for each of the items. Many of these resources included additional employees within the City and the process to hire took time. The hiring timeline and training/on-boarding of the new employees had an impact on the status of many of the work plan items.

The specific status update for each goal is included in the attached table. Several work plan items that were considered by the City Council, but not prioritized did have activity because they were being processed by another entity/jurisdiction or they were included in the budgeted Capital Improvement Plan (CIP).

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

A. Status update of Council Goals and Work Plan for 2015-16

Report prepared by:
Chip Taylor, Assistant City Manager

#	Description	Lead Department	Comments
1.	Staffing (update job descriptions, fill vacancies, add capacity, reduce turnover)	Human Resources	<p>In the first half of 2015-16, the City hired 21 new employees and promoted 9 employees. 23 of the 27 remaining vacancies are currently in recruitment and are on target to complete those recruitments in the next six months.</p> <p>New labor agreements with SEIU and AFSCME were settled in the first half of the year and are in place through June 30, 2017. The POA has voted to accept the City's counterproposal and the City Council will consider final ratification on January 26th. The PSA agreement expires on June 30, 2016 and the City will open negotiations on a successor agreement in February.</p> <p>The Class & Comp Study is on schedule and will be done in time for negotiations with SEIU and AFSCME beginning March. This will include updated job descriptions and a salary survey with comparable agencies.</p>
2.	General Plan process; stay on schedule with revitalization of commercial areas / M-2	Community Development	On schedule for final adoption of all documents in August 2016.
3.	Housing Element implementation programs	Community Development	Work on the programs is planned over the term of the Housing Element (2015-2023). Four programs were identified for 2015. One program has been completed (revisions to secondary dwelling unit ordinance) and others are in process (overnight parking restrictions in the R-4-S zoning district, 21 Elements Nexus Study and Modifications to BMR Program). The Nexus Study and BMR Program modifications will potentially be ready for final Council review/adoption by June 30, 2016.

#	Description	Lead Department	Comments
4.	<p>Grant-funded projects (with deadlines for completion) for</p> <ul style="list-style-type: none"> <li data-bbox="239 380 800 448">– Traffic signal improvements (Willow, Sand Hill) <li data-bbox="239 565 758 670">– Bicycle/pedestrian improvements (Haven, O’Connor School area, Valparaiso, citywide) 	Public Works	<p>Both projects are on schedule. (Note: The City Council awarded a construction contracts in August 2015 for Willow Road and December 2015 for Sand Hill Road Traffic Signal improvements.)</p> <p>Haven: Project is on schedule (as planned). (Note: The City Council approved striping modification to Haven Avenue in October 2015 and the environmental document for bicycle/pedestrian bridge across the Atherton channel is being prepared.</p> <p>O’Connor School area: Project is on schedule (as planned) and will be completed by Fall 2016. (Note: The design for O’Connor School area improvements is 15% complete and the construction should be completed in fall 2016.)</p> <p>Valparaiso: Project is on schedule (as planned). (Note: The design of the Valparaiso improvements is completed and construction should be completed summer 2016.) Included in the Valparaiso Project are pedestrian and bicyclist improvements to specific locations on El Camino Real, Glenwood Avenue, and Middlefield Road.</p>

#	Description	Lead Department	Comments
	<ul style="list-style-type: none"> - Determine vision and funding for El Camino/Ravenswood/Alma intersections (grade separation study) 		<p>Citywide Bicycle/Pedestrian Visibility Project: Project is on schedule (as planned). (Note: Project has two components, green bicycle lane installation and installation of bike parking downtown. The contract for installation of green bicycle lanes is currently out to bid, and expected to be awarded in February 2016, for spring 2016 construction. Bicycle parking locations for downtown are currently being identified, with review of locations by the Bicycle Commission anticipated in February 2016.)</p> <p>Project is on schedule (as planned) and is expected to be completed by the end of 2017 (18 month study timeline).</p>
5.	El Camino Real Corridor study & design implementation	Public Works	Project is on schedule (as planned). (Note: Next steps are to conduct staff-level meetings with adjacent jurisdictions; review trial metric suggestions from the Transportation and Bicycle Commissions, and continue review process with Caltrans for encroachment permit, Expected to return to Council Spring 2016 to adopt Corridor Study, identify preferred alternative and move into design phase.)
6.	Renewable energy – solar installation at City buildings	Public Works	All solar panels have been installed and are generating power, project closeout items remain. Project will be completed by February 2016.

#	Description	Lead Department	Comments
7.	Climate Action Plan implementation	Public Works	<p>A. Installation of four Electric Vehicle Chargers - Project is on target for June 30, 2016.</p> <p>B. Consultant help to identify and prepare for Climate Action grants - Project is on schedule (as planned).</p> <p>C. Community Choice Energy (CCE) project work – CCE is on the January 12, 2015 City Council Agenda, additional effort will be required to support JPA formation, program implementation, and to provide on-going program support.</p>
8.	101/Willow Road interchange – Caltrans improvements design & construction	Public Works	Project design is on schedule (as planned). Some funding issues are in process to be resolved. (Note: project should be out to bid in spring 2016 with project construction completed in 2018.)
9.	Administration building space planning implementation	Public Works	Design and construction should be completed by fall 2016. In early 2016, staff will bring the project to the City Council for review of the plans and budget.
10.	Update to Heritage Tree ordinance	Public Works	Project is expected to be completed by February 2017.

#	Description	Lead Department	Comments
11.	Development Projects	Community Development	All projects that were identified as being under construction have been completed or are near completion with the exception of Anton Menlo which has an extended construction period. All projects identified as undergoing building permit review have been issued permits and are under construction. Of the projects identified as being in the land use entitlement process, five have completed the land use entitlements, one was placed on hold by the applicant, and the remaining three are at various stages of review.
12.	Improve relationships with other agencies	City Manager's Office	<p>The City staff, particularly the City Manager's office, has invested heavily in furthering intra-agency relationships.</p> <p>For example,</p> <ol style="list-style-type: none"> 1. The City Manager has a monthly meeting with the Fire Chief from the Fire District keeping each other abreast of emerging issues 2. The City Manager and staff regularly attend the Menlo Community Trust meetings comprised of staff from the various school districts and surrounding cities

#	Description	Lead Department	Comments
			<p>3. The City Manager and Mayor/Vice Mayor over the year have met with the CM's, Mayors and Vice Mayors of neighboring cities to update one another on issues of importance</p> <p>4. The City Manager is actively involved in the San Mateo County City Manger's Association, including representatives from San Mateo County.</p> <p>5. The City Manager serves on the Stanford Symposium comprised of City representative from Santa Clara and San Mateo who focus on large high profile emerging issues.</p>
13.	Upgrade existing financial system	Finance	Staff is working with IT to develop an upgrade plan.
14.	Belle Haven Action Plan Phase III Implementation	Community Services	Phase III implementation on schedule with community dialogues and youth restorative justice activities.
15.	Achieve City Council-approved Cost Recovery Levels in all Community Services programs	Community Services	13 of 14 programs within Council approved cost recovery levels. Belle Haven after school program expected to meet targets with implementation of new fee structure.
16.	Downtown/El Camino Real Specific Plan Bi-Annual Review	Community Development	The Council's review and direction is complete. Implementation of the Council's direction will require additional time and potentially additional resources.

#	Description	Lead Department	Comments
17.	Create a community disaster preparedness partnership w/ citizens, businesses & schools, utilizing existing agreement w/ Fire District	Police	<p>City took part in a Multi-Agency Coordination Center workshop sponsored by Palo Alto OES</p> <p>Finalizing safety plans for two major employers (Facebook & Rosewood Hotel) and have completed safety plans for all schools</p> <p>Entered into an MOU agreement with the American Red Cross to ensure services are available during an emergency</p> <p>Begin coordinating training to the community, in partnership with the Menlo Park CERT, at the beginning of the 2016-2017 Fiscal Year.</p>
18.	Complete sidewalks on Santa Cruz Ave	Public Works	Schematic plans and options are almost completed and staff plans to obtain additional direction from the City Council after the options are reviewed this spring.
19.	Address downtown parking garage	Public Works	Project is not yet initiated but is planned in the current budget year. Project was delayed by implementation of near-term parking changes downtown in January 2016.
20.	Establish public benefits approach for Development projects	City Manager's Office, Community Development	Under Council consideration through the General Plan Update and Council-directed modifications to the Specific Plan.
21.	Develop a water master plan	Public Works	In May 2015, the City Council awarded a consultant contract to develop a water master plan and is expected to be completed by the end of 2016.

#	Description	Lead Department	Comments
	<ul style="list-style-type: none"> <li data-bbox="247 272 737 305">– Add additional emergency well <li data-bbox="247 565 789 597">– Develop a recycled water program <li data-bbox="247 678 800 776">– Recycled water study for Sharon Heights Golf and Country Club and West Bay Sanitary District 		<p data-bbox="1121 272 1969 516">The design on the well at the Corporation Yard and environmental documents are in process. Staff has a meeting with the State Health Department who is questioning the location of the well at the Corporation Yard. Staff is developing a request for proposal to hire a consultant to assist staff in developing a second emergency well.</p> <p data-bbox="1121 565 1835 630">As part of the Water Master Plan, the consultant is preparing a report on options for recycling water.</p> <p data-bbox="1121 678 1969 922">Staff is in discussions with West Bay Sanitary District (West Bay) regarding developing an agreement for West Bay to provide recycled water to the Sharon Heights Golf and Country Club. West Bay has prepared an environmental document that was approved by the West Bay in November 2015 for the recycled water system and staff commented on the document.</p>
22.	Transit improvements (TMA's, etc.)	Public Works	Project is not yet initiated but is planned in the current budget year. Project implementation is delayed due to staff retirement and need to refill position.
23.	Explore Dumbarton rail corridor activation / re-use	Public Works	Project is underway (as planned, coordination only). (Note: Staff is coordinating with Samtrans to share information and develop scope of work for SMCTA/Samtrans-led process.)

#	Description	Lead Department	Comments
24.	Implement Economic Development plan	City Manager's Office	<p>Staff has implemented a number of the recommendations in the Plan such as: recommending reduced parking requirements for preferred uses, value capture for up-zoning in the General Plan Update, and piloting tactical urbanism projects.</p> <p>Staff is researching and developing proposals for a façade grant program, pop-up retail opportunities and a downtown retail development strategy.</p> <p>Combining the management of housing and economic development functions provides the opportunity to realize the synergy identified in the Plan between affordable housing and economic development.</p>
25.	<p>Develop IT master plan</p> <ul style="list-style-type: none"> – New planning/building system software that will also allow for online permitting for basic residential permits (roof replacements, water heater replacements, kitchen/bath remodels, overnight parking permits) 	Administrative Services Dept.	<p>Consultant has issued a tentative list of priorities.</p> <p>The ITMP Steering Committee is reviewing and will work to finalize the report in February. Estimated completion date of the analysis is March 2016.</p>
26.	Expand Downtown outdoor seating pilot program	City Manager's Office	Loss of staff has delayed the project, but is in process and expect to be able to construct new seating this summer.
27.	Caltrain electrification design review	Public Works	Project is underway (as planned, review and coordination only).

#	Description	Lead Department	Comments
28.	Address traffic issues on Willow Road	Public Works	Project is not yet initiated but is planned in the current budget year.
29.	<p>Implementation of recommendations from the department operational reviews (including, among others):</p> <ul style="list-style-type: none"> – Developing the Library and Community Services Departmental Strategic Plans – Implementing the Administrative Services Study recommendations – Updating the Library and Community Services departmental policies and procedures – Improving relationships with stakeholders (school districts, user groups, etc.) 	<p>Community Services Library City Manager's Office</p> <p>Community Services Library Community Services Library</p>	<p>Community Services draft Strategic Plan in Review. Library Strategic planning starts Jan 2016.</p> <p>Key components completed.</p> <p>Community Services Policy Analysis completed. Library Policy review is in process.</p> <p>Community Services relationship building ongoing. Library MOU with Ravenswood City School District has been signed.</p>
30.	Friendship/Sister City program	City Manager's Office	The City Council approved the City joining Sister Cities International. Staff has completed the necessary paperwork and paid fees to join the organization.