



PLANNING COMMISSION AGENDA

Regular Meeting
July 21, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler, Combs, Eiref (Chair), Ferrick, Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; David Hogan, Senior Contract Planner; Kyle Perata, Associate Planner; Thomas Rogers, Senior Planner.

A. REPORTS AND ANNOUNCEMENTS

Under “Reports and Announcements,” staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

A1. Update on Pending Planning Items

- a. El Camino Real/Downtown Specific Plan – Ballot Measure – City Council – July 15, 2014
- b. General Plan Advisory Committee (GPAC) – Call for At-Large Member Applications – August 11, 2014 deadline

B. PUBLIC COMMENTS

Under “Public Comments,” the public may address the Commission on any subject not listed on the agenda within the jurisdiction of the Commission and items listed under Consent. When you do so, please state your name and city or political jurisdiction in which you live for the record. The Commission cannot respond to non-agendized items other than to receive testimony and/or provide general information.

C. CONSENT

Items on the consent calendar are considered routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a member of the Planning Commission or staff requests a separate discussion on an item.

C1. Approval of minutes from the June 9, 2014 Planning Commission meeting ([Attachment](#))

C2. Approval of minutes from the June 23, 2014 Planning Commission meeting ([Attachment](#))

D. PUBLIC HEARING

D1. Use Permit/Calysta Energy/1140 O'Brien Dr., Suite B: Request for a use permit for the indoor storage and use of hazardous materials for the development of sustainable fuels and chemicals, located in an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the existing building. ([Attachment](#))

- D2. Use Permit Revision/Memry Corporation/4065 Campbell Avenue:** Request for a revision to a use permit, previously approved in 1992, to modify the quantities of hazardous materials used and stored at the site. The subject property is located in the M-2 (General Industrial) zoning district and the hazardous materials are used in association with the manufacturing of metallic components. The applicant is proposing to install a new approximately 5,600 liter liquid argon tank and associated screening, which would be located within the existing rear storage yard. ([Attachment](#))
- D3. Rezoning, Conditional Development Permit, Tentative Parcel Map, Heritage Tree Removal Permits, Below Market Rate (BMR) Housing Agreement, Environmental Review/The Sobrato Organization/151 Commonwealth Drive and 164 Jefferson Drive:** Request for a rezoning from M-2 (General Industrial District) to M-2-X (General Industrial, Conditional Development), conditional development permit, and tentative parcel map to construct approximately two four-story buildings totaling approximately 259,920 square feet and associated site improvements, including new landscaping, outdoor amenities, at-grade parking, and use of hazardous materials associated with emergency generators. The proposed buildings would exceed the 35-foot height maximum and would include a sign program that exceeds the 150 square-foot maximum. The existing two parcels would be reconfigured into three parcels, but would be considered as one lot for the purposes of applying the development standards. As part of the proposal, the applicant is seeking approval of heritage tree permits for the removal of 22 heritage trees, primarily in poor health. In addition, the project includes a BMR Housing Agreement for the payment of in-lieu fees. Environmental review includes the preparation of an environmental impact report (EIR) to analyze the potential environmental impacts of the proposed project. ([Attachment](#))

E. REGULAR BUSINESS

- E1. General Plan:** Nomination of a commissioner to serve on the General Plan Advisory Committee (GPAC). ([Attachment](#))

F. COMMISSION BUSINESS – None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	August 4, 2014
Regular Meeting	August 18, 2014
Regular Meeting	September 8, 2014
Regular Meeting	September 23, 2014

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At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission 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 Commission's consideration of the item.

At every Special Meeting of the Commission, 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 consideration of the item.

Any writing that is distributed to a majority of the commission by any person in connection with an agenda item is a disclosable public record (subject to any exemption under the Public Records Act) and is available for inspection at The Community Development Department, Menlo Park City Hall, 701 Laurel Street, Menlo Park, CA 94025 during regular business hours.

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PLANNING COMMISSION

Agenda and Meeting Information

The Planning Commission welcomes your attendance at and participation in this meeting. The City supports the rights of the public to be informed about meetings and to participate in the business of the City.

ASSISTANCE FOR PERSONS WITH DISABILITIES: Person with disabilities who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the Planning Division office at (650) 330-6702 prior to the meeting.

COMMISSION MEETING AGENDA AND REPORTS: Copies of the agenda and the staff reports with their respective plans are available prior to the meeting at the Planning Division counter in the Administration Building, and on the table at the rear of the meeting room during the Commission meeting. Members of the public can view or subscribe to receive future weekly agendas and staff reports in advance by e-mail by accessing the City website at <http://www.menlopark.org>.

MEETING TIME & LOCATION: Unless otherwise posted, the starting time of regular and study meetings is 7:00 p.m. in the City Council Chambers. Meetings will end no later than 11:30 p.m. unless extended at 10:30 p.m. by a three-fourths vote of the Commission.

PUBLIC TESTIMONY: Members of the public may directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission. The City prefers that such matters be presented in writing at the earliest possible opportunity or by fax at (650) 327-1653, e-mail at planning.commission@menlopark.org, or hand delivery by 4:00 p.m. on the day of the meeting.

Speaker Request Cards: All members of the public, including project applicants, who wish to speak before the Planning Commission must complete a Speaker Request Card. The cards shall be completed and submitted to the Staff Liaison prior to the completion of the applicant's presentation on the particular agenda item. The cards can be found on the table at the rear of the meeting room.

Time Limit: Members of the public will have **three** minutes and applicants will have **five** minutes to address an item. Please present your comments clearly and concisely. Exceptions to the time limits shall be at the discretion of the Chair.

Use of Microphone: When you are recognized by the Chair, please move to the closest microphone, state your name and address, whom you represent, if not yourself, and the subject of your remarks.

DISORDERLY CONDUCT: Any person using profane, vulgar, loud or boisterous language at any meeting, or otherwise interrupting the proceedings, and who refuses to be seated or keep quiet when ordered to do so by the Chair or the Vice Chair is guilty of a misdemeanor. It shall be the duty of the Chief of Police or his/her designee, upon order of the presiding officer, to eject any person from the meeting room.

RESTROOMS: The entrance to the men's restroom is located outside the northeast corner of the Chamber. The women's restroom is located at the southeast corner of the Chamber.

If you have further questions about the Planning Commission meetings, please contact the Planning Division Office (650-330-6702) located in the Administration Building.



PLANNING COMMISSION DRAFT MINUTES

Regular Meeting
June 9, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler, Combs, Eiref (Chair), Ferrick, Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF – Jean Lin, Associate Planner; Kyle Perata, Associate Planner; Thomas Rogers, Senior Planner; Corinna Sandmeier, Contract Planner

A. REPORTS AND ANNOUNCEMENTS

A1. Update on Pending Planning Items

- a. General Plan Update – Consultant Selection Process – City Council – June 3 and 17, 2014

Commissioner Kadvany reported that Place Works was selected as the consultant to work with the City on the General Plan Update, noting there were five consultants that had provided proposals. He said a scope of work was now posted on the website for the General Plan Update process. He said the main focus of the Update was the M-2 district and potential for revenue stream enhancement.

Senior Planner Rogers said approval of the consultant's contract for the General Plan Update was scheduled before the City Council on June 17, 2014.

Commissioner Bressler said he had heard there had been discussions regarding a proposed railway undercrossing at Ravenswood Avenue. Senior Planner Rogers said the City's Public Works staff has had some discussion with the Caltrain Joint Powers Board regarding the potential project but he had no information at this time on those discussions.

Responding to several Commissioners regarding the Specific Plan Initiative, Senior Planner Rogers said that this was being handled by the City Manager's Office and if a report was to come before the Planning Commission for consideration, he would provide that information as soon as it was available.

B. PUBLIC COMMENTS

There were none.

C. CONSENT

Based on observations made that Commissioner Strehl was not at the May 5 meeting and would abstain on approval of the May 5 minutes and Commissioner Onken was recused from commenting or voting on C3 due to a potential conflict of interest, Commissioner Ferrick moved to approve the consent calendar with the two noted caveats, and Commissioner Kadvany seconded the motion.

C1. Approval of minutes from the May 5, 2014 Planning Commission meeting

Commission Action: M/S Ferrick/Kadvany to approve the May 5, 2014 minutes as submitted.

Motion carried 6-0 with Commissioner Strehl abstaining.

C2. Architectural Control/Wegner Construction/21 Hallmark Circle: Request for architectural control to modify the rear and left side of an existing single-family townhouse by modifying the windows and doors on the rear elevation and enclosing an existing recessed area of approximately 132 square feet on the first and second floors. As part of the proposal, the roof would extend to meet the existing roof line and cover the new floor area, and balconies on the side elevation would be modified to align with new doors. The proposed project is located in the R-E-S(X) (Residential Estate Suburban, Conditional Development) zoning district.

Commission Action: M/S Ferrick/Kadvany to approve architectural control for the project at 21 Hallmark Circle as recommended in the staff report.

1. Adopt a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - 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 property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
3. Approve the architectural control request subject to the following **standard** conditions of approval:
- a. Development of the project shall be substantially in conformance with the plans submitted by the applicant, consisting of seven plan sheets, dated received by the Planning Division on May 19, 2014, and approved by the Planning Commission on June 9, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, San Mateo County Health Department, and utility company's regulations that are directly applicable to the project.
 - c. 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.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. Landscaping shall properly screen all utility equipment that is installed outside of a building and cannot be placed underground. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
4. Approve the architectural control request subject to the following **project-specific** condition of approval:
- a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a complete application for easement(s) for all proposed or existing balconies intruding into the common area, subject to review and approval of the Engineering Division. The easement(s) shall be approved and recorded prior to the issuance of the building permit.

Motion carried 7-0.

C3. Architectural Control/Karin Freuler/152 Stone Pine Lane: Request for approval for architectural control for exterior modifications to the front and rear facades of an existing residence in the R-3 (Apartment) zoning district, including the addition of new gross floor area.

Commission Action: M/S Ferrick/Kadvany to approve architectural control for 152 Stone Pine Lane as recommended in the staff report.

1. Adopt a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - 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 property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
3. Approve the architectural control request subject to the following **standard** conditions of approval:
 - a. Development of the project shall be substantially in conformance with the plans prepared by K. R. Ledford, Architect, consisting of seven plan sheets, dated received by the Planning Division on May 28, 2014, and approved by the Planning Commission on June 9, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, San Mateo County Health Department, and utility company's regulations that are directly applicable to the project.

- c. 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.
- d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. Landscaping shall properly screen all utility equipment that is installed outside of a building and cannot be placed underground. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

Motion carried 6-0 with Commissioner Onken recused.

D. PUBLIC HEARING

D1. Use Permit/William Young/1691 Bay Laurel Drive: Request for a use permit to construct a new two-story, single-family residence on a vacant lot that is substandard with regard to lot width, in the R-1-S (Single Family Suburban) zoning district. Two heritage trees are proposed for removal as part of the proposed development: a 17-inch diameter English walnut in fair condition in the rear yard (tree #16) and a 13-inch diameter coast live oak in fair condition in the front yard (tree #40).

Staff Comment: Planner Lin said that since the publication of the staff report that one piece of correspondence from Brett and Wendy Fisher, left adjacent neighbors to the project site, had been received. She said the neighbors expressed concern about impacts to privacy, massing, noise, and tree removals and that those had not been addressed by the applicant. She said they asked that the second story be located further from their residence, the windows on the left second story side be eliminated, the entire project home be located further away from their home, fast growing species be used for the replacement plantings, the second story be reduced in size to reduce massing impact, and to have the rear covered porch oriented away from their property to prevent noise impacts. She said they were also concerned that the proposed height of the residence would impact tree canopies, recent trimming would impact the health of trees, and drainage and utilities installation would negatively impact trees.

Questions of Staff: Chair Eiref asked about the sequence of plan submittal, neighbor correspondence and property ownership. Planner Lin said the project proposal had been submitted the previous year and they had received eight comment letters from neighbors on that proposal. She said ownership changed in the beginning of this year and a redesign was submitted. She said the City sent another notice to neighbors and staff summarized the project proposal changes for the neighbors who previously had had concerns with the first project proposal. She said four neighbors commented on

that first revision, and there was a second revision to address those comments. She said with that staff sent emails to all the neighbors who had previously submitted comments. She said with the second revision staff received three neighbor responses. Commissioner Strehl asked if those responses were positive or negative. Planner Lin said one of the comments was positive and that was to reiterate a positive comment in support of the project. She said the other two comments expressed some concerns. She said one expressed that while some of their privacy concerns had been addressed, they would be supportive of further measures to increase privacy. She said the third comment on the second revision was from the Fishers, who had submitted the most recent comments, which basically restated their prior comments.

Mr. Jim Maliksi, Maliksi and Associates, Menlo Park, introduced Mr. Gary McClure, the project manager for the proposed project. Mr. Maliksi said 70% of his company's work was in Menlo Park and they were very sensitive to building in Menlo Park. He said the original project had been for a 9,000 square foot home with a basement. He said the proposed project was about 5,000 square feet with a 500 square foot second story.

Mr. Gary McClure said he had worked with the property owners, the neighbors and with the arborist to ensure their plans were accurate and reflected the arborist's concerns. He said he had been the lead working with the neighbors and had tried substantially to address the neighbors' concerns.

Mr. Jason Pfannenstiel, property owner, introduced his wife Charlotte and indicated they currently lived on Oakdell Drive, which was a busy street that presented safety concerns for their young children. He said his wife had delivered gift baskets and invited neighbors on Bay Laurel Drive to meet with them to discuss their proposal but no one responded to the invitation. He said since then they have had numerous meetings with the neighbors to try to address concerns.

Mr. McClure said removing the master bedroom suite from the right second floor plan to the ground floor caused the second floor to appear more massed to the left side. He said in working with various versions of the plan it seemed they needed to locate the garage next to 1701 Bay Laurel Drive. He said if the garage was located on the left on the Fisher's side that could create congestion in the morning for the two neighbors trying to leave at the same time. He said having the garage on the right side established the relationship with the other rooms that steered the design.

Responding to a question from Commissioner Kadvany, Mr. McClure said clients typically request tall ceilings and eight-foot high doors. He said their proposal has a nine-foot plate height on the second floor but in the bathrooms the plate heights were dropped to eight-foot-four-inches to minimize the straight line massing on the second floor. He said they dropped other plate heights where they could, noting the stair has a plate height of seven feet which was the second floor massing facing the Fishers.

Mr. Brett Fisher said he was also representing his wife. He noted they had lived at their residence for 15 years enjoying a park like setting. He said that they knew eventually this open area would be developed but they hoped for a more sensitive design in terms of context and privacy than the applicants' proposal. He said the project would impact his home more than other neighbors. He said his home built in 1947 was oriented directly to the subject site. He said they would be a side lot neighbor to the applicants' home but the applicants would be a front lot neighbor to them. He said the subject property has had three owners since October 2013. He said the proposed design has remained fairly constant through all three ownerships. He said they suspected with the changeover that had already occurred that the current owners might well sell the property soon, too. He said he and his wife wanted some protection from whatever structure was built and whoever owned it. He said they would prefer the proposed residence to be situated further back on the lot noting the proposed residence would be much larger and taller than other one and two-story homes on the cul de sac. He said eight neighbors on the cul de sac expressed concerns with the project and the one neighbor supporting the project did not live on the cul de sac but owned the vacant lot next door to the subject property. He said they would like to see less overall massing and less of the second story pushed toward their side. He said they were told that the location of the driveway was driving much of the design. He said they were open to other solutions for the driveway particularly if it would help the design issues. He said the windows on the left side of the second story would look into the front of their home. He said the stairway window that was seven feet tall and three feet wide provided a view into their living room, office and daughter's bedroom. He said they would prefer the windows on the left side be removed to preserve privacy. He said from their viewpoint trees, types of glass and window treatments were not sufficient to protect privacy. He said the family room and porch corridor appeared to be a great place for gatherings for entertainment but those spaces were pointed directly at their residence and they were concerned with noise impacts. He said the porch could be oriented to the rear of the property so the noise would dissipate into the creek. He said there had been extensive removal of trees on the property which raised their concerns about the remaining trees. He said they had provided photos of the effects of too aggressive tree trimming noting they would not want coast live oak screening their property to be jeopardized or thinned during the construction process. He said the design of the second floor and chimney meant excessive tree trimming would have to occur. He said their arborist said the best way to assess potential impact to tree canopies would be to erect story poles. He said they were also concerned that the drainage and swale system would create problems for the trees. He said they liked the idea of more trees being planted along the border adjoining the project site but they suggested larger and faster growing species so the screening could become effective sooner. He said their main concerns were related to the massing, windows, trees and the porch. He asked that these things be addressed before the project received approval.

Ms. Laurie Goldman, Menlo Park, said her home was left of the subject property. She said when she did a rebuild she had to design her house differently in response to neighbors' concerns. She said the first proposal for this property was a 9,000 square

foot home which clearly would not fit in the neighborhood. She said those property owners left and that was not the right house for the lot. She questioned how staff could recommend that this project would not be detrimental to others in the area noting the Fishers have lived in their home 15 years and this project would face that home directly causing them discomfort. She said also their home property value would decrease significantly. She said the applicants had plenty of room on their lot to set the home back and design something that would not impact others so much. She said to truly see the impact of the massing that story poles and orange netting should be erected. She said the City should follow its own rules and regulations and not approve the project as proposed.

Mr. Paul Goldman, Menlo Park, said the lot had been vacant for 50-plus years and has never had a use permit associated with it. He said the project would have a detrimental impact on the Fishers' home and the proposed design needed to be situated further back on the site and the height decreased. He said the design needed to be redone and he did not think neighbors were being listened to.

Mr. William Young said he was the prior owner and they had reduced the size of the home significantly in the design. He said that no matter how many times he changed the design and met with the Fishers there was no resolution. He asked that the Commission approve the project as proposed. He said the staircase was situated in response to the Fishers' concern that they did not want any room where people could gather facing their property. He said the second story height was reduced because of the tree canopy. He said the home was moved back on the lot. He said the garage was on the right so the view from the cul de sac was not of a garage door. He said also the driveway sits further back so there was ample parking in front of the garage. He said they had spent six months meeting and responding to neighbors' concerns.

Chair Eiref closed the public hearing.

Commission Comment: Commissioner Onken said the cover page indicated that there was a maximum Floor Area Limit (FAL) of 5,510 square feet for this lot. He asked how an almost 9,000 square foot home would have been possible on the lot. Planner Lin said the original proposal that was almost 9,000 square feet had been a two-story structure with a full basement, which accounted for a significant amount of the square footage but did not count toward FAL.

Chair Eiref said one of the speakers had asked about the Class 3 CEQA determination. Planner Lin said the Class 3 CEQA determination was for types of projects that would be categorically exempt under the California Environmental Quality Act. She said in this case projects that were exempt were projects that would result in very minimal impacts.

Chair Eiref asked staff to comment on the meaning of detrimental as questioned by one of the speakers. Planner Lin said a use permit required making a finding that the project's proposed use would not be detrimental to the health, safety, morals, comfort

and general welfare of the persons residing or working in the neighborhood of such proposed use, and would not be detrimental to property and improvements in the neighborhood or the general welfare of the City. She said detrimental was not specifically defined in terms of the level of detriment and part of that was up to the Commission's discretion, but detrimental generally would be something that would result in some form of negative impact overall to the community.

Commissioner Strehl said she visited the property and appreciated the invitation by the Fishers to visit. She asked which trees were proposed for removal and if any of those were part of the screening for the Fisher property. Planner Lin noted sheet A1.1 which showed the proposed site plan best illustrated the disposition of the existing trees. She said the trees in proximity to the Fishers that were proposed for removal were #41, a 7.7 inch diameter coast live oak and #33, 14.4 inch diameter English walnut. Commissioner Strehl clarified with staff that the stairway had two landings.

Commissioner Kadvany said the comment about the driveway seemed disingenuous as the property was quite large and the driveway could be situated anywhere. He said that Mr. Young had indicated he was used to building large residences and thought that original proposal became the template for the next two designs.

Chair Eiref recognized Mr. McClure, project manager. Mr. McClure said where a garage was located set a relationship of rooms starting with the mudroom, the kitchen, and then proceeding to the family room. He said they had looked at locating the garage on the left side and right side. He said they found the design with the garage on the left was not as good a design as one in which the garage was on the right. He said they believe the relationship of the home's rooms worked best with the garage on the right. He said also traffic flows in the morning with side by side driveways meant more congestion. He said it was a design decision to locate the garage on the right.

Mr. Maliksi said that none of his plans had been based on the builder's plans.

Commissioner Bressler said relative to detriment that having a home built on a vacant lot next to one's property could be an impact. He said he had seen all kinds of projects and their potential impacts on neighbors as a Commissioner and he thought this project had been designed considerably. However, he said the big window on the side should be frosted. He said he supported the project.

Chair Eiref asked about the impact of the large window and why the porch and patio were not situated toward the creek area. Mr. McClure said the designer and owner were open to solutions for privacy related to the stairway windows, noting it was what was called a floating stairway. He said the window was three-foot wide and six-foot tall. Chair Eiref noted that the sill heights on the second story windows were raised, which he found reasonable. He questioned the large size of the second story bank of windows on the second story. Mr. McClure said the plate height was dropped there and it was one window. Mr. Maliksi said they had presented this design to the Fishers and it was only tonight that they had heard the Fishers had a concern. He said there would be screening planted between that space and the Fishers. He said regarding the patio and porch that it was situated to the side rather than toward the back as that would have divided and decreased the backyard and created an unusable side yard. He said there

was a lot of space between the neighbors and the patio and the applicants wanted to have full use of their backyard. Chair Eiref said there seemed to be a location for a pool and noted that usually patios and a pool were configured in the same area.

Commissioner Ferrick said she empathized with the neighbors who had enjoyed the open space area but the subject property had been zoned residential for many years so they also certainly had an expectation the property would be developed at some time. She said the lot was nearly a standard size and the only non-standard was the lot width where 80-feet was standard. She said this lot was 77.80 feet wide. She said the building coverage was capped at 35% and this project was only using 23.7%. She said the daylight plane requirements were met. She noted that the peak of the roof was close to the maximum height so it was a relatively tall structure but the setbacks to 1680 Bay Laurel Drive were very wide and the closest point from the second story to 1680 Bay Laurel Drive was 57.8 feet which was wider than most lots in her neighborhood. She said she liked the driveway on the right and that location allowed keeping more of the street trees. She noted the concern as to who might own the property in the future but the project was meeting and even exceeding most of the City's rules and regulations. She said the front setback was 28 feet where the requirement was 20 feet. She said the proposed design was appropriate for the lot and once the vegetation filled in, the home would fit nicely. She asked if there was a way to do extra planting and screening on the 1680 Bay Laurel Drive side where the structures on the subject lot and neighbor lot were separated by 36 feet.

Mr. Maliksi said they could plant trees, hedges, or whatever was wanted in that area. He said they could get neighbor approval for the species of trees and/or hedges so all would be happy.

Commissioner Onken said that this was a large home that was trying to squeeze onto a difficult lot. He said there were many conforming features of the home to the development limits but there were undesirable property relationships that could be resolve. He said the covered porch could easily swing around to the family room and then there would be a large yard on the side rather than a large back yard. He said the home could easily be moved back 10 feet and many of the 1680 neighbors' concerns would be relieved without redesigning the house. He said the design needed another turn to get it designed appropriately for the lot.

Commissioner Strehl said there was much about the design she liked and it was consistent with the development standards. She moved to approve as recommended in the staff report.

Chair Eiref said he met with the Fishers and he understood some of the concerns. He said from a Planning Commission perspective that the proposed design was not unusual for the area noting similar homes on the other side of Bay Laurel Drive. He said the lot has a beautiful canopy of trees and trees were being preserved on the side property lines. He said that there was not going to be a basement which was unusual for this type and size of home and that meant massive quantities of dirt would not be trucked out from excavation. He said he hoped the applicants would do everything possible to protect privacy including landscape screening. He noted that the closest

point of the second story to the neighbors' lot was 60 feet. He said he thought it would be a handsome home when it was built. He seconded the motion to approve.

Commissioner Ferrick asked if a condition for increased planting and landscape screening in the area between the Fishers' property and the subject property could be added. Mr. Maliksi said they could show the landscape plan to the Fishers for their approval of what was planned in the area between their home and the new home.

Responding to Commission direction regarding plantings between the subject property and the Fishers' property, Planner Lin noted the property was heavily wooded and asked if the Commission could identify areas they wanted to see have more plantings. Commissioner Ferrick said her thought was screening between the subject property second story windows and the Fishers' bedroom window directly facing.

Commissioner Kadvany said he visited the site twice and he supported a screening hedge running the whole length of the side shared property lines to the rear fence.

Commissioner Strehl said she thought the applicant could confer with the neighbors on screening planting subject to approval of the Planning Division.

Chair Eiref asked if the screening could be planted before construction began on the project. Senior Planner Rogers said there was at least one example of a condition regarding demolition fencing being constructed between properties prior to construction, but he was not aware of any exact precedent for landscape screening planted prior to the project construction. Commissioner Strehl said landscape was done usually all at once toward the end of construction. Mr. Maliksi said he could include the screening as part of the tree protection plan.

Commissioner Strehl, as the maker of the motion to approve, said her recommendation was for the applicant and their neighbors to work together with staff to determine what the appropriate screening was. Chair Eiref, as the maker of the second for the motion, agreed.

Commission Action: M/S Strehl/Eiref to approve the item with the following modification:

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current CEQA guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by J Maliksi and Associates, consisting of 15 plan sheets, dated received on June 2, 2014, and approved by the Planning Commission on June 9, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by 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.
 - e. 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 review and approval of the Engineering Division.
 - f. Simultaneous with the submittal of a complete building permit application, 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 the issuance of grading, demolition or building permits.
 - g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
4. **Approve the use permit subject to the following project-specific condition:**
 - a. ***Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans to install additional landscaping along the left side yard for the purpose of increasing privacy screening for second floor bedrooms at 1680 Bay Laurel Drive, subject to review and approval by the Planning Division. In developing the revised plans, the applicant shall provide an opportunity for input from the neighbors at 1680 Bay Laurel Drive.***

Motion carried 5-1 with Commissioner Onken opposed and Commissioner Kadvany abstaining:

Commissioner Kadvany said there was no site planning for this project noting it was a cul de sac. He said the Fishers did not plan to position their home but that was how it was constructed in 1947. He said the proposed project could have been situated on the lot differently to create a better building relationship between the Fishers' property and the subject property.

Commissioner Onken recused himself from consideration of Item D2.

D2. Use Permit and Variances/Danny Vo/324 Haight Street: Request for a use permit to determine the Floor Area Limit (FAL) for a lot with less than 5,000 square feet of developable area, and to construct a two-story, single-family residence on a substandard lot in the R-1-U (Single Family Urban) zoning district. The proposal includes a request for variances for the building to encroach into the rear and side setbacks, and for a second-level deck to encroach into the rear balcony setback. As part of the proposed development, eight heritage oak trees in fair to good condition are proposed for removal.

Staff Comment: Senior Planner Rogers said the applicant had provided 3-D renderings of the proposal and those had been distributed to the Commission. He said there was one other copy if anyone from the public wanted to view it.

Public Comment: Mr. John Onken said he was the project architect and introduced the property owner, Ms. Cindy Nguyen. Ms. Nguyen said she and her husband live next door to the subject property. She said they bought this property to build a home for her sister's family. She said the proposed design would fit within the context of the neighborhood. She said the rear wall of the proposed house would be thick to keep noise and dirt out as this was near Hwy. 101 and sound wall. She said there was lush vegetation on the lots and many trees that had never been maintained and were now overgrown. She said they would like to keep trees in the front and rear to provide screening and shade. She said the trees and Hwy. 101 wall made the lot very unique and they were requesting variances to allow for a greater buildable area.

Chair Eiref asked about the history of the lot. Senior Planner Rogers said the original subdivision was done in 1926 and what became Highway 101 was then Bayshore Boulevard. He said the unusual configuration of some of these lots was due to the land acquisitions to build 101. He said also Haight Street became a dead end street with a bulb so people could turn around. He said these constraints gave this lot a very unique small shape.

Commissioner Strehl said there was a pre-design of the Willow Road Freeway Interchange in the works and asked if it was known whether this project would be further impacted or this lot would face eminent domain proceedings. Senior Planner Rogers

said that the drawings he had seen indicated no impact to this lot. Commissioner Strehl suggested the applicant contact Caltrans to get information on that. Mr. Onken said they have researched this with Caltrans and there were no known impacts to this lot.

Mr. Tom Ratzlaff said he lived on Haight Street on the other side of the street from the subject property. He said he supported the project if the Commission deemed the variances appropriate. He noted that Page B4 showed Tree #1 and Tree #2 that were proposed for removal. He said those trees were nearly directly across from his house and provided some relief from the freeway and off ramp noise. He said he proposed the Commission approve the proposal except for those two tree removals.

Mr. Paul Buchholz said he was a neighbor. He said that the lot was only 3,800 square feet and the home was proposed for 1,800 square feet. He said it was a strange project for the City to approve but noted the design itself was nice, and would be a good addition to the neighborhood. He said the two trees in the front mentioned by the previous speaker were large and messy but he agreed that they helped with the sound coming over the freeway wall. He also asked that trees not be over-trimmed during construction. He asked if the architect would consider sound deadening as part of the second floor treatment as it was taller than the sound wall. He said another neighbor has a two-story home that was taller than the sound wall and the sound reflected off that wall onto his home.

Commissioner Ferrick said from the site plan it appeared Tree #1 and Tree #2 should be able to remain and asked why they wanted to remove them.

Mr. Onken said Tree #3, a similar tree and slightly healthier tree, was remaining. He said the concern was Tree #1 and Tree #2 were overly large and unkempt dominating the site view and there were signs of the roots lifting up the next door neighbor's driveway. He said there were concerns with the long term management of the trees.

Commissioner Ferrick asked about sound baffling materials on the side of the house facing the freeway. Mr. Onken said the materials on the back of the house would potentially reflect the sound back to the sound wall and obscurely reflect the sound across the cul de sac. He said there had been no consideration of this noting the rear façade would be stucco. He said potentially the material could be rougher to absorb the sound more or disperse it. He said they could possibly use paneling. He said the applicant could consider a wait and see position to see what the impact was and then install acoustic panels if needed.

Commissioner Strehl asked about the windows. Mr. Onken said they were double-paned wood clad windows. She confirmed there was an egress window for one of the bedrooms.

Chair Eiref closed the public hearing. Mr. Onken left the Chambers during Commission comment and deliberation.

Commission Comment: Commissioner Strehl said she was concerned with how close the house would be to the sound wall.

Commissioner Kadvany asked about Commission interest in maintaining Tree #1 and Tree #2. Commissioner Ferrick said she agreed to keep the two trees until any point when it was apparent that they were destroying pavement. She said living near a wall next to a busy street herself she found that trees did help with noise and dirt impact. She encouraged the applicants to use some sound baffling on the rear façade. She said she would not generally support a 15-foot side setback for a second story but noted the uniqueness of the lot and the fact that the adjoining home was owned by the same property owners. She said the project was supportable as long as the two trees mentioned were maintained and there was some kind of sound absorbing material used on the back of the home.

Commissioner Kadvany asked if the insulation in the wall would be sound absorbing. Commissioner Ferrick said the rear wall was thicker for the applicants but noise protection was important for the neighbors as well. Commissioner Bressler said the applicant should have the discretion to use sound absorbing materials on the rear façade subject to Planning Division staff review.

Commissioner Kadvany moved to make the findings and approve the use permits and variance requests subject to retaining Tree #1 and Tree #2 and the opportunity to pursue sound absorbing materials for the rear façade.

Senior Planner Rogers said that the tree removal application was not strictly under the Planning Commission's jurisdiction unless tree removal was an integral part of the project, such that it could not be built unless trees were removed. He said tree removal applications were subject to the City Arborist's approval with appeal rights to the Environmental Quality Commission (EQC) as well as appeal of EQC's decisions to the City Council with public noticing. He said the removals of Trees #1 and #2 did not appear integral to the construction of this proposed project. He said the City Arborist reviewed the proposed tree removals and found the long term health of Tree #3 to be suitable justification for the removals of Tree #1 and Tree #2. He said the Commission could request that the Arborist revisit the removal approval for the trees based on the input received this evening. Commissioner Kadvany said that was fine with him as the maker of the motion. Commissioner Ferrick seconded the motion.

Commission Action: M/S Kadvany/Ferrick to approve the item with the following modifications.

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current CEQA Guidelines.

2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Make the following findings as per Section 16.82.340 of the Zoning Ordinance pertaining to the granting of variances:
 - a. Relative to other properties in the vicinity, the subject parcel is both unusually small and oddly-shaped. The three-sided nature of the parcel, in combination with the Zoning Ordinance's lot line definitions and setback requirements, create a uniquely small area for the permitted building footprint. These hardships are unique to the property, and have not been created by an act of the owner.
 - b. The allowable building footprint is extremely limited, and would be dominated by the required garage element. Absent the requested building setback variances, a single-family residence with a proportional FAL does not appear feasible. Similarly, the balcony setback variance would provide usable, private space for the master bedroom, which otherwise would be difficult to achieve on this uniquely small lot. These variances would allow for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity. Given that other properties in the vicinity do not have similar constraints with regard to size and shape, the requested variances would not represent a special privilege.
 - c. The residence would generally be oriented to the side fronting the US-101 right-of-way, and as such should have limited impacts on the adjacent residential parcels. On the property line directly adjoining 320 Haight Street, the requested 10-foot rear setback would well exceed the equivalent five-foot side setback on the neighboring property, and the main building element in this area (the garage) would be limited to one story. The second-level deck would be limited in size and set back 15 feet, which is close to the 20-foot requirement for side property lines. No variances are requested on the front, which is the part of the property that would have the most effect on Haight Street as a whole. As such, granting of the variances would not be materially detrimental to the public health, safety, or welfare, and will not impair an adequate supply of light and air to adjacent property.
 - d. The prevailing neighborhood standard is of R-1-U lots with a rectangular shape and an area of approximately 6,500 square feet. The subject parcel is uniquely small and oddly-shaped relative to this standard. As such, the

conditions on which the variances are based are not generally applicable to other property in the same zoning classification.

- e. The property is not within any Specific Plan area, and as such no finding regarding an unusual factor is required to be made.
- 4. Approve the use permit and variances subject to the following ***standard*** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by John Onken Architects, consisting of 11 plan sheets, dated received May 27, 2014, and approved by the Planning Commission on June 9, 2014, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, 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.
 - e. 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.
 - f. Simultaneous with the submittal of a complete building permit application, 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.
 - g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
- 5. ***Approve the use permit and variances subject to the following project-specific conditions:***
 - a. ***The Planning Commission recommends that the City Arborist reconsider the tentative approval of the heritage tree removal***

permits for Trees #1 and #2. If the City Arborist revises either/both of the tentative approvals, the applicant shall modify the proposal accordingly, and submit revised plans and arborist report simultaneous with the submittal of a complete building permit application, subject to review and approval of the Planning Division.

- b. Simultaneous with the submittal of a complete building permit application, the applicant may submit revised plans to limit the sound reflectivity of the left (US 101) side facade, subject to review and approval of the Planning Division.***

Motion carried 6-0 with Commissioner Onken recused.

D3. Use Permit Revision/Tony Kim, Town Consulting for Sprint/300 Constitution Drive:

Request for a use permit revision to modify an existing wireless telecommunications facility located on the roof of an existing building in the M-2 (General Industrial) zoning district. An existing radome would be removed and a new shelter is proposed to house three existing antennas, three proposed antennas and associated equipment.

Staff Comment: Planner Sandmeier said there were no additions to the written report.

Public Comment: Mr. Tony Kim said he was representing Sprint. He said the request for the additional antenna was for data transmission primarily but they would also support existing voice transmission antenna. He said the antenna would point in three directions and needed to be certain distances apart which required a new shelter for screening of the equipment.

Chair Eiref closed the public hearing.

Commission Action: M/S Onken/Ferrick to approve the item as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
2. Make necessary findings, pursuant to section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of the proposed use, and will not be detrimental to property and improvements in the neighborhood or general welfare of the City. *(Due to the Federal Communications Commission (FCC) preemption over local law regarding concerns over health where the proposed facility meets FCC requirements, staff has eliminated the standard finding for "health" with respect to the subject use permit.)*

3. Approve the use permit subject to the following **standard** conditions:

- a. Development of the project shall be substantially in conformance with the plans prepared by Town Consulting dated received May 28, 2014, consisting of eleven plan sheets and approved by the Planning Commission on June 9, 2014 except as modified by the conditions contained herein.
- b. Prior to building permit issuance, the applicant shall comply with all County, State, and Federal regulations that are directly applicable to the project.
- c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division that are directly applicable to the new construction.
- d. If the antennas or any portion of the antennas and associated mechanical equipment discontinue operation at the site, the antennas and associated equipment shall be removed from the site within 30 days.

Motion carried 7-0.

E. COMMISSION BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 9:04 p.m.

Staff Liaison: Thomas Rogers, Senior Planner

Recording Secretary: Brenda Bennett



PLANNING COMMISSION DRAFT MINUTES

Regular Meeting
June 23, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler, Combs, Eiref (Chair), Ferrick, Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF – Thomas Rogers, Senior Planner; Corinna Sandmeier, Contract Planner

A. REPORTS AND ANNOUNCEMENTS

A1. Update on Pending Planning Items

- a. General Plan Update – Consultant Selection Process – City Council – June 17, 2014
- b. 1300 El Camino Real – Info Item – City Council – June 17, 2014

Senior Planner Rogers said at the June 17 City Council meeting that the Council approved the General Plan Update consultant contract. He said upcoming for the Planning Commission at the July 23rd Planning Commission meeting would be the selection of a Commissioner to serve on the General Plan Advisory Committee.

Senior Planner Rogers said Greenheart Land Company acquired the 1300 El Camino Real site, the Derry project site, and a lot at 1258 El Camino Real, and was proposing a mixed use project for those lots. He said staff provided an information item to the City Council at their June 17 meeting regarding staff and the consultant's determination that a focused Infill Environmental Impact Report (EIR) would need to be prepared for the project. He said either at the end of July or beginning of August, the Planning Commission will be asked to conduct a scoping session for the EIR and a project study session. He said depending on the results of those sessions, the City Council would be asked to consider the EIR contract later in August. He said the proposed project was complex and detailed, and the Planning Commission would kick off the environmental review. He said any actions on the project would not occur until 2015 at the earliest.

Senior Planner Rogers said the July 7 Planning Commission meeting was cancelled due to a lack of immediate pending projects and also as the meeting date was immediately following a holiday weekend.

Commissioner Kadvany asked about the 1300 El Camino Real project and how developed the project proposal would be that the Planning Commission would see. Senior Planner Rogers said there would be enough project proposal detail to inform the

EIR process and that it was an opportunity for Commissioners to make comments on aspects of the proposal.

Commissioner Onken asked about the Specific Plan Initiative and implications for the Planning Commission's consideration of projects should the Initiative pass. He asked for a report for the Commission once things became more definite about the Initiative. Senior Planner Rogers said he would pass the request on noting that the Initiative was being handled by the City Manager's office because of state law surrounding initiative actions. He said should any projects come to the Commission with potential implications related to the Initiative, staff would provide information but he did not see any major projects coming before the Planning Commission before an election on the Initiative.

B. PUBLIC COMMENTS

There was none.

C. CONSENT

C1. Approval of minutes from the May 19, 2014 Planning Commission meeting. (Attachment)

Commission Action: M/S Ferrick/Strehl to approve the minutes as submitted.

Motion carried 6-0 with Commissioner Eiref abstaining.

D. PUBLIC HEARING

D1. Use Permit/David W. Terpening/1010 Monte Rosa Drive: Request for a use permit to construct a single-story addition to an existing single-story, single-family, nonconforming residence that would exceed 75 percent of the replacement value of the existing structure in a 12-month period in the R-1-S (Single-Family Suburban) zoning district. (Attachment)

Staff Comment: Planner Sandmeier said there were no additions or changes to the staff report.

Public Comment: Mr. Dave Terpening, project architect, said the project was a fairly straight forward addition and remodel of the existing residence. He said the area of nonconformity was on the left or south side of the property where the existing foundation encroached into the setback approximately one foot. He said keeping with the style of the existing home that they were increasing its size, updating it and adding bedrooms. He said the proposal was well within the limits of height and floor area, and had neighbor support.

Chair Eiref noted that the family room did not appear to have any rear facing windows as shown on sheet A.4. Mr. Terpening said that was where the entertainment center would be and also to protect privacy.

Chair Eiref closed the public hearing.

Commission Comment: Commissioner Bressler moved to approve the project.
Commissioner Onken seconded the motion.

Chair Eiref noted the high level of successful neighbor outreach the applicants had done.

Commissioner Combs said he visited the site and found the proposal to be modest in scope in comparison to other remodels in the area.

Commission Action: M/S Bressler/Onken to approve the item as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by David W. Terpening, consisting of 16 plan sheets, dated received May 28, 2014, and approved by the Planning Commission on June 23, 2014, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

- d. Prior to building permit issuance, 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.
 - e. 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.
 - f. Simultaneous with the submittal of a complete building permit application, 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.
 - g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
4. Approve the use permit subject to the following ***project specific*** condition:
- a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans correcting the height notation on Sheet A-4 of the plan set to show a building height of 20 feet.

Motion carried 7-0.

D2. Use Permit Extension/St. Patrick's Seminary and University/320 Middlefield

Rd: Request for a five-year extension of a use permit for a temporary modular building on an existing seminary site in the R-1-S (Single-Family Suburban) zoning district. The revised use permit would expire in 2019. (*Attachment*)

Staff Comment: Senior Planner Rogers said he had no additions to the staff report.

Questions of Staff: Commissioner Bressler said the building was not very noticeable from the street and asked why it was before the Commission for review. Senior Planner Rogers said this building had been established temporarily, as a longer-term master plan had been intended for this site. He said due to different factors such as the economy that this work had not yet occurred.

Chair Eiref asked if the building could be permitted permanently. Senior Planner Rogers said that he had asked the Building Official about a five year extension on the use permit, but wasn't sure if there were technical issues about it being permanent. He

said staff's perspective that the building was not necessarily objectionable temporarily, but was not aesthetically appropriate from a permanent perspective.

Public Comment: Mr. Curt Longacre said the request was for another five year extension of the use permit. He said the structure was originally permitted in 2002 and extended to 2009. He said they had expected to be ready to do the permanent project but the economy put everything on hold, and the use permit would expire this year. He said recently there had been significant changes in leadership. He said the first three years of the use permit extension would allow the new leadership to determine what they wanted to do and at the end of the three years to develop a plan to move forward on the project.

Chair Eiref closed the public hearing.

Commission Comment: Chair Eiref said the request was benign and he thought they could ask for it to be permanent. Commissioner Ferrick said she would move to approve as recommended in the staff report but thought it should be kept as a temporary use. Commissioner Combs seconded the motion.

Commission Action: M/S Ferrick/Combs to approve the item as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit extension subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans and photographs prepared by St. Patrick's Seminary, consisting of six plan sheets, dated received May 20, 2014, and approved by the Planning Commission on June 23, 2014, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. The temporary modular structure shall be removed by December 6, 2019, unless the applicant obtains approval of an extension of the use permit by the Planning Commission.

Motion carried 7-0.

E. COMMISSION BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 7:28 p.m.

Staff Liaison: Thomas Rogers, Senior Planner

Recording Secretary: Brenda Bennett



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF JULY 21, 2014
AGENDA ITEM D1

LOCATION:	1140 O'Brien Drive, Suite B	APPLICANT:	Calysta Energy
EXISTING USE:	Research and Development, and Manufacturing	PROPERTY OWNER:	O'Brien Drive Portfolio LLC
PROPOSED USE:	Research and Development, and Manufacturing	APPLICATION:	Use Permit
ZONING:	M-2 (General Industrial District)		

PROPOSAL

The applicant is requesting a use permit for the indoor storage and use of hazardous materials for the development of sustainable fuels and chemicals, located in an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the existing building.

ANALYSIS

Site Location

The subject site is located at 1140 O'Brien Drive, between Kelly Court and Casey Court. The subject site is one of two suites in the building, which is addressed 1140A O'Brien Drive and 1140B O'Brien Drive. DNA2.0 is currently located in Suite A, and received use permit approval for hazardous materials in 2010 and 2012 at this location. Calysta Energy (a spin-off from DNA 2.0) is located in Suite B, which was previously occupied by Sand Hill Foods, which received Planning Commission approval of a use permit for the use and storage of hazardous materials in November 2011. Sand Hill Foods has since ceased operating at the site.

The immediately adjacent parcels along O'Brien Drive are also part of the M-2 zoning district, and are occupied by a variety of warehouse, light manufacturing, research and development (R&D), and office uses. The properties to the rear of the subject site, along Albern Street, are located in East Palo Alto and contain residential land uses.

Additionally, the Girls Club of the Mid-Peninsula, which is located within the City of Menlo Park but accessed from Ralmar Avenue in East Palo Alto, is located to the rear of the subject site. Green Oaks Academy, a K-4th grade public school in the Ravenswood School District, is located at the end of Ralmar Avenue in East Palo Alto, approximately 350 feet from the subject suite.

Project Description

Calysta Energy is a biotech company that uses natural gas as a feedstock to create essential building blocks for sustainable fuels and chemicals. Calysta's products aim to enable creation of sustainable biofuels and industrial chemicals from natural gas, reducing petroleum dependence without competing for food, land, or water. The company is an outgrowth of DNA2.0. The applicant has submitted a project description letter (Attachment C), which describes the project proposal in more detail.

Proposed Hazardous Materials

Proposed hazardous materials include flammables, toxics, carcinogens, and corrosives. A complete list of the types of chemicals is included in Attachment F. The project plans, included as Attachment B, provide the locations of chemical use and storage, hazardous waste, fire extinguishers, eyewash/shower stations, first aid kits, and the exit paths. All hazardous materials would be stored and used inside the building. Only trained personnel would handle the hazardous materials. Except for the amounts in daily use, all materials will be stored properly in containers that are compatible with the contents.

The Hazardous Materials Business Plan (HMBP), included as Attachment D, provides the types and quantities of chemicals that would be used and stored, and includes an emergency response plan, an employee-training plan, and a record keeping plan. Staff has added project specific condition of approval 4a requiring the applicant to update the "Emergency Communications, Phone Numbers, and Notifications" section of the HMBP to include the San Francisco Public Utility Commission's (SFPUC) Millbrae Dispatch center prior to formal submittal of the HMBP to the County Health Division. The applicant also submitted a Supplemental Spill Prevention, Emergency Response, Training, and Closure Plan, which is based on the narrative style of the previous San Mateo County HMBP (Attachment E). The applicant has submitted a comprehensive chemical inventory (Attachment F) that identifies the requested storage quantities for the proposed chemicals. Staff has included conditions to the approval that would limit changes in use of hazardous materials, require a new business to submit a HMBP to seek compliance if the existing use is discontinued, and address violations of other agencies in order to protect the health and safety of the public.

Agency Review

The Menlo Park Fire Protection District (MPFPD), City of Menlo Park Building Division, West Bay Sanitary District, and San Mateo County Environmental Health Services Division were contacted regarding the proposed use and storage of hazardous materials on the project site. Their correspondence has been included as Attachment

G. Each entity found the proposal to be in compliance with all applicable standards and has approved the proposal. Although the subject parcel is located in close proximity to residences and a school, there would be no unique requirements for the proposed use, based on the specific types and amounts of chemicals that are proposed. The applicant has indicated that no permits are required from the Bay Area Air Quality Management District for the proposed use of hazardous materials. Additionally, no industrial discharge to the sewer is planned.

Correspondence

Staff has not received any correspondence on this project.

Conclusion

Staff believes that the proposed operations would comply with all industry standard precautions to protect personnel and the environment. No extraordinary measures are required for the proposed operations. Staff believes that the proposed use and quantities of hazardous materials would be compatible and consistent with other uses in this area. The HMBP has been approved by the relevant agencies, and includes a training plan and protection measures in the event of an emergency. The proposed use permit would allow a spin-off of an existing business to be located in close proximity to the original company. Staff recommends that the Planning Commission approve the proposed project.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans provided by the applicant, consisting of five plan sheets, dated received July 15, 2014, and approved by the Planning Commission on July 21, 2014 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

- b. 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.
- c. 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.
- d. If there is an increase in the quantity of hazardous materials on the project site, a change in the location of the storage of the hazardous materials, or the use of additional hazardous materials after this use permit is granted, the applicant shall apply for a revision to the use permit.
- e. Any citation or notification of violation by the Menlo Park Fire Protection District, San Mateo County Environmental Health Department, West Bay Sanitary District, Menlo Park Building Division or other agency having responsibility to assure public health and safety for the use of hazardous materials will be grounds for considering revocation of the use permit.
- f. If the business discontinues operations at the premises, the use permit for hazardous materials shall expire unless a new business submits a new hazardous materials business plan to the Planning Division for review by the applicable agencies to determine whether the new hazardous materials business plan is in substantial compliance with the use permit.

4. Approve the use permit subject to the following ***project specific*** conditions:

- a. Prior to building permit issuance and formal submittal of the HMBP to the San Mateo County Environmental Health Division, the applicant shall update the contact list in the "Emergency Communications, Phone Numbers, and Notifications" section of the HMBP to include the San Francisco Public Utility Commission's (SFPUC) Millbrae Dispatch center.

Report prepared by:
Kyle Perata
Associate Planner

Report reviewed by:
Thomas Rogers
Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 1,320-foot radius of the subject property. Planning Commission action will be effective after 15 days unless the action is

appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

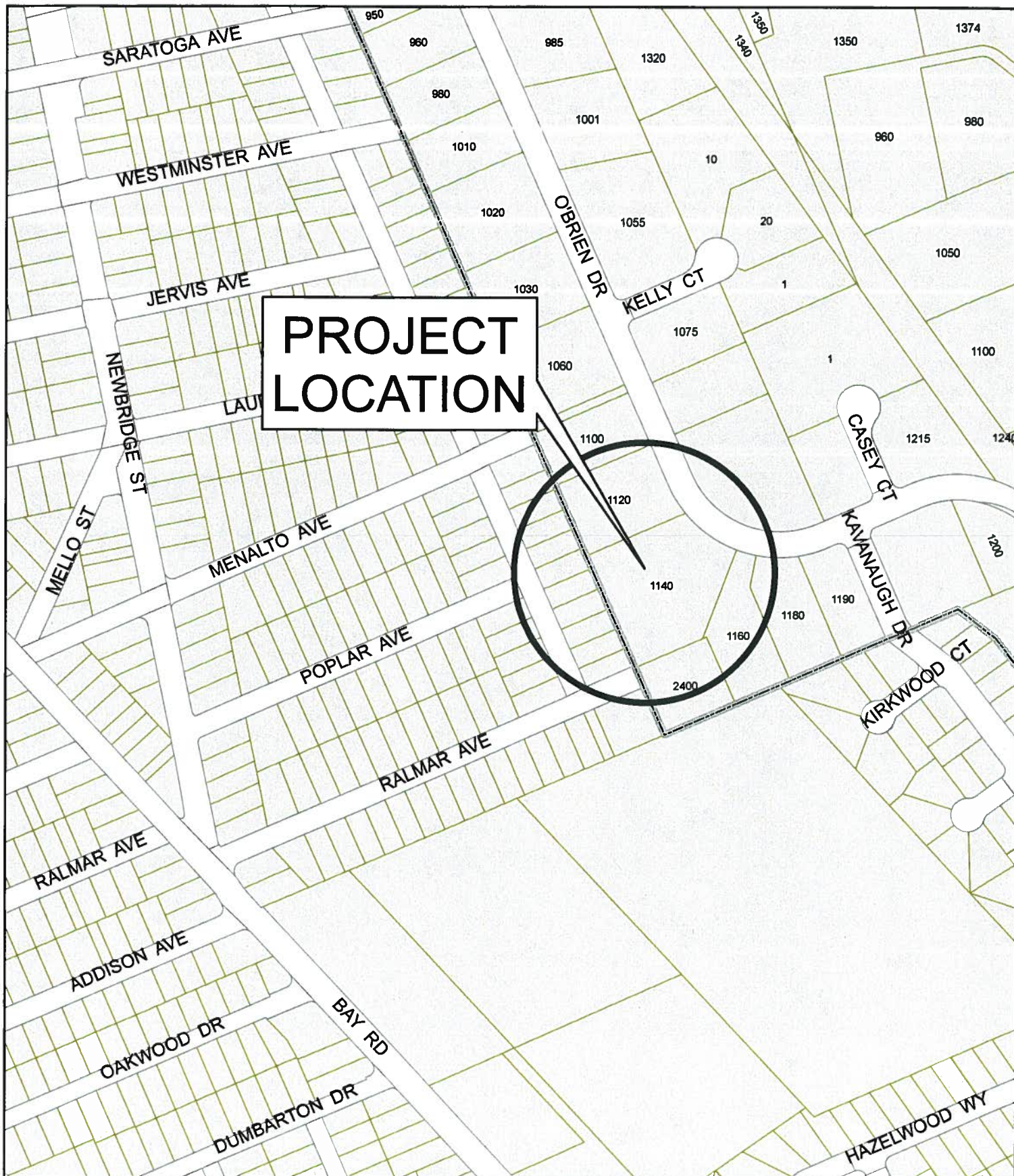
- A. Location Map
- B. Project Plans
- C. Project Description Letter
- D. Hazardous Materials Business Plan
- E. Supplemental Spill Prevention, Emergency Response, Training, and Closure Plan
- F. Chemical Inventory
- G. Hazardous Materials Agency Referral Forms:
 - Menlo Park Fire Protection District
 - San Mateo County Environmental Health Department
 - West Bay Sanitary District
 - Menlo Park Building Division

EXHIBIT TO BE PROVIDED AT MEETING

None

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

V:\STAFFRPT\PC\2014\072114- 1140 O'Brien Drive (Calysta).doc

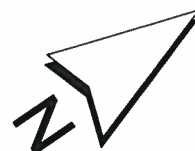


CITY OF MENLO PARK

LOCATION MAP

1140 O'BRIEN DRIVE, SUITE B

DRAWN: KTP CHECKED: KTP DATE: 7/21/14 SCALE: 1" = 300' SHEET: 1



1140 O'BRIEN DRIVE SUITE B MENLO PARK, CA 94025

1

THESE APPROVALS DO NOT CONSTITUTE A GUARANTEE OF ANY KIND.

BUILDING CODES:	LOCAL JURISDICTION	DATE OF RECORD	DATE OF IMPROVEMENT
2010 CA BUILDING CODE (CBC)	PLANNED ZONING	PERMITS PROVIDED AND RETURNED (1 PER JOB)	
2010 CA ELECTRICAL CODE (CEC)	CONSTRUCTION TIME		
2010 CA FIRE CODE (FC)	BUILDING OCCUPANCY		
2010 CA PLUMBING CODE (CPC)	THE PROVISIONS		
2010 CA FIRE CODE WITH LOCAL AMENDMENTS	BUILDING AREA		
2010 CA FIRE CODE WITH LOCAL AMENDMENTS			
2008 STATE OF CALIFORNIA TITLE-24 ENERGY REGULATIONS			

CITY OF MENLO PARK
BUILDING



WILSON
2. SUEITE
655 Alma Street
Palo Alto, CA 94301

O'BRIEN DRIVE
 PORTFOLIO LLC C/O
 CARLTON PROPERTIES
 Calysto Energy
 1140 O'Brien Drive
 Menlo Park, CA 94025

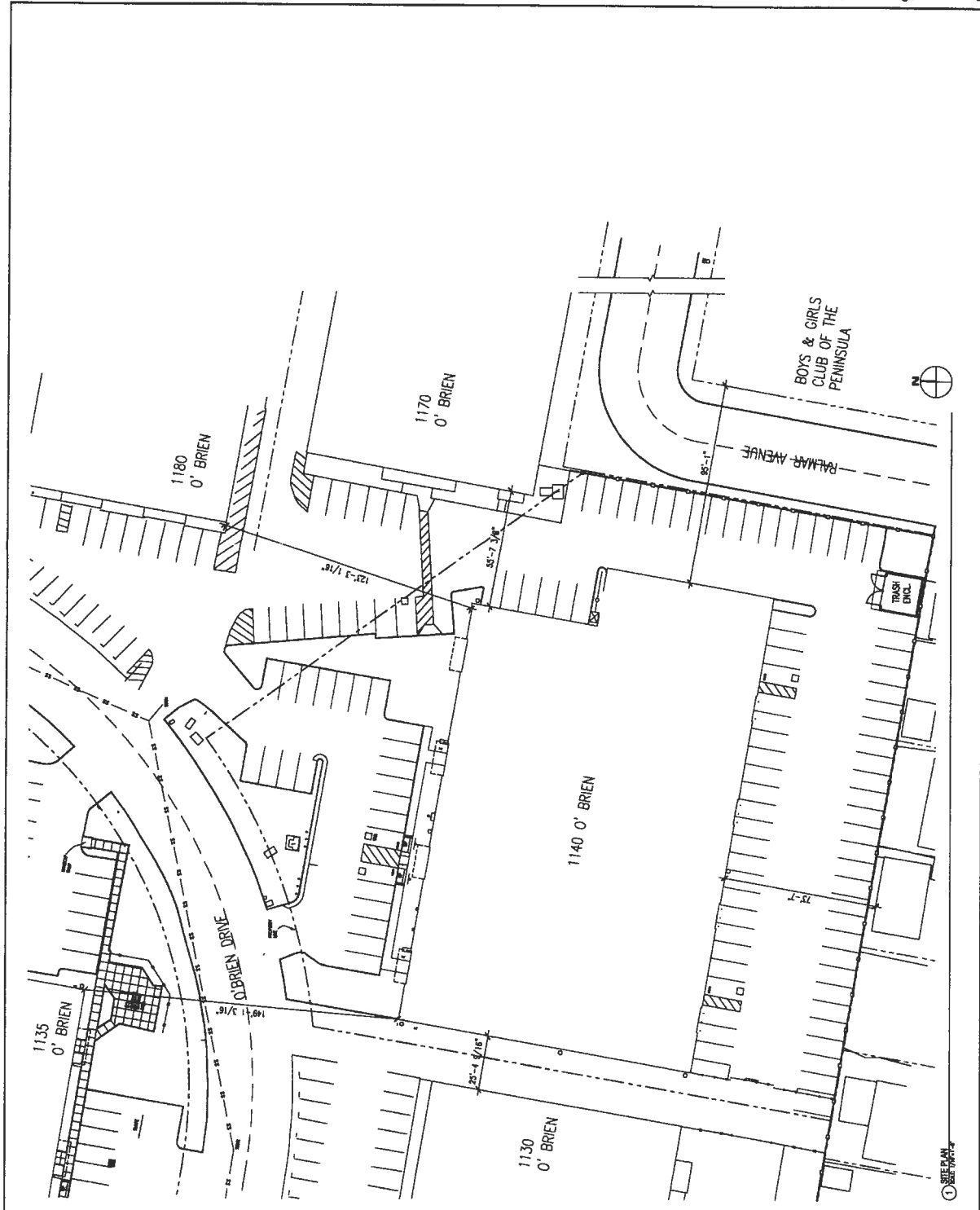
(E) SITE PLAN
FOR REFERENCE ONLY

[illegible]

DATE: 2/24/01

A1.01

PAGE NO. 1



(B2)



389 Ringfield Street Redwood City, CA 94063
Tel: (650) 564-6603
Fax: (650) 564-2611
www.des-arch.com



865 Alma Street
Palo Alto, CA 94301

O'BRIEN DRIVE
PORTFOLIO LLC C/O
TARLTON PROPERTIES

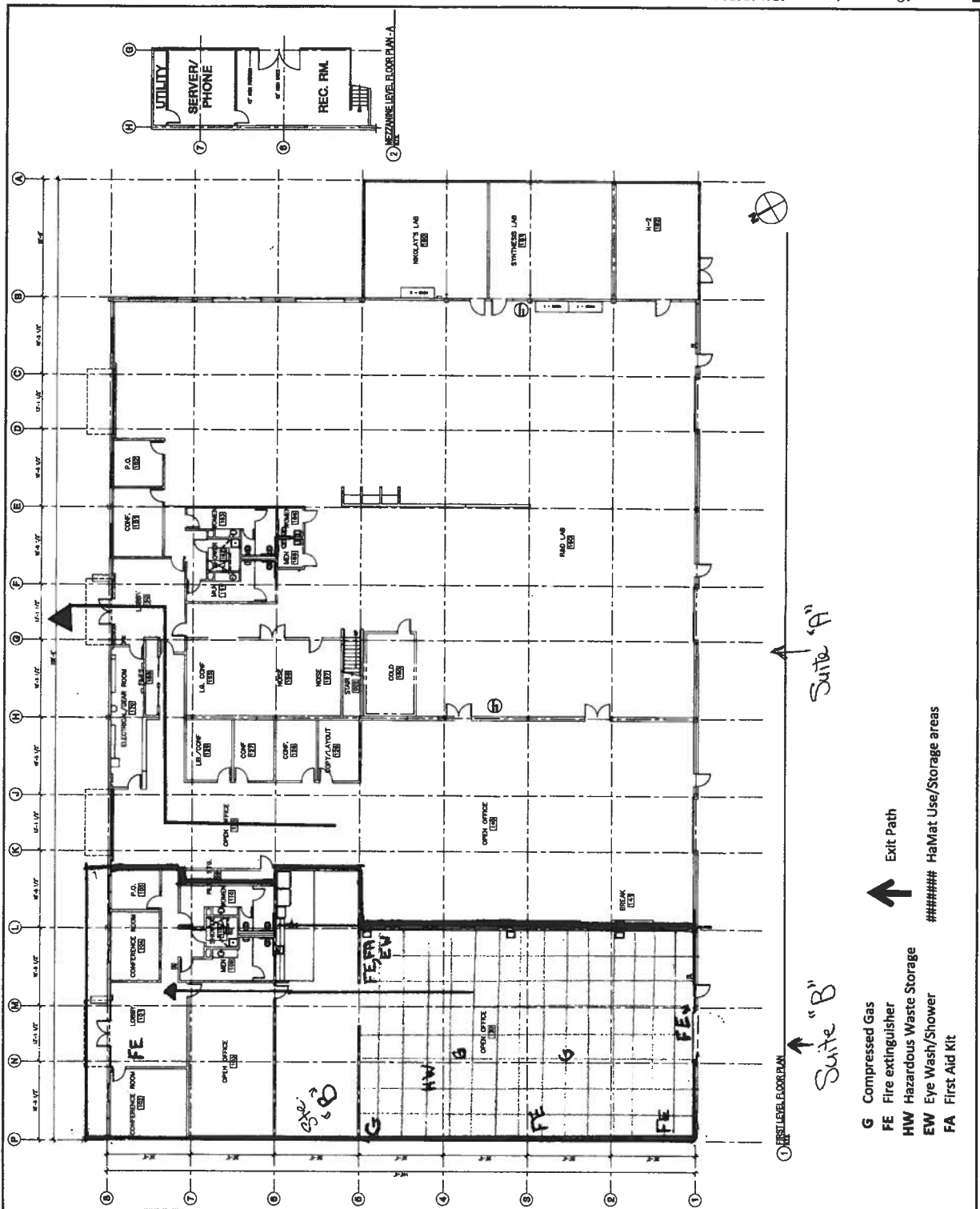
Calysta Energy
1140 Olden Drive
Menlo Park, CA 94025

FIRST AND MEZZANINE LEVEL

FLOOR PLANS

DATE: 10/10/07	BY: J. DES
REVISION: 10/10/07	BY: J. DES
PROJECT: 10/10/07	BY: J. DES
APPROVED BY: 10/10/07	BY: J. DES
DATE: 10/10/07	BY: J. DES

Sheet No. A2.01



B3

300 Bradford Street, Redwood City, Ca. 94063
Tel: (650) 364-6653
Fax: (650) 364-2634
www.cis.com

TARLTON
PROPERTIES

1935 Alma Street
Palo Alto, CA 94301

O'BRIEN DRIVE
PORTFOLIO LLC C/O
TARLTON PROPERTIES

Calysto Energy
1140 Oberlin Drive
Menlo Park, CA 94025

**WESTERN ALLIED
MECHANICAL**
- STATE CONTRACTORS
- LOUISIANA, INC. 828792
MECHANICAL CONTRACTORS



MEMLO PAUSE/(650)328-5750
Fax/(650)321-4848

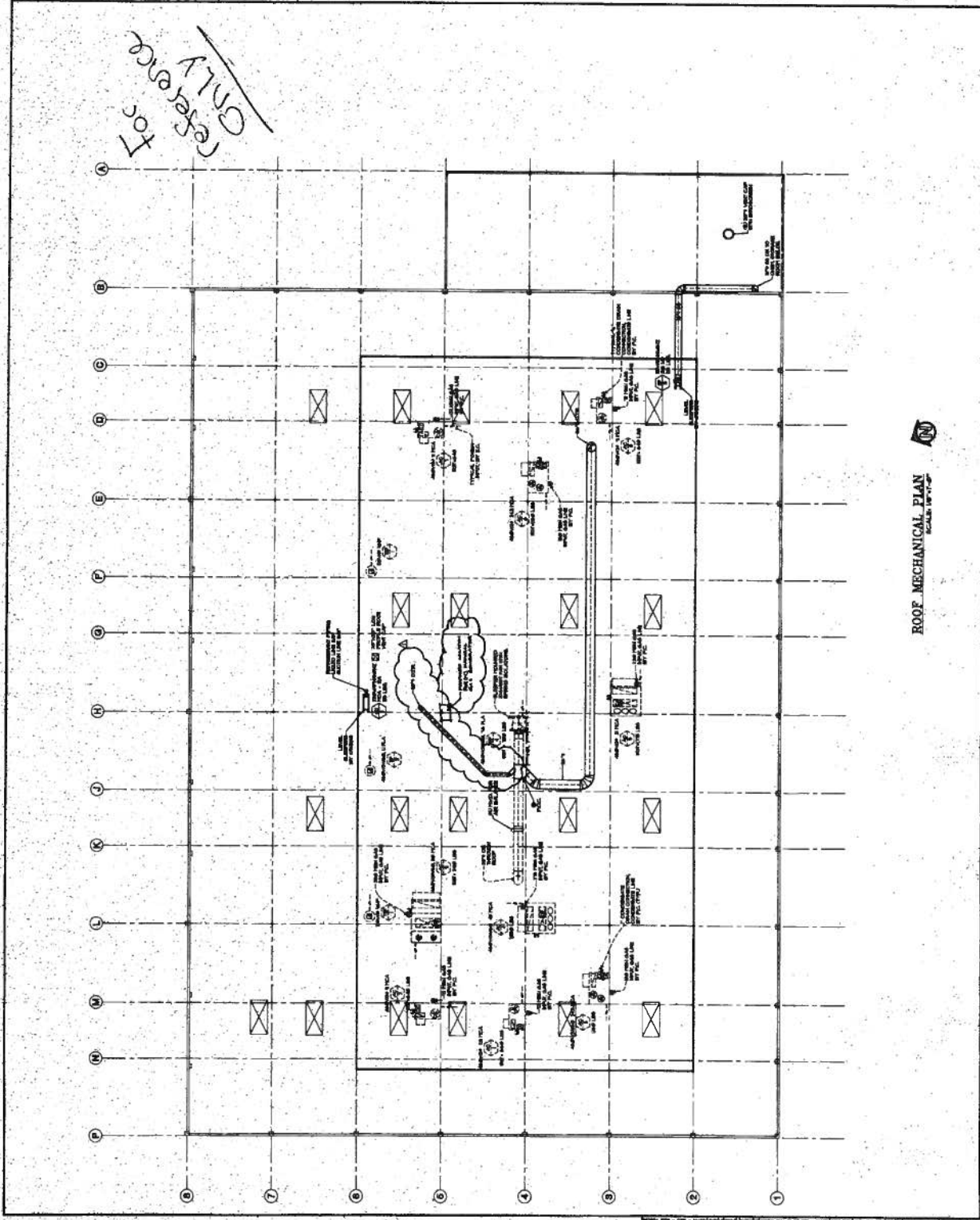
THE STATE OF NEW YORK, COUNTY OF ALBANY, ss. I, the undersigned, Clerk of the said County, do hereby certify that the within and foregoing is a true and correct copy of the original thereof, as the same appears from the records of the said County.

[illegible]MECHANICAL
ROOF PLAN

M-2.3

12/1/2004

ONLY
Refer
To



ROOF MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

BS

CALYSTA Energy™

May 16, 2014

City of Menlo Park
Planning Division
701 Laurel St
Menlo Park CA 94025

Dear Planning Division:

This project consists of a company located at 1140 O'Brien Dr Ste A, named DNA 2.0, splitting to form two companies, one still called DNA 2.0 and the other named Calysta Energy. Calysta Energy will be located in the adjoining suite, B of 1140 O'Brien Dr.

Calysta Energy™ uses natural gas as a feedstock to create essential building blocks for high value sustainable fuels and chemicals.

Calysta's Biological Gas-to-Liquids® and Biological Gas-to-Chemicals® platforms enable creation of sustainable biofuels and industrial chemicals from natural gas, reducing petroleum dependence without competing for food, land or water.

Should you have any additional questions regarding this project, you may address them to Catherine Smith or Josh Silverman, CTO.

Sincerely,



Catherine Smith
Office Manager

Enclosure

RECEIVED

MAY 23 2014

By PLANNING

(C1)

**UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES**

RECEIVED

MAY 23 2014

Page 1 of
By PLANNING

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)	F A 0 0 5 4 9 8 5	EPA ID # (Hazardous Waste Only)	CAL000394852
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) CALYSTA ENERGY			
BUSINESS SITE ADDRESS 1140 OBRIEN DR STE B			
BUSINESS SITE CITY	MENLO PARK	CA	ZIP CODE 94025

II. ACTIVITIES DECLARATION

**NOTE: If you check YES to any part of this list,
please submit the Business Owner/Operator Identification page.**

Does your facility...

If Yes, please complete these pages of the UPCF....

A. HAZARDOUS MATERIALS

Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

☒ YES

HAZARDOUS MATERIALS
INVENTORY - CHEMICAL
DESCRIPTION

B. REGULATED SUBSTANCES

Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?

☐ YES

Coordinate with your local agency
responsible for CalARP.

C. UNDERGROUND STORAGE TANKS (USTs)

Own or operate underground storage tanks?

☐ YES

UST FACILITY (Formerly SWRCB Form A)
UST TANK (one page per tank) (Formerly Form B)

D. ABOVE GROUND PETROLEUM STORAGE

Own or operate ASTs above these thresholds:
Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.

☐ YES

You may need to submit an
ABOVEGROUND PETROLEUM
STORAGE TANK FACILITY
STATEMENT. Click for details

E. HAZARDOUS WASTE

Generate hazardous waste?

Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?

Treat hazardous waste on-site?

Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

Consolidate hazardous waste generated at a remote site?

Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?

Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.

Household Hazardous Waste (HHW) Collection site?

☒ YES

☐ YES

☐ YES

☐ YES

☐ YES

☐ YES

☐ YES

☐ YES

EPA ID NUMBER - provide at the top of
this page

RECYCLABLE MATERIALS REPORT
(one per recycler)

ON-SITE HAZARDOUS WASTE
TREATMENT - FACILITY
ON-SITE HAZARDOUS WASTE
TREATMENT - UNIT (one page per unit)

CERTIFICATION OF FINANCIAL
ASSURANCE

REMOTE WASTE/ CONSOLIDATION
SITE ANNUAL NOTIFICATION

HAZARDOUS WASTE TANK
CLOSURE CERTIFICATION

Obtain federal EPA ID Number, file
Biennial Report (EPA Form 8700-
13A/B), and satisfy requirements for
RCRA Large Quantity Generator.

See CUPA for required forms.

F. LOCAL REQUIREMENTS

(You may also be required to provide additional information by your CUPA or local agency.)

15

D1

UNIFIED PROGRAM CONSOLIDATED FORM

FACILITY INFORMATION

BUSINESS OWNER/OPERATOR IDENTIFICATION

Page of

I. IDENTIFICATION

FACILITY ID#		1		BEGINNING DATE	100	ENDING DATE	101
FA0054985							
BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As)					3	BUSINESS PHONE	
CALYSTA ENERGY						6504926880	
BUSINESS SITE ADDRESS					103	BUSINESS FAX	
1140 OBRIEN DR STE B						102a	
BUSINESS SITE CITY				104	CA	ZIP CODE	105
MENLO PARK						94025	COUNTY
DUN & BRADSTREET				106	PRIMARY SIC	107	PRIMARY NAICS
					8731		541711
BUSINESS MAILING ADDRESS					108a		
1140 OBRIEN DR STE B							
BUSINESS MAILING CITY				108b	STATE	108c	ZIP CODE
MENLO PARK					CA		94025
BUSINESS OPERATOR NAME				109	BUSINESS OPERATOR PHONE		
Calysta Energy LLC					6504926880		

II. BUSINESS OWNER

OWNER NAME		111	OWNER PHONE	112
CALYSTA ENERGY			6504926880	
OWNER MAILING ADDRESS		113		
1140 B OBRIEN				
OWNER MAILING CITY		114	STATE	115
MENLO PARK			CA	ZIP CODE
				94025

III. ENVIRONMENTAL CONTACT

CONTACT NAME		117	CONTACT PHONE	118
Catherine Smith			6504926880	
CONTACT MAILING ADDRESS		119	CONTACT EMAIL	119a
1140 O'Brien Dr Ste B			csmith@calystaenergy.com	
CONTACT MAILING CITY		120	STATE	121
Menlo Park			CA	ZIP CODE
				94025

-PRIMARY-

IV. EMERGENCY CONTACTS

-SECONDARY-

NAME	123	NAME	128
Sungwon Lee		Jana Mueller	
TITLE	124	TITLE	129
Manager		Manager	
BUSINESS PHONE	125	BUSINESS PHONE	130
6504926880		6504926880	
24-HOUR PHONE	126	24-HOUR PHONE	131
5104689086		6507962812	
CELL / PAGER #	127	CELL / PAGER #	132
EMAIL		EMAIL	

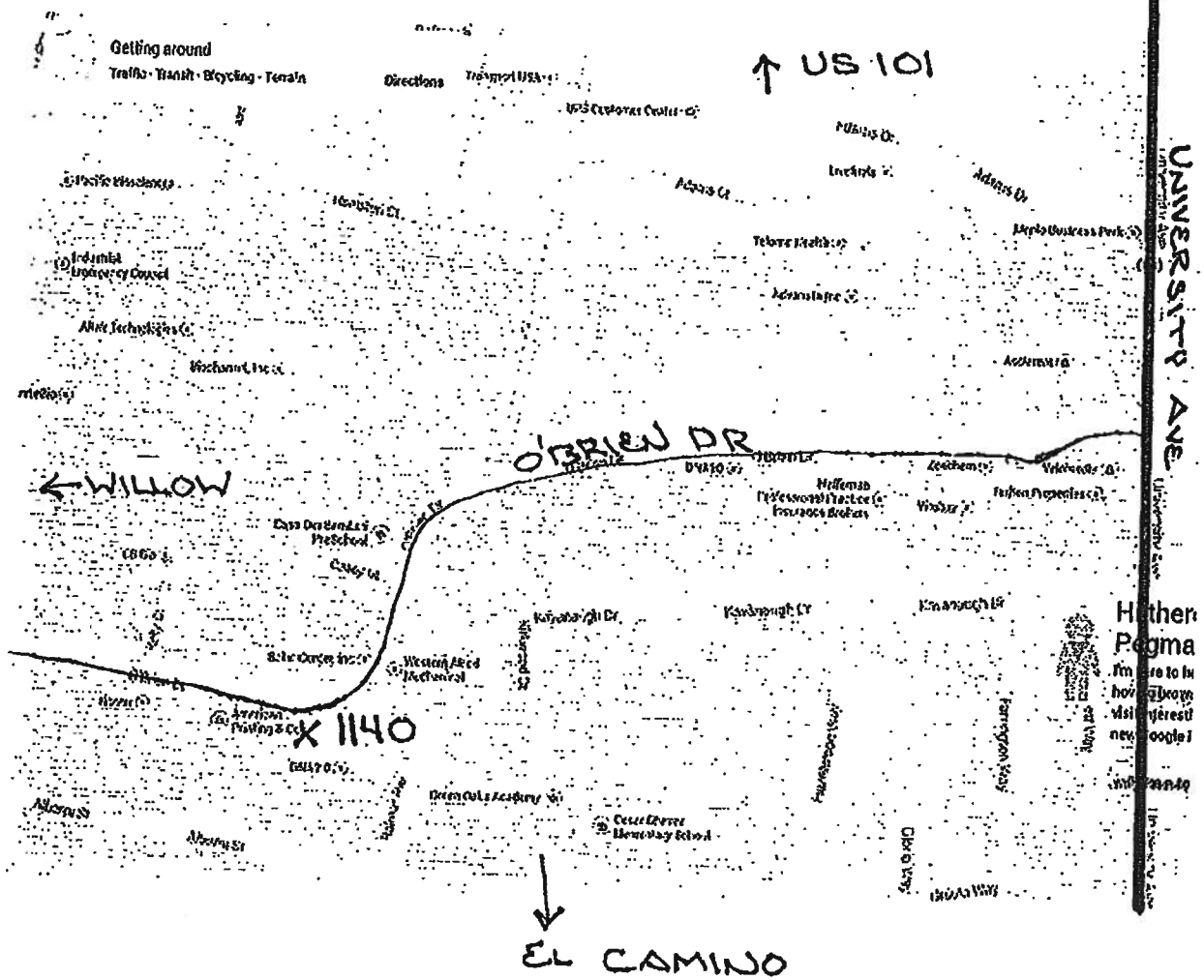
ADDITIONAL LOCALLY COLLECTED INFORMATION:

133

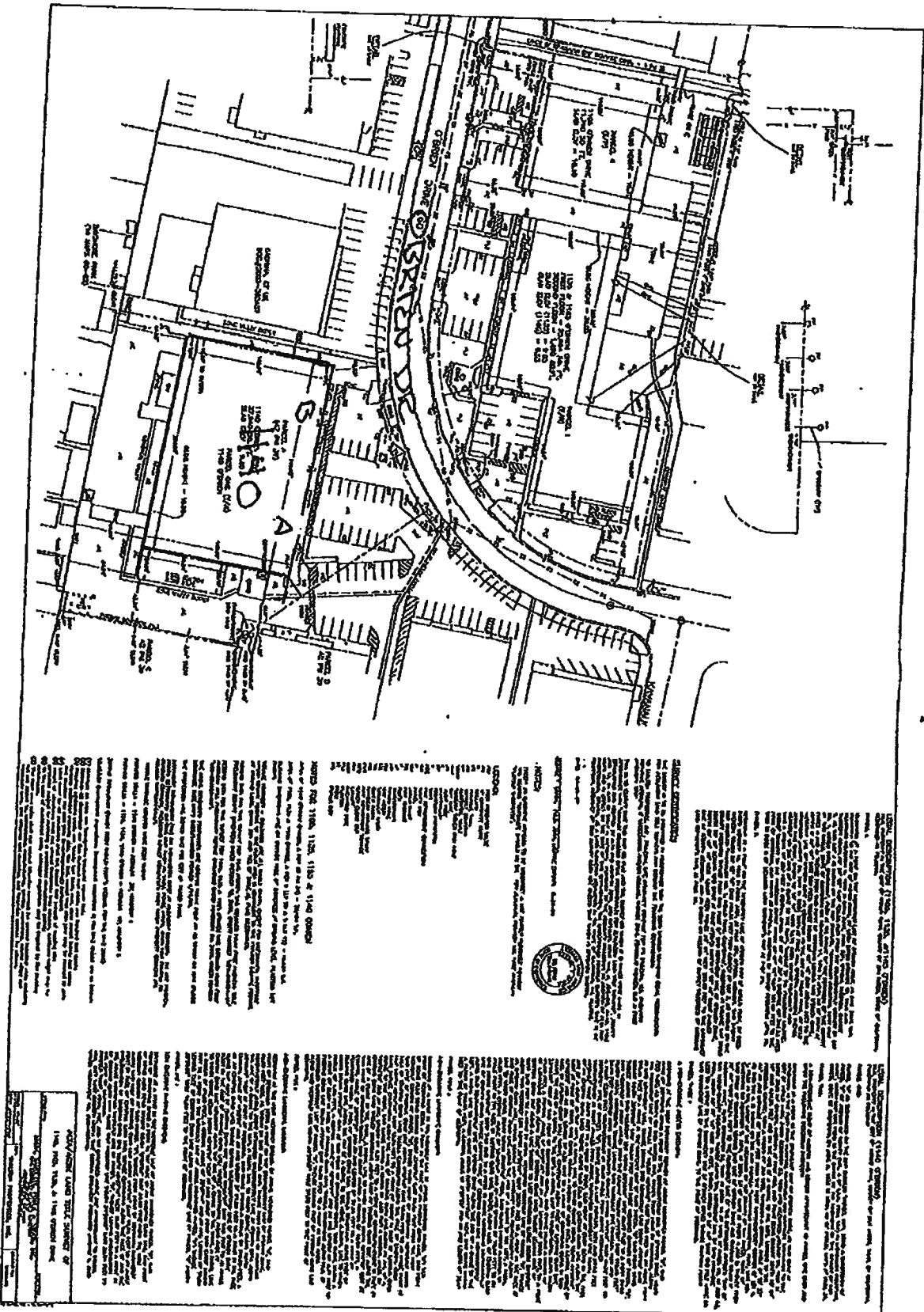
Certification: Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE	134	NAME OF DOCUMENT PREPARER	135
			Cindy Barker Monges	
NAME OF SIGNER (print)	136	TITLE OF SIGNER	137	
Cindy Barker Monges		Env Hlth Sfty Consultant		

(D2)



CALYSTA ENERGY



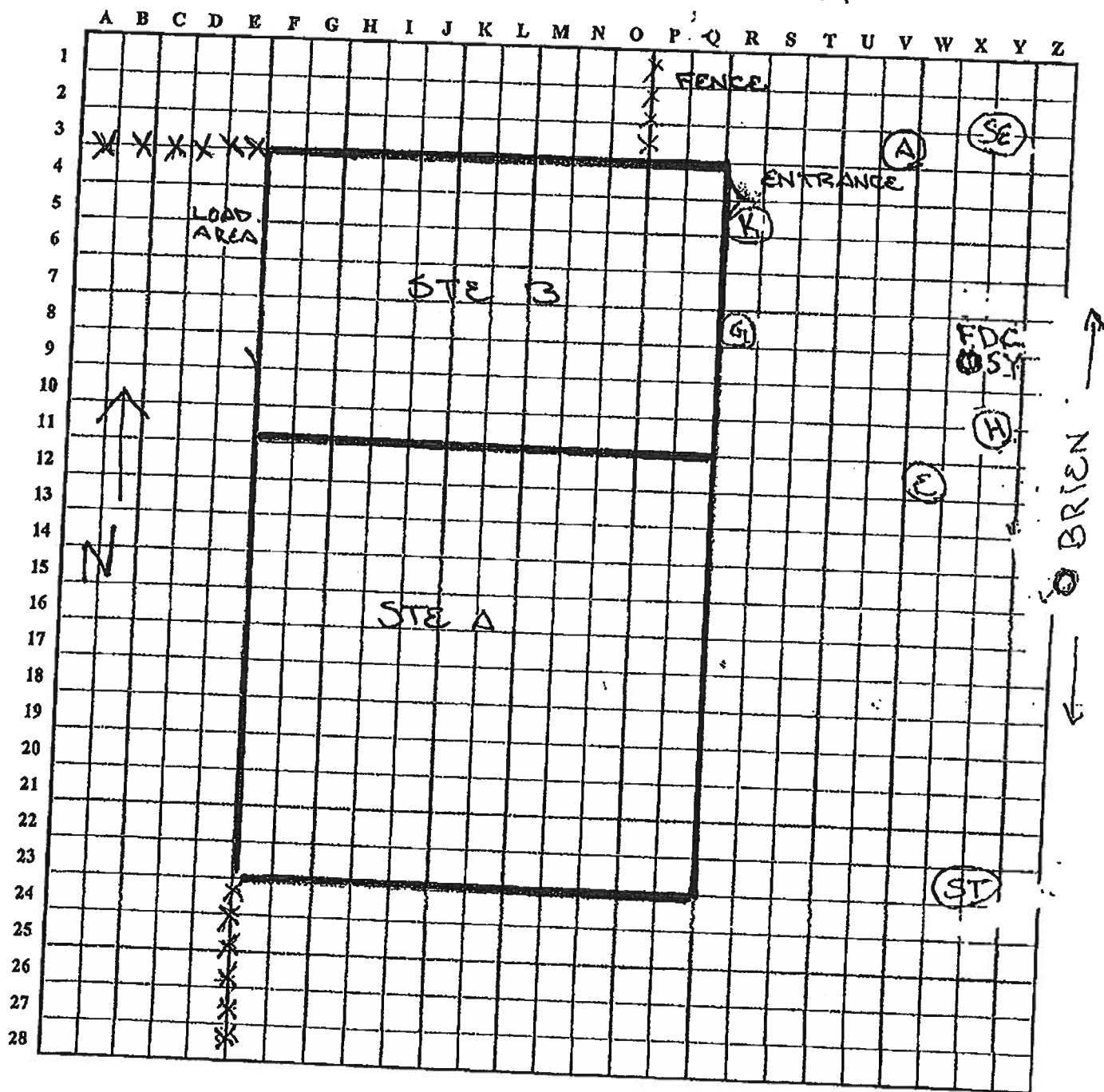
B/7

Facility Site Plan/Storage Map

SE - SEWER
K - KNOX BOX
G - GAS MAIN
E - ELEC MAIN
A - ASSEMBLY
H - HYDRANT
ST - STORM

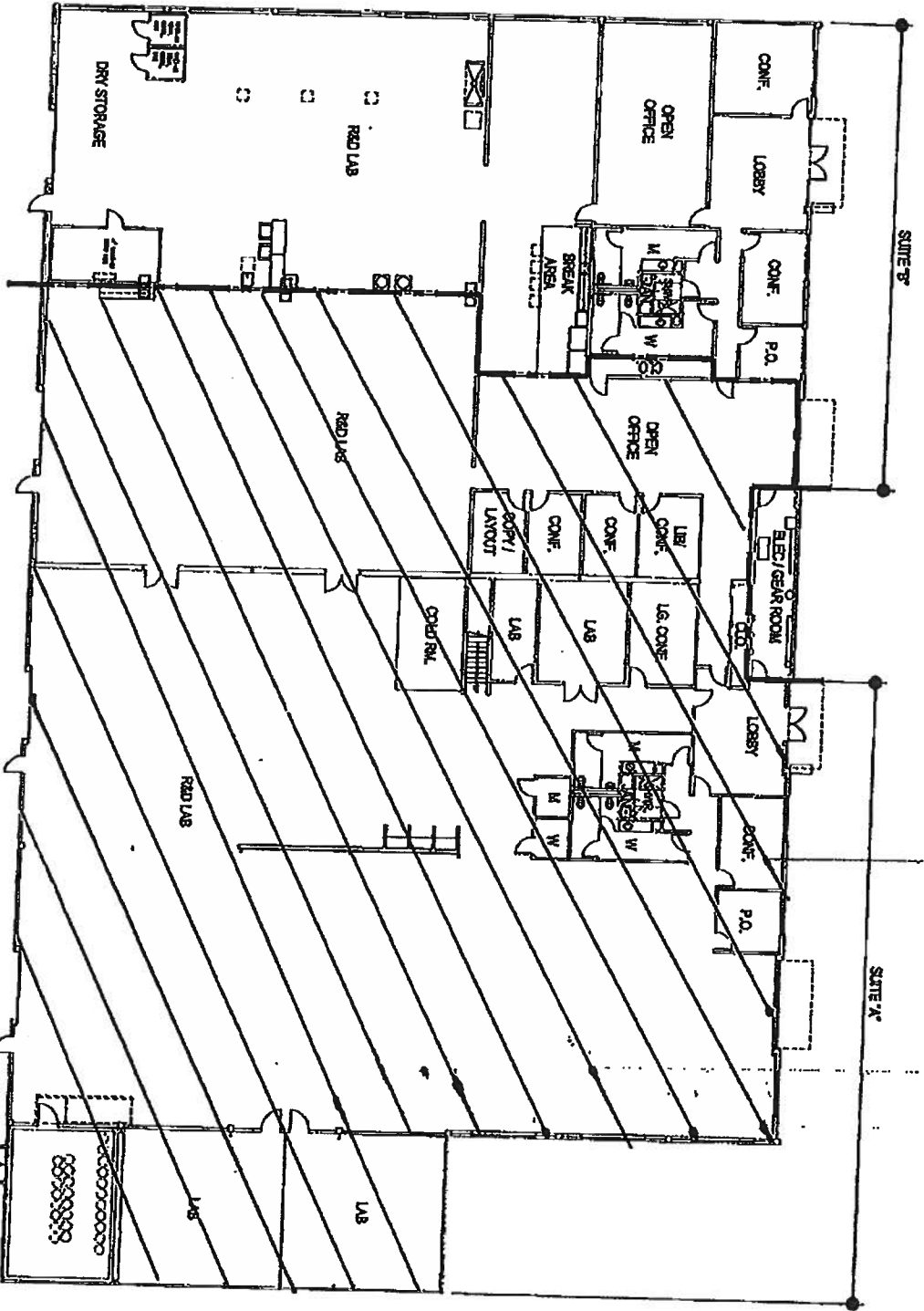
Site Address: 1140 O'BRIEN STE B

Date Map Drawn: 30 MAR 14 CALYSTA ENERGY

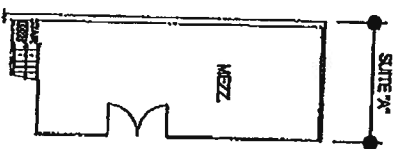


(DS)

CAVSTA ENERGY



Suite	Suite Area			Elec. Alloc.	Total
	1st Floor	Mezz.	Total		
A	16,139	930	17,069	168	17,237
B	13,890	0	13,890	137	14,017



D6



TEL. 650.330.3800
FAX. 650.330.3836

ELECTRIC RAIL	305 S.F.
RENTABLE (DROP-LINE) SQ. FT.	
1ST FLOOR	30,324 S.F.
MEZZANINE	990 S.F.
TOTAL	31,314 S.F.

FIRST AND MEZZANINE FLOOR PLANS

DATE: DECEMBER 1, 2011

O'BRIEN DRIVE PORTFOLIO
BUILDING 1140
O'BRIEN DRIVE, MENLO PARK

CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS)
CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN
Prior to completing this Plan, please refer to the INSTRUCTIONS FOR COMPLETING A CONSOLIDATED CONTINGENCY PLAN

A. FACILITY IDENTIFICATION AND OPERATIONS OVERVIEW

FACILITY ID # FA0054985	CERS ID A1.	DATE OF PLAN PREPARATION/REVISION 03/15/2014	A2.
BUSINESS NAME (Same as Facility Name or DBA - Doing Business As) CALYSTA ENERGY			
BUSINESS SITE ADDRESS 1140 OBRIEN DR STE B			
BUSINESS SITE CITY MENLO PARK		ZIP CODE CA 94025	
TYPE OF BUSINESS (e.g., Painting Contractor) Biotech R&D	INCIDENTAL OPERATIONS (e.g., Fleet Maintenance)		
THIS PLAN COVERS CHEMICAL SPILLS, FIRES, AND EARTHQUAKES INVOLVING: (Check all that apply) <input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS; <input checked="" type="checkbox"/> 2. HAZARDOUS WASTES			

B. INTERNAL RESPONSE

INTERNAL FACILITY EMERGENCY RESPONSE WILL OCCUR VIA: (Check all that apply) <input checked="" type="checkbox"/> 1. CALLING PUBLIC EMERGENCY RESPONDERS (i.e., 9-1-1) <input checked="" type="checkbox"/> 2. CALLING HAZARDOUS WASTE CONTRACTOR <input type="checkbox"/> 3. ACTIVATING IN-HOUSE EMERGENCY RESPONSE TEAM	B1.
---	-----

C. EMERGENCY COMMUNICATIONS, PHONE NUMBERS AND NOTIFICATIONS

Whenever there is an imminent or actual emergency situation such as an explosion, fire, or release, the Emergency Coordinator (or his/her designee when the Emergency Coordinator is on call) shall:

1. Activate internal facility alarms or communications systems, where applicable, to notify all facility personnel.
2. Notify appropriate local authorities (i.e., call 9-1-1).
3. Notify the California Emergency Management Agency at (800) 852-7550.

Before facility operations are resumed in areas of the facility affected by the incident, the emergency coordinator shall notify the California Department of Toxic Substances Control (DTSC), the local Unified Program Agency (UPA), and the local fire department's hazardous materials program that the facility is in compliance with requirements to:

1. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility; and
2. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.

INTERNAL FACILITY EMERGENCY COMMUNICATIONS OR ALARM NOTIFICATION WILL OCCUR VIA: (Check all that apply) <input checked="" type="checkbox"/> 1. VERBAL WARNINGS; <input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM; <input type="checkbox"/> 3. TELEPHONE; <input type="checkbox"/> 4. PAGERS; <input type="checkbox"/> 5. ALARM SYSTEM; <input type="checkbox"/> 6. PORTABLE RADIO	C1.
NOTIFICATIONS TO NEIGHBORING FACILITIES THAT MAY BE AFFECTED BY AN OFF-SITE RELEASE WILL OCCUR BY: (Check all that apply) <input type="checkbox"/> 1. VERBAL WARNINGS; <input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM; <input checked="" type="checkbox"/> 3. TELEPHONE; <input type="checkbox"/> 4. PAGERS; <input type="checkbox"/> 5. ALARM SYSTEM; <input type="checkbox"/> 6. PORTABLE RADIO	C2.

EMERGENCY RESPONSE PHONE NUMBERS:	AMBULANCE, FIRE, POLICE AND CHP	9-1-1
	CALIFORNIA EMERGENCY MANAGEMENT AGENCY (CAL/EMA)	(800) 852-7550
	NATIONAL RESPONSE CENTER (NRC)	(800) 424-8802
	POISON CONTROL CENTER	(800) 222-1222
	LOCAL UNIFIED PROGRAM AGENCY (UPA/CUPA)	(650) 372-6200
OTHER (Specify):	C4.	C5.

NEAREST MEDICAL FACILITY / HOSPITAL NAME: Sequoia Hospital	C6.	650-389-5811	C7.
--	-----	--------------	-----

AGENCY NOTIFICATION PHONE NUMBERS:	CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC)	(916) 255-3545
	REGIONAL WATER QUALITY CONTROL BOARD	510-622-2300
	U.S. ENVIRONMENTAL PROTECTION AGENCY (US EPA)	(800) 300-2193
	CALIFORNIA DEPT OF FISH AND WILDLIFE (CDFW)	(916) 358-2900
	U.S. COAST GUARD	(202) 267-2180
	CAL/OSHA	(916) 263-2800
	STATE FIRE MARSHAL	(916) 445-8200
OTHER (Specify):	C9.	C10.
OTHER (Specify):	C11.	C12.

D. EMERGENCY CONTAINMENT AND CLEANUP PROCEDURES

SPILL PREVENTION, CONTAINMENT, AND CLEANUP PROCEDURES: (Check all boxes that apply to indicate your procedures for containing spills, releases, fires or explosions; and, preventing and mitigating associated harm to persons, property, and the environment.)

- ☒ 1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.;
- ☒ 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., Portable spill containment walls);
- ☒ 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., Pads, pigs, pillows);
- ☒ 4. COVER OR BLOCK FLOOR AND/ OR STORM DRAINS;
- ☐ 5. BUILT-IN BERM IN WORK / STORAGE AREA;
- ☐ 6. AUTOMATIC FIRE SUPPRESSION SYSTEM;
- ☒ 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS (e.g. Flammable liquids, Propane);
- ☒ 8. STOP PROCESSES AND/OR OPERATIONS;
- ☐ 9. AUTOMATIC / ELECTRONIC EQUIPMENT SHUT-OFF SYSTEM;
- ☒ 10. SHUT-OFF WATER, GAS, ELECTRICAL UTILITIES AS APPROPRIATE;
- ☒ 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE / MEDICAL AID;
- ☒ 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AREAS;
- ☒ 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION CALL;
- ☒ 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE RESPONSE TEAM;
- ☒ 15. REMOVE OR ISOLATE CONTAINERS / AREA AS APPROPRIATE;
- ☒ 16. HIRE LICENSED HAZARDOUS WASTE CONTRACTOR;
- ☒ 17. USE ABSORBENT MATERIAL FOR SPILLS WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE;
- ☒ 18. SUCTION USING SHOP VACUUM WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE;
- ☒ 19. WASH / DECONTAMINATE EQUIPMENT W/ CONTAINMENT and DISPOSAL OF EFFLUENT / RINSATE AS HAZARDOUS WASTE;
- ☒ 20. PROVIDE SAFE TEMPORARY STORAGE OF EMERGENCY-GENERATED WASTES;
- ☐ 21. OTHER (Specify):

D1.

D2.

E. FACILITY EVACUATION

THE FOLLOWING ALARM SIGNAL(S) WILL BE USED TO BEGIN EVACUATION OF THE FACILITY (CHECK ALL THAT APPLY):

- ☐ 1. BELLS;
- ☐ 2. HORNS/SIRENS;
- ☒ 3. VERBAL (i.e., SHOUTING);
- ☐ 4. OTHER (Specify):

E1.

THE FOLLOWING LOCATION(S) IS/ARE EVACUEE EMERGENCY ASSEMBLY AREA(S) (i.e., Front parking lot, specific street corner, etc.)

E2.

E3.

Front Parking lot

Note: The Emergency Coordinator must account for all on site employees and/or site visitors after evacuation.

☒ EVACUATION ROUTE MAP(S) POSTED AS REQUIRED

E4.

Note: The map(s) must show primary and alternate evacuation routes, emergency exits, and primary and alternate staging areas, and must be prominently posted throughout the facility in locations where it will be visible to employees and visitors.

F. ARRANGEMENTS FOR EMERGENCY SERVICES

Explanation of Requirement: Advance arrangements with local fire and police departments, hospitals, and/or emergency services contractors should be made as appropriate for your facility. You may determine that such arrangements are not necessary.

ADVANCE ARRANGEMENTS FOR LOCAL EMERGENCY SERVICES (Check one of the following)

F1.

- ☒ 1. HAVE BEEN DETERMINED NOT NECESSARY; or
- ☐ 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify):

F2.

G. EMERGENCY EQUIPMENT

Check all boxes that apply to list emergency response equipment available at the facility and identify the location(s) where the equipment is kept and the equipment's capability, if applicable. (e.g., ☒ CHEMICAL PROTECTIVE GLOVES | Spill response kit | One time use, Oil & solvent resistant only.)

TYPE	EQUIPMENT AVAILABLE	LOCATION	CAPABILITY (if applicable)
Safety and First Aid	1. <input type="checkbox"/> CHEMICAL PROTECTIVE SUITS, APRONS, OR VESTS	G2.	G3.
	2. <input checked="" type="checkbox"/> CHEMICAL PROTECTIVE GLOVES	In R&D area G4.	G5.
	3. <input type="checkbox"/> CHEMICAL PROTECTIVE BOOTS	G6.	G7.
	4. <input checked="" type="checkbox"/> SAFETY GLASSES / GOGGLES / SHIELDS	In R&D area G8.	G9.
	5. <input type="checkbox"/> HARD HATS	G10.	G11.
	6. <input type="checkbox"/> CARTRIDGE RESPIRATORS	G12.	G13.
	7. <input type="checkbox"/> SELF-CONTAINED BREATHING APPARATUS (SCBA)	G14.	G15.
	8. <input checked="" type="checkbox"/> FIRST AID KITS / STATIONS	In R&D area G16.	G17.
	9. <input checked="" type="checkbox"/> PLUMBED EYEWASH FOUNTAIN / SHOWER	In R&D area G18.	G19.
	10. <input type="checkbox"/> PORTABLE EYEWASH KITS	G20.	G21.
	11. <input type="checkbox"/> OTHER	G22.	G23.
	12. <input type="checkbox"/> OTHER	G24.	G25.
Fire Fighting	13. <input checked="" type="checkbox"/> PORTABLE FIRE EXTINGUISHERS	throughout G26.	G27.
	14. <input type="checkbox"/> FIXED FIRE SYSTEMS / SPRINKLERS / FIRE HOSES	G28.	G29.
	15. <input type="checkbox"/> FIRE ALARM BOXES OR STATIONS	G30.	G31.
	16. <input type="checkbox"/> OTHER	G32.	G33.
Spill Control and Clean-Up	17. <input type="checkbox"/> ALL-IN-ONE SPILL KIT	G34.	G35.
	18. <input checked="" type="checkbox"/> ABSORBENT MATERIAL	R&D area G36.	G37.
	19. <input checked="" type="checkbox"/> CONTAINER FOR USED ABSORBENT	R&D area G38.	G39.
	20. <input checked="" type="checkbox"/> BERMING / DIKING EQUIPMENT	R&D area G40.	G41.
	21. <input checked="" type="checkbox"/> BROOM	R&D area G42.	G43.
	22. <input type="checkbox"/> SHOVEL	G44.	G45.
	23. <input checked="" type="checkbox"/> SHOP VAC	R&D area G46.	G47.
	24. <input checked="" type="checkbox"/> EXHAUST HOOD	R&D area G48.	G49.
	25. <input type="checkbox"/> EMERGENCY SUMP / HOLDING TANK	G50.	G51.
	26. <input type="checkbox"/> CHEMICAL NEUTRALIZERS	G52.	G53.
	27. <input type="checkbox"/> GAS CYLINDER LEAK REPAIR KIT	G54.	G55.
	28. <input type="checkbox"/> SPILL OVERPACK DRUMS	G56.	G57.
	29. <input type="checkbox"/> OTHER	G58.	G59.
Communications and Alarm Systems	30. <input type="checkbox"/> TELEPHONES (Includes cellular)	throughout G60.	G61.
	31. <input type="checkbox"/> INTERCOM / PA SYSTEM	G62.	G63.
	32. <input type="checkbox"/> PORTABLE RADIOS	G64.	G65.
	33. <input type="checkbox"/> AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT	G66.	G67.
Other	34. <input type="checkbox"/> OTHER	G68.	G69.
	35. <input type="checkbox"/> OTHER	G70.	G71.

H. EARTHQUAKE VULNERABILITY

Identify areas of the facility that are vulnerable to hazardous materials releases / spills due to earthquake-related motion. These areas require immediate isolation and inspection.

VULNERABLE AREAS: (Check all that apply)

- ☐ 1. HAZARDOUS MATERIALS / WASTE STORAGE AREA
☐ 2. PROCESS LINES / PIPING
☒ 3. LABORATORY
☐ 4. WASTE TREATMENT AREA

H1.

LOCATIONS (e.g., shop, outdoor shed, forensic lab)

H2.

H3.

H4.

H5.

Identify mechanical systems vulnerable to releases / spills due to earthquake-related motion. These systems require immediate isolation and inspection.

VULNERABLE SYSTEMS: (Check all that apply)

- ☐ 1. SHELVES, CABINETS AND RACKS
☐ 2. TANKS (EMERGENCY SHUTOFF)
☒ 3. PORTABLE GAS CYLINDERS
☐ 4. EMERGENCY SHUTOFF AND/OR UTILITY VALVES
☐ 5. SPRINKLER SYSTEMS
☐ 6. STATIONARY PRESSURIZED CONTAINERS (e.g., Propane dispensing tank)

H6.

LOCATIONS

H7.

H8.

R&D area

H9.

H10.

H11.

H12.

I. EMPLOYEE TRAINING

Explanation of Requirement: Employee training is required for all employees handling hazardous materials and hazardous wastes in day-to-day or clean-up operations including volunteers and/or contractors. Training must be:

- Provided within 6 months for new hires;
- Amended as necessary prior to change in process or work assignment;
- Given upon modification to the Emergency Response / Contingency Plan, and updated/refreshed annually for all employees.

Required content includes all of the following:

- Material Safety Data Sheets;
- Hazard communication related to health and safety;
- Methods for safe handling of hazardous substances;
- Fire hazards of materials / processes;
- Conditions likely to worsen emergencies;
- Coordination of emergency response;
- Notification procedures;
- Applicable laws and regulations;
- Communication and alarm systems;
- Personal protective equipment;
- Use of emergency response equipment (e.g. Fire extinguishers, respirators, etc.);
- Decontamination procedures;
- Evacuation procedures;
- Control and containment procedures;
- UST monitoring system equipment and procedures (if applicable).

INDICATE HOW EMPLOYEE TRAINING PROGRAM IS ADMINISTERED (Check all that apply)

- ☒ 1. FORMAL CLASSROOM; ☐ 2. VIDEOS; ☒ 3. SAFETY / TAILGATE MEETINGS;
☒ 4. STUDY GUIDES / MANUALS (Specify): Written programs available for all
☐ 5. OTHER (Specify): _____

I1.

I2.

I3.

☐ 6. NOT APPLICABLE BECAUSE FACILITY HAS NO EMPLOYEES

Large Quantity Generator (LQG) Training Records: Large quantity hazardous waste generators (i.e., who generate more than 270 gallons/1,000 kilograms of hazardous waste per month) must retain written documentation of employee hazardous waste management training sessions which includes:

- A written outline/agenda of the type and amount of both introductory and continuing training that will be given to persons filling each job position having responsibility for the management of hazardous waste (e.g., labeling, manifesting, compliance with accumulation time limits, etc.).
- The name, job title, and date of training for each hazardous waste management training session given to an employee filling such a job position; and
- A written job description for each of the above job positions that describes job duties and the skills, education, or other qualifications required of personnel assigned to the position.
- Current employee training records must be retained until closure of the facility.
- Former employee training records must be retained at least three years after termination of employment.

J. LIST OF ATTACHMENTS

(Check one of the following)

- ☐ 1. NO ATTACHMENTS ARE REQUIRED; or
☐ 2. THE FOLLOWING DOCUMENTS ARE ATTACHED:

J1.

J2.

K. SIGNATURE / CERTIFICATION

Certification: Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete, and that a copy is available on site.

SIGNATURE OF OWNER/OPERATOR

DATE SIGNED

K1.

NAME OF SIGNER (print)

K2.

TITLE OF SIGNER

K3.

Cindy Barker Monges

EHS Consultant

10

**UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS MATERIALS
HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION**

(one page per material per building or area)

☐ ADD

☐ DELETE

☐ REVISE

200

Page 3 of

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As)

CALYSTA ENERGY

CHEMICAL LOCATION

chemical cabinet

201

CHEMICAL LOCATION CONFIDENTIAL EPCRA

202

☐ YES

FACILITY ID #

F A 0 0 5 4 9 8 5

MAP# (optional)

203

GRID# (optional)

204

II. CHEMICAL INFORMATION

CHEMICAL NAME

ACETONE

205

TRADE SECRET

☐ Yes

206

If Subject to EPCRA, refer to instructions

COMMON NAME

acetone

207

EHS*

☐ Yes

208

CAS#

67-64-1

209

*If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (Complete if required by CUPA)

Flammable Liquid, Class I-B (3.3 I-B), Irritant (Irr)

210

HAZARDOUS MATERIAL
TYPE (Check one item only)

☒ a. PURE

☐ b. MIXTURE

☐ c. WASTE

211

RADIOACTIVE ☐ Yes

212

CURIES

213

PHYSICAL STATE
(Check one item only)

☐ a. SOLID

☒ b. LIQUID

☐ c. GAS

214

LARGEST CONTAINER 1.0

215

FED HAZARD CATEGORIES
(Check all that apply)

☒ a. FIRE

☐ b. REACTIVE

☐ c. PRESSURE RELEASE

☒ d. ACUTE HEALTH

☐ e. CHRONIC HEALTH

216

AVERAGE DAILY AMOUNT

217

1.0

MAXIMUM DAILY AMOUNT

218

2.0

ANNUAL WASTE AMOUNT

219

STATE WASTE CODE

220

UNITS*

(Check one item only)

☒ a. GALLONS

☐ b. CUBIC FEET

☐ c. POUNDS

☐ d. TONS

221

DAYS ON SITE:

365.0

222

* If EHS, amount must be in pounds.

STORAGE
CONTAINER

☐ a. ABOVE GROUND TANK

☐ b. UNDERGROUND TANK

☐ c. TANK INSIDE BUILDING

☐ d. STEEL DRUM

☐ e. PLASTIC/NONMETALLIC DRUM

☐ f. CAN

☐ g. CARBOY

☐ h. SILO

☐ i. FIBER DRUM

☐ j. BAG

☐ k. BOX

☐ l. CYLINDER

☒ m. GLASS BOTTLE

☐ n. PLASTIC BOTTLE

☐ o. TOTE BIN

☐ p. TANK WAGON

☐ q. RAIL CAR

☐ r. OTHER

223

STORAGE PRESSURE

☒ a. AMBIENT

☐ b. ABOVE AMBIENT

☐ c. BELOW AMBIENT

224

STORAGE TEMPERATURE

☒ a. AMBIENT

☐ b. ABOVE AMBIENT

☐ c. BELOW AMBIENT

☐ d. CRYOGENIC

225

%WT

HAZARDOUS COMPONENT (For mixture or waste only)

EHS

CAS #

1

226

227

☐ Yes

228

229

2

230

231

☐ Yes

232

233

3

234

235

☐ Yes

236

237

4

238

239

☐ Yes

240

241

5

242

243

☐ Yes

244

245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION

246

If EPCRA, Please Sign Here

D11

UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS MATERIALS
HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
(one page per material per building or area)

☐ ADD ☐ DELETE ☐ REVISE 200 Page ____ of ____

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As)				3
CALYSTA ENERGY				
CHEMICAL LOCATION		CHEMICAL LOCATION CONFIDENTIAL EPCRA		202
gas storage		<input type="checkbox"/> YES		
FACILITY ID #	F A 0 0 5 4 9 8 5	MAP# (optional)	203	GRID# (optional)
			204	

II. CHEMICAL INFORMATION

CHEMICAL NAME		TRADE SECRET		205
Argon		<input type="checkbox"/> Yes		206
COMMON NAME		<i>If Subject to EPCRA, refer to instructions</i>		
argon		EHS*		208
CAS#		<input type="checkbox"/> Yes		
7440-37-1		*If EHS is "Yes", all amounts below must be in lbs.		
FIRE CODE HAZARD CLASSES (Complete if required by CUPA)				
Compressed Gas (CGas)				
HAZARDOUS MATERIAL TYPE (Check one item only)		RADIOACTIVE		213
<input checked="" type="checkbox"/> a. PURE <input type="checkbox"/> b. MIXTURE <input type="checkbox"/> c. WASTE		<input type="checkbox"/> Yes		
PHYSICAL STATE (Check one item only)		LARGEST CONTAINER		215
<input type="checkbox"/> a. SOLID <input type="checkbox"/> b. LIQUID <input checked="" type="checkbox"/> c. GAS		200.0		
FED HAZARD CATEGORIES (Check all that apply)				
<input type="checkbox"/> a. FIRE <input type="checkbox"/> b. REACTIVE <input checked="" type="checkbox"/> c. PRESSURE RELEASE <input type="checkbox"/> d. ACUTE HEALTH <input type="checkbox"/> e. CHRONIC HEALTH				
AVERAGE DAILY AMOUNT		MAXIMUM DAILY AMOUNT		220
200.0		200.0		
UNITS* (Check one item only)		ANNUAL WASTE AMOUNT		222
<input type="checkbox"/> a. GALLONS <input checked="" type="checkbox"/> b. CUBIC FEET <input type="checkbox"/> c. POUNDS <input type="checkbox"/> d. TONS		221		
* If EHS, amount must be in pounds.		DAYS ON SITE:		
		365.0		
STORAGE CONTAINER				
<input type="checkbox"/> a. ABOVE GROUND TANK <input type="checkbox"/> e. PLASTIC/NONMETALLIC DRUM <input type="checkbox"/> i. FIBER DRUM <input type="checkbox"/> m. GLASS BOTTLE <input type="checkbox"/> q. RAIL CAR <input type="checkbox"/> b. UNDERGROUND TANK <input type="checkbox"/> f. CAN <input type="checkbox"/> j. BAG <input type="checkbox"/> n. PLASTIC BOTTLE <input type="checkbox"/> r. OTHER <input type="checkbox"/> c. TANK INSIDE BUILDING <input type="checkbox"/> g. CARBOY <input type="checkbox"/> k. BOX <input type="checkbox"/> o. TOTE BIN <input type="checkbox"/> d. STEEL DRUM <input type="checkbox"/> h. SILO <input checked="" type="checkbox"/> l. CYLINDER <input type="checkbox"/> p. TANK WAGON				
STORAGE PRESSURE				
<input type="checkbox"/> a. AMBIENT <input checked="" type="checkbox"/> b. ABOVE AMBIENT <input type="checkbox"/> c. BELOW AMBIENT				
STORAGE TEMPERATURE				
<input checked="" type="checkbox"/> a. AMBIENT <input type="checkbox"/> b. ABOVE AMBIENT <input type="checkbox"/> c. BELOW AMBIENT <input type="checkbox"/> d. CRYOGENIC				
%WT	HAZARDOUS COMPONENT (For mixture or waste only)		EHS	CAS #
1	226	227	<input type="checkbox"/> Yes	228
2	230	231	<input type="checkbox"/> Yes	232
3	234	235	<input type="checkbox"/> Yes	236
4	238	239	<input type="checkbox"/> Yes	240
5	242	243	<input type="checkbox"/> Yes	244

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION

246

If EPCRA, Please Sign Here

D12

UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS MATERIALS
HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
(one page per material per building or area)

☐ ADD ☐ DELETE ☐ REVISE 200 Page of

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) CALYSTA ENERGY 3			
CHEMICAL LOCATION chemical cabinet 201		CHEMICAL LOCATION CONFIDENTIAL EPCRA <input type="checkbox"/> YES 202	
FACILITY ID #	F A 0 0 5 4 9 8 5 1	MAP# (optional) 203	GRID# (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME CHLOROFORM 205		TRADE SECRET <input type="checkbox"/> Yes 206 <small>If Subject to EPCRA, refer to instructions</small>	
COMMON NAME chloroform 207		EHS* <input checked="" type="checkbox"/> Yes 208	
CAS# 67-66-3 209		*If EHS is "Yes", all amounts below must be in lbs.	
FIRE CODE HAZARD CLASSES (Complete if required by CUPA) Carcinogen (CARC), Irritant (Irr), Other Health Hazard (OHH) 210			
HAZARDOUS MATERIAL TYPE (Check one item only) <input checked="" type="checkbox"/> a. PURE <input type="checkbox"/> b. MIXTURE <input type="checkbox"/> c. WASTE 211	RADIOACTIVE <input checked="" type="checkbox"/> Yes 212		CURIES 213
PHYSICAL STATE (Check one item only) <input type="checkbox"/> a. SOLID <input checked="" type="checkbox"/> b. LIQUID <input type="checkbox"/> c. GAS 214	LARGEST CONTAINER 1.0 215		
FED HAZARD CATEGORIES (Check all that apply) <input type="checkbox"/> a. FIRE <input type="checkbox"/> b. REACTIVE <input type="checkbox"/> c. PRESSURE RELEASE <input checked="" type="checkbox"/> d. ACUTE HEALTH <input checked="" type="checkbox"/> e. CHRONIC HEALTH 216			
AVERAGE DAILY AMOUNT 1.0 217	MAXIMUM DAILY AMOUNT 1.0 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE U044 220
UNITS* (Check one item only) <input checked="" type="checkbox"/> a. GALLONS <input type="checkbox"/> b. CUBIC FEET <input type="checkbox"/> c. POUNDS <input type="checkbox"/> d. TONS 221 <small>* If EHS, amount must be in pounds.</small>		DAYS ON SITE: 365.0 222	
STORAGE CONTAINER <input type="checkbox"/> a. ABOVE GROUND TANK <input type="checkbox"/> e. PLASTIC/NONMETALLIC DRUM <input type="checkbox"/> i. FIBER DRUM <input checked="" type="checkbox"/> m. GLASS BOTTLE <input type="checkbox"/> q. RAIL CAR <input type="checkbox"/> b. UNDERGROUND TANK <input type="checkbox"/> f. CAN <input type="checkbox"/> j. BAG <input type="checkbox"/> n. PLASTIC BOTTLE <input type="checkbox"/> r. OTHER <input type="checkbox"/> c. TANK INSIDE BUILDING <input type="checkbox"/> g. CARBOY <input type="checkbox"/> k. BOX <input type="checkbox"/> o. TOTE BIN <input type="checkbox"/> d. STEEL DRUM <input type="checkbox"/> h. SILO <input type="checkbox"/> l. CYLINDER <input type="checkbox"/> p. TANK WAGON 223			
STORAGE PRESSURE <input checked="" type="checkbox"/> a. AMBIENT <input type="checkbox"/> b. ABOVE AMBIENT <input type="checkbox"/> c. BELOW AMBIENT 224			
STORAGE TEMPERATURE <input checked="" type="checkbox"/> a. AMBIENT <input type="checkbox"/> b. ABOVE AMBIENT <input type="checkbox"/> c. BELOW AMBIENT <input type="checkbox"/> d. CRYOGENIC 225			
%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	<input type="checkbox"/> Yes 228	229
2 230	231	<input type="checkbox"/> Yes 232	233
3 234	235	<input type="checkbox"/> Yes 236	237
4 238	239	<input type="checkbox"/> Yes 240	241
5 242	243	<input type="checkbox"/> Yes 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

D13

UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS MATERIALS
HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
(one page per material per building or area)

☐ ADD ☐ DELETE ☐ REVISE 200 Page of

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3

CALYSTA ENERGY

CHEMICAL LOCATION 201 CHEMICAL LOCATION CONFIDENTIAL EPCRA 202
 chemical cabinet ☐ YES

FACILITY ID # F A 0 0 5 4 9 8 5 1 MAP# (optional) 203 GRID# (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 TRADE SECRET ☐ Yes 206
 ETHANOL If Subject to EPCRA, refer to instructions

COMMON NAME 207 EHS* ☐ Yes 208
 ethyl alcohol

CAS# 209 *If EHS is "Yes", all amounts below must be in lbs.
 64-17-5

FIRE CODE HAZARD CLASSES (Complete if required by CUPA) 210
 Flammable Liquid, Class I-B (3.3 I-B), Irritant (Irr), Other Health Hazard (OHH)

HAZARDOUS MATERIAL TYPE (Check one item only) 211 RADIOACTIVE ☐ Yes 212 CURIES 213
☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE

PHYSICAL STATE (Check one item only) 214 LARGEST CONTAINER 1.0 215
☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

FED HAZARD CATEGORIES (Check all that apply) 216
☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217 MAXIMUM DAILY AMOUNT 218 ANNUAL WASTE AMOUNT 219 STATE WASTE CODE 220
 4.0 8.0

UNITS* (Check one item only) 221 DAYS ON SITE: 222
☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 365.0
* If EHS, amount must be in pounds.

STORAGE CONTAINER 223
☐ a. ABOVE GROUND TANK ☐ e. PLASTIC/NONMETALLIC DRUM ☐ i. FIBER DRUM ☒ m. GLASS BOTTLE ☐ q. RAIL CAR
☐ b. UNDERGROUND TANK ☐ f. CAN ☐ j. BAG ☐ n. PLASTIC BOTTLE ☐ r. OTHER
☐ c. TANK INSIDE BUILDING ☐ g. CARBOY ☐ k. BOX ☐ o. TOTE BIN
☐ d. STEEL DRUM ☐ h. SILO ☐ l. CYLINDER ☐ p. TANK WAGON

STORAGE PRESSURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	<input type="checkbox"/> Yes 228	229
2 230	231	<input type="checkbox"/> Yes 232	233
3 234	235	<input type="checkbox"/> Yes 236	237
4 238	239	<input type="checkbox"/> Yes 240	241
5 242	243	<input type="checkbox"/> Yes 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

D14

UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS MATERIALS
HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
(one page per material per building or area)

☐ ADD ☐ DELETE ☐ REVISE 200 Page 3 of

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3			
CALYSTA ENERGY			
CHEMICAL LOCATION gas storage		201	CHEMICAL LOCATION CONFIDENTIAL EPCRA 202 <input type="checkbox"/> YES
FACILITY ID #	F A 0 0 5 4 9 8 5	1	MAP# (optional) 203 GRID# (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 Helium		TRADE SECRET <input type="checkbox"/> Yes 206 <small>If Subject to EPCRA, refer to instructions</small>																					
COMMON NAME 207 helium		EHS* <input type="checkbox"/> Yes 208																					
CAS# 209 7440-59-7		<small>*If EHS is "Yes", all amounts below must be in lbs.</small>																					
FIRE CODE HAZARD CLASSES (Complete if required by CUPA) 210 Compressed Gas (CGas)																							
HAZARDOUS MATERIAL TYPE (Check one item only) 211 <input checked="" type="checkbox"/> a. PURE <input type="checkbox"/> b. MIXTURE <input type="checkbox"/> c. WASTE		RADIOACTIVE <input type="checkbox"/> Yes 212 CURIES 213																					
PHYSICAL STATE (Check one item only) 214 <input type="checkbox"/> a. SOLID <input type="checkbox"/> b. LIQUID <input checked="" type="checkbox"/> c. GAS		LARGEST CONTAINER 200.0 215																					
FED HAZARD CATEGORIES (Check all that apply) 216 <input type="checkbox"/> a. FIRE <input type="checkbox"/> b. REACTIVE <input checked="" type="checkbox"/> c. PRESSURE RELEASE <input type="checkbox"/> d. ACUTE HEALTH <input type="checkbox"/> e. CHRONIC HEALTH																							
AVERAGE DAILY AMOUNT 217 400.0		MAXIMUM DAILY AMOUNT 218 600.0																					
UNITS* (Check one item only) 221 <input type="checkbox"/> a. GALLONS <input checked="" type="checkbox"/> b. CUBIC FEET <input type="checkbox"/> c. POUNDS <input type="checkbox"/> d. TONS <small>* If EHS, amount must be in pounds.</small>		DAYS ON SITE: 222 365.0																					
STORAGE CONTAINER 223 <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> a. ABOVE GROUND TANK</td> <td><input type="checkbox"/> e. PLASTIC/NONMETALLIC DRUM</td> <td><input type="checkbox"/> i. FIBER DRUM</td> <td><input type="checkbox"/> m. GLASS BOTTLE</td> <td><input type="checkbox"/> q. RAIL CAR</td> </tr> <tr> <td><input type="checkbox"/> b. UNDERGROUND TANK</td> <td><input type="checkbox"/> f. CAN</td> <td><input type="checkbox"/> j. BAG</td> <td><input type="checkbox"/> n. PLASTIC BOTTLE</td> <td><input type="checkbox"/> r. OTHER</td> </tr> <tr> <td><input type="checkbox"/> c. TANK INSIDE BUILDING</td> <td><input type="checkbox"/> g. CARBOY</td> <td><input type="checkbox"/> k. BOX</td> <td><input type="checkbox"/> o. TOTE BIN</td> <td></td> </tr> <tr> <td><input type="checkbox"/> d. STEEL DRUM</td> <td><input type="checkbox"/> h. SILO</td> <td><input checked="" type="checkbox"/> l. CYLINDER</td> <td><input type="checkbox"/> p. TANK WAGON</td> <td></td> </tr> </table>				<input type="checkbox"/> a. ABOVE GROUND TANK	<input type="checkbox"/> e. PLASTIC/NONMETALLIC DRUM	<input type="checkbox"/> i. FIBER DRUM	<input type="checkbox"/> m. GLASS BOTTLE	<input type="checkbox"/> q. RAIL CAR	<input type="checkbox"/> b. UNDERGROUND TANK	<input type="checkbox"/> f. CAN	<input type="checkbox"/> j. BAG	<input type="checkbox"/> n. PLASTIC BOTTLE	<input type="checkbox"/> r. OTHER	<input type="checkbox"/> c. TANK INSIDE BUILDING	<input type="checkbox"/> g. CARBOY	<input type="checkbox"/> k. BOX	<input type="checkbox"/> o. TOTE BIN		<input type="checkbox"/> d. STEEL DRUM	<input type="checkbox"/> h. SILO	<input checked="" type="checkbox"/> l. CYLINDER	<input type="checkbox"/> p. TANK WAGON	
<input type="checkbox"/> a. ABOVE GROUND TANK	<input type="checkbox"/> e. PLASTIC/NONMETALLIC DRUM	<input type="checkbox"/> i. FIBER DRUM	<input type="checkbox"/> m. GLASS BOTTLE	<input type="checkbox"/> q. RAIL CAR																			
<input type="checkbox"/> b. UNDERGROUND TANK	<input type="checkbox"/> f. CAN	<input type="checkbox"/> j. BAG	<input type="checkbox"/> n. PLASTIC BOTTLE	<input type="checkbox"/> r. OTHER																			
<input type="checkbox"/> c. TANK INSIDE BUILDING	<input type="checkbox"/> g. CARBOY	<input type="checkbox"/> k. BOX	<input type="checkbox"/> o. TOTE BIN																				
<input type="checkbox"/> d. STEEL DRUM	<input type="checkbox"/> h. SILO	<input checked="" type="checkbox"/> l. CYLINDER	<input type="checkbox"/> p. TANK WAGON																				
STORAGE PRESSURE 224 <input type="checkbox"/> a. AMBIENT <input checked="" type="checkbox"/> b. ABOVE AMBIENT <input type="checkbox"/> c. BELOW AMBIENT																							
STORAGE TEMPERATURE 225 <input checked="" type="checkbox"/> a. AMBIENT <input type="checkbox"/> b. ABOVE AMBIENT <input type="checkbox"/> c. BELOW AMBIENT <input type="checkbox"/> d. CRYOGENIC																							
%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #																				
1 226	227	<input type="checkbox"/> Yes 228	229																				
2 230	231	<input type="checkbox"/> Yes 232	233																				
3 234	235	<input type="checkbox"/> Yes 236	237																				
4 238	239	<input type="checkbox"/> Yes 240	241																				
5 242	243	<input type="checkbox"/> Yes 244	245																				

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

115

UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS MATERIALS
HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
(one page per material per building or area)

☐ ADD ☐ DELETE ☐ REVISE 200 Page 3 of

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA -- Doing Business As) 3			
CALYSTA ENERGY			
CHEMICAL LOCATION 201		CHEMICAL LOCATION CONFIDENTIAL EPCRA 202	
gas storage		<input type="checkbox"/> YES	
FACILITY ID #	F A 0 0 5 4 9 8 5 1	MAP# (optional) 203	GRID# (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205		TRADE SECRET <input type="checkbox"/> Yes 206	
methane		If Subject to EPCRA, refer to instructions	
COMMON NAME 207		EHS* <input type="checkbox"/> Yes 208	
methane			
CAS# 209		*If EHS is "Yes", all amounts below must be in lbs.	
74-82-8			
FIRE CODE HAZARD CLASSES (Complete if required by CUPA) 210			
Flammable Gas (3.2)			
HAZARDOUS MATERIAL TYPE (Check one item only) 211		RADIOACTIVE <input type="checkbox"/> Yes 212	
<input checked="" type="checkbox"/> a. PURE <input type="checkbox"/> b. MIXTURE <input type="checkbox"/> c. WASTE		CURIES 213	
PHYSICAL STATE (Check one item only) 214		LARGEST CONTAINER 215	
<input type="checkbox"/> a. SOLID <input type="checkbox"/> b. LIQUID <input checked="" type="checkbox"/> c. GAS		200.0	
FED HAZARD CATEGORIES (Check all that apply) 216			
<input checked="" type="checkbox"/> a. FIRE <input type="checkbox"/> b. REACTIVE <input type="checkbox"/> c. PRESSURE RELEASE <input type="checkbox"/> d. ACUTE HEALTH <input type="checkbox"/> e. CHRONIC HEALTH			
AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
10000.0	10000.0		
UNITS* (Check one item only) 221			DAYS ON SITE: 222
<input type="checkbox"/> a. GALLONS <input checked="" type="checkbox"/> b. CUBIC FEET <input type="checkbox"/> c. POUNDS <input type="checkbox"/> d. TONS * If EHS, amount must be in pounds.			365.0
STORAGE CONTAINER 223			
<input type="checkbox"/> a. ABOVE GROUND TANK <input type="checkbox"/> e. PLASTIC/NONMETALLIC DRUM <input type="checkbox"/> i. FIBER DRUM <input type="checkbox"/> m. GLASS BOTTLE <input type="checkbox"/> q. RAIL CAR <input type="checkbox"/> b. UNDERGROUND TANK <input type="checkbox"/> f. CAN <input type="checkbox"/> j. BAG <input type="checkbox"/> n. PLASTIC BOTTLE <input type="checkbox"/> r. OTHER <input type="checkbox"/> c. TANK INSIDE BUILDING <input type="checkbox"/> g. CARBOY <input type="checkbox"/> k. BOX <input type="checkbox"/> o. TOTE BIN <input type="checkbox"/> d. STEEL DRUM <input type="checkbox"/> h. SILO <input checked="" type="checkbox"/> l. CYLINDER <input type="checkbox"/> p. TANK WAGON			
STORAGE PRESSURE 224			
<input type="checkbox"/> a. AMBIENT <input checked="" type="checkbox"/> b. ABOVE AMBIENT <input type="checkbox"/> c. BELOW AMBIENT			
STORAGE TEMPERATURE 225			
<input checked="" type="checkbox"/> a. AMBIENT <input type="checkbox"/> b. ABOVE AMBIENT <input type="checkbox"/> c. BELOW AMBIENT <input type="checkbox"/> d. CRYOGENIC			

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

**UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS MATERIALS
HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION**

(one page per material per building or area)

☐ ADD

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☐ REVISE

200

Page ____ of ____

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As)

CALYSTA ENERGY

CHEMICAL LOCATION

chemical cabinet

201

CHEMICAL LOCATION CONFIDENTIAL EPCRA

202

☐ YES

FACILITY ID #

F A 0 0 5 4 9 8 5

MAP# (optional)

203

GRID# (optional)

204

II. CHEMICAL INFORMATION

CHEMICAL NAME

METHANOL

205

TRADE SECRET

☐ Yes

206

If Subject to EPCRA, refer to instructions

COMMON NAME

methanol

207

EHS*

☐ Yes

208

CAS#

67-56-1

209

*If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (Completes if required by CUPA)

Flammable Liquid, Class I-B (3.3 I-B), Irritant (Irr), Other Health Hazard (OHH)

210

HAZARDOUS MATERIAL
TYPE (Check one item only)

☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE

211

RADIOACTIVE ☐ Yes

212

CURIES

213

PHYSICAL STATE
(Check one item only)

☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

214

LARGEST CONTAINER 1.0

215

FED HAZARD CATEGORIES
(Check all that apply)

☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH

216

AVERAGE DAILY AMOUNT

217

1.0

MAXIMUM DAILY AMOUNT

218

2.0

ANNUAL WASTE AMOUNT

219

STATE WASTE CODE

220

UNITS*

(Check one item only)

☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS

221

DAYS ON SITE:

365.0

222

STORAGE
CONTAINER

☐ a. ABOVE GROUND TANK ☐ e. PLASTIC/NONMETALLIC DRUM ☐ i. FIBER DRUM ☒ m. GLASS BOTTLE ☐ q. RAIL CAR
☐ b. UNDERGROUND TANK ☐ f. CAN ☐ j. BAG ☐ n. PLASTIC BOTTLE ☐ r. OTHER
☐ c. TANK INSIDE BUILDING ☐ g. CARBOY ☐ k. BOX ☐ o. TOTE BIN
☐ d. STEEL DRUM ☐ h. SILO ☐ l. CYLINDER ☐ p. TANK WAGON

223

STORAGE PRESSURE

☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

224

STORAGE TEMPERATURE

☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

225

%WT

HAZARDOUS COMPONENT (For mixture or waste only)

EHS

CAS #

1	226		227	<input type="checkbox"/> Yes	228		229
2	230		231	<input type="checkbox"/> Yes	232		233
3	234		235	<input type="checkbox"/> Yes	236		237
4	238		239	<input type="checkbox"/> Yes	240		241
5	242		243	<input type="checkbox"/> Yes	244		245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION

246

If EPCRA, Please Sign Here

D17

**UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS MATERIALS
HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION**
(one page per material per building or area)

☐ ADD

☐ DELETE

☐ REVISE

200

Page 3 of

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As)

CALYSTA ENERGY

CHEMICAL LOCATION

chemical cabinet

201

CHEMICAL LOCATION CONFIDENTIAL EPCRA

202

☐ YES

FACILITY ID #

F A 0 0 5 4 9 8 5

MAP# (optional)

203

GRID# (optional)

204

II. CHEMICAL INFORMATION

CHEMICAL NAME

ISOPROPANOL

205

TRADE SECRET

☐ Yes

206

If Subject to EPCRA, refer to instructions

COMMON NAME

propanol

207

EHS*

☐ Yes

208

CAS#

67-63-0

209

*If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (Complete if required by CUPA)

Flammable Liquid, Class I-B (3.3 I-B), Irritant (Irr)

210

HAZARDOUS MATERIAL
TYPE (Check one item only)

☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE

211

RADIOACTIVE ☐ Yes

212

CURIES

213

PHYSICAL STATE
(Check one item only)

☐ a. SOLID ☒ b. LIQUID ☐ c. GAS

214

LARGEST CONTAINER 1.0

215

FED HAZARD CATEGORIES
(Check all that apply)

☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH

216

AVERAGE DAILY AMOUNT

217

1.0

MAXIMUM DAILY AMOUNT

218

2.0

ANNUAL WASTE AMOUNT

219

STATE WASTE CODE

220

UNITS*

(Check one item only)

☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS

221

DAYS ON SITE:

365.0

222

* If EHS, amount must be in pounds.

STORAGE
CONTAINER

☐ a. ABOVE GROUND TANK ☐ c. PLASTIC/NONMETALLIC DRUM ☐ i. FIBER DRUM ☒ m. GLASS BOTTLE ☐ q. RAIL CAR
☐ b. UNDERGROUND TANK ☐ f. CAN ☐ j. BAG ☐ n. PLASTIC BOTTLE ☐ r. OTHER
☐ c. TANK INSIDE BUILDING ☐ g. CARBOY ☐ k. BOX ☐ o. TOTE BIN
☐ d. STEEL DRUM ☐ h. SILO ☐ l. CYLINDER ☐ p. TANK WAGON

223

STORAGE PRESSURE

☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

224

STORAGE TEMPERATURE

☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

225

%WT

HAZARDOUS COMPONENT (For mixture or waste only)

EHS

CAS #

1

226

227

☐ Yes

228

229

2

230

231

☐ Yes

232

233

3

234

235

☐ Yes

236

237

4

238

239

☐ Yes

240

241

5

242

243

☐ Yes

244

245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION

246

218

HAZARDOUS MATERIALS BUSINESS PLAN
SPILL PREVENTION, EMERGENCY RESPONSE, TRAINING and CLOSURE PLAN

Business Name: Calysta Energy
Business Address: 1140 O'Brien Dr Ste B,
Menlo Park CA 94025

In addition to the general business, chemical inventory and site map information, the San Mateo County Environmental Health Services Division (Division) requires completion of the following sections pertaining to spill prevention, emergency response, employee training and site closure. These sections contain specific elements pertaining to the Hazardous Materials Business Plan, the hazardous waste contingency plan, stormwater pollution prevention, and underground storage tank (UST) monitoring.

SPILL PREVENTION PLAN

1. Describe how hazardous materials are handled, stored and monitored to prevent or minimize a spill or release from occurring (e.g., secondary containment, segregation of incompatibles, daily visual monitoring).

All hazardous materials at Calysta Energy (Calysta) are stored indoors; there is no outside storage. Additionally, materials not in use are stored in chemical cabinets. All incompatibles are segregated and we check work areas daily for leaks. Storage areas are checked weekly at a minimum.

2. Describe operations, activities and/or storage locations where a release is most likely to occur.

The most likely activity that could generate a spill would be our R&D activities, but these are all conducted within a fume hood that has secondary containment.

3. Describe Best Management Practices (BMPs) you use to reduce or eliminate illicit discharge of pollutants to the storm sewer system.

To eliminate the possibility of an inadvertent discharge to the storm water system, no hazardous materials will ever be handled out doors. When we receive materials, they will be in DOT approved packaging and we will not alter, open, or defeat the packaging until we are inside of our laboratory area.

4. Describe underground storage tank and/or aboveground storage tank monitoring procedures used to prevent an unauthorized release from occurring.

We have no underground nor above ground storage tanks.

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EMERGENCY RESPONSE PLAN

1. Describe procedures for notifying onsite emergency response personnel and outside agencies (e.g. Fire, Health, Police, State OES) needed during hazardous materials emergencies.

In the event of an emergency, we will utilize verbal notification and or telephones to notify on site personnel. Outside agencies will be called immediately as necessary by telephone. We also have a hazardous materials handling facility on contract to respond to any large spill or incident.

2. Describe any security system or equipment that could impede site access by emergency responders.

Our doors are locked when we are not on site, but we have a Knox box with keys and emergency contact information inside it for emergency responders.

3. Describe procedures for notification and evacuation of visitors and employees during hazardous materials emergencies. Primary and alternate evacuation routes and assembly areas must be clearly identified on the site map.

In the event of an emergency, all employees will evacuate via the nearest emergency exit as they have been trained during our periodic training. Each visitor will have an assigned contact person who is an employee and that employee will be responsible for ensuring that their visitor is assisted in evacuating. All evacuation routes are clearly marked, and site maps have been provided.

4. Describe mitigation or clean-up procedures to be implemented by onsite personnel in the event of a release, threatened release, fire or explosion involving hazardous materials. Indicate if the business has an onsite emergency response team (ERT) and if so, describe how the ERT will interact with outside emergency response agencies if additional assistance is required.

In the event of a release, our onsite personnel will use spill control booms, absorbent materials, appropriate personal protective equipment, and shovels, brooms, and waste containers to collect spilled materials. In the event of a fire or an explosion, we will evacuate immediately and call 911. We have personnel on site who are capable of cleaning up a small spill and responding to minor emergencies, but we do not have a fully trained (40 hour HAZWOPER) Emergency Response Team on site. We are not handling large volumes of chemicals at this company.

5. Describe procedures for immediate inspection, isolation, and shutdown of equipment or systems that may be involved in a hazardous materials release or threatened release.

In the event of a spill, we will remove any unaffected materials to a safe location as a part of our control of the event. If any energized equipment is involved, it will be de-energized if it could present a hazard.

EMPLOYEE TRAINING PLAN

All employees must participate in an on-going training program that addresses proper hazardous materials handling and emergency response procedures. New hires must receive initial training and existing employees must receive annual "refresher" training.

1. Describe employee training as it pertains to the following:
 - a. Safe handling and management of hazardous materials or wastes
 - b. Notification and evacuation of facility personnel and visitors
 - c. Notification of local emergency responders and other agencies
 - d. Use and maintenance of emergency response equipment
 - e. Implementation of emergency response procedures
 - f. UST monitoring and release response procedures
- a. All employees will be trained on basic Hazard Communication training and Chemical Hygiene as required by Title 8 sections 5191 and 5194, respectively. Additionally, employees will be trained, as applicable on Hazardous Waste as required by 22 CCR, 66262.34/66265.16.
 - b. Training employees on notification of and evacuation of facility personnel will be as per Title 8 sections 3220 and 3221: Emergency Action and Fire Prevention
 - c. Same as "b"
 - d. All personnel will be offered training in the use of fire extinguishers, and in the use of the spill response kits, and when to use them.
 - e. Same as "b"
 - f. There are no UST on this site.

Training will be based on Calysta's environmental health and safety procedures and will be tailored for this specific location and for the specific activities occurring at this site.

2. Describe documentation and record keeping procedures for training activities. Please note that if you generate hazardous waste at your business, you must also maintain documents onsite that indicate employee names and job titles, job descriptions, and descriptions of the type and amount of initial and refresher training.

Training will be documented with sign-in sheets as well as a copy of the material covered for each subject. These records will be maintained on site for at least three years. Training records will include the person's name, signature, date of training, subjects covered, and the trainer's signature. Calysta will also maintain employee personnel files containing job titles, job descriptions, and the resumes or CV of those people filling those jobs.

CLOSURE PLAN

Contact San Mateo County Environmental Health prior to business closure. Business closure guidelines are available upon request.

1. Describe procedures that will be implemented in the event of a full or partial site closure. Include agency notification, hazardous materials removal, hazardous waste disposal, equipment breakdown and removal, and site decontamination.

In the event of a site closure, Calysta will work with the County and City to determine current closure plan requirements. Calysta will utilize an acceptable licensed environmental contractor as necessary to remove, decontaminate, verify, and document these actions.

	A	B	C	D	E	F
1	Index#	Chemical/Product Name	Size	Location	CAS#	Hazard Informa
2	8	1-Dodecanol	1 lb	Flamma	112-53-8	Flamm
3	15	2-Propanol	1 gal	chem ca	67-63-0	flam
4	27	Acetone	1.5 gal	chem ca	67-64-1	flam
5	28	Acetonitrile	1 L	Flamma	75-05-8	Flamm
6	36	Benzene	1L	lab area	71-43-2	flam/tox
7	39	Butyl acetate	1 L	chem ca	123-86-4	Flamm
8	44	Chloroform	1.5 gal	Flamma	67-66-3	Toxic
9	47	Crotonic acid	2 lbs	chem ca	107-93-7	Toxic
10	53	Dichloromethane	1 L	Flamma	75-09-2	Toxic
11	58	Ethyl Acohol 95%	4 gal	Flamma	64-17-5	amm; To
12	62	Ethylbenzene	0.5 gal	Flamma	100-41-4	Flamm
13	67	Ethylene glycol	1 L	chem ca	107-21-1	Toxic
14	69	Ferrous Sulfate, 7-hydrate	1 lb	chem ca	7782-63-0	Toxic
15	73	Formamide	1 L	Flamma	75-12-7	carcin
16	80	Isoamyl acetate	2 lbs	lab area	123-92-2	Flamm
17	81	Isopropanol	1 L	Flamma	67-63-0	Flamm
18	84	Lauric acid	2 lbs	chem ca	143-07-7	Toxic
19	88	Magnesium Sulfate Heptahydrate	2 lbs	chem ca	10034-99-8	Toxic
20	89	Methanol	1 gal	em cabir	67-56-1	Flamm
21	92	Methyl laurate	2 lbs	em cabir	111-82-0	Toxic
22	96	N,N-Dimethyl Formamide	1.5 L	Flamma	68-12-2	Toxic
23	102	Postassium hydroxide	1 lb	chem ca	1310-58-3	corr
24	107	Potassium Phosphate, dibasic	2 lbs	chem ca	7758_11-4	Toxic
25	108	Potassium Phosphate, monobasic	2 lbs	chem ca	7778-77-0	Toxic
26	109	Propionic acid	1 L	chem ca	79-09-4	corr/flam
27	110	Propylene	1 lb	Flamma	115-07-1	Flamm
28	117	Sodium Hydroxide	0.5 lb	acid bas	1310-73-2	Corr
29	118	Sodium Hydroxide Solution, 10N	1 L	acid base cab		cor
30	119	Sodium Hydroxide Solution, 1N	1 L	acid base cab		cor
31	121	Sodium Nitrate	6 lbs	chem ca	7631-99-4	Toxic
32	124	Styrene	2 lbs	Flamma	100-42-5	Toxic
33	127	Sulfuric acid	1 L	acid bas	7664-93-9	corr
34	130	Toluene	1 L	lab area	108-88-3	Flamm
35	132	Triethylamine	0.5 lbs	lab area	121-44-8	Corr
36	166	Ammonia Chloride	1 liter	chem cabinet		corr
37	178	Compressed Gas - Methane	1000 cu ft	gas storage		Flammabl
38	183	Compressed Gas - Helium	400 cu. ft.	gas storage		
39	185	Compressed Gas - Argon	200 cu. ft.	gas storage		
40	186	Compressed Gas - Air (zero)	200 cu. ft.	gas storage		
41	187	various R&D flammable liquids	< 1 gal	chem cabinet		flam
42	188	various R&D flammable solids	< 1 lb	chem cabinet		flam

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F1



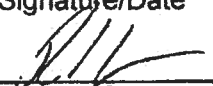
**DEVELOPMENT SERVICES
PLANNING DIVISION**

**Contact: Kyle Perata 650-330-6721 or
ktperata@menlopark.org**
701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 330-6702
FAX (650) 327-1653

**AGENCY REFERRAL FORM
RETURN DUE DATE: Friday, June 6, 2014**

DATE: May 23, 2014

TO: MENLO PARK FIRE PROTECTION DISTRICT
Ron Keefer
170 Middlefield Road
Menlo Park, CA 94025
(650) 323-2407

Applicant	Calysta Energy
Applicant's Address	1140 O'Brien Drive, Suite B, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-492-6880
Contact Person	Catherine Smith
Business Name	Calysta Energy
Type of Business	Research and development of sustainable fuels and chemicals
Project Address	1140 O'Brien Drive, Suite B, Menlo Park, CA 94025
FOR OFFICE USE ONLY	
<input type="checkbox"/> The hazardous materials listed are not of sufficient quantity to require approval by this agency.	
<input checked="" type="checkbox"/> The Fire District has reviewed the applicant's plans and use of listed hazardous materials/chemicals and has found the proposal to be in compliance with all applicable Fire Codes.	
<input type="checkbox"/> The Fire District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).	
The applicant's proposal has been reviewed by the Menlo Park Fire Protection District by:	
Signature/Date  5/27/14	Name/Title (printed) RONALD KEEFER, Ass't FM
Comments:	

G1




**DEVELOPMENT SERVICES
PLANNING DIVISION**

**Contact: Kyle Perata 650-330-6721 or
ktperata@menlopark.org
701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 330-6702
FAX (650) 327-1653**

**AGENCY REFERRAL FORM
RETURN DUE DATE: Friday, June 6, 2014**

DATE: May 23, 2014

TO: SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
Dan Romf, Hazardous Materials Specialist
San Mateo County Environmental Health
2000 Alameda de las Pulgas, Ste 100
San Mateo, CA 94403
(650) 372-6235

Applicant	Calysta Energy
Applicant's Address	1140 O'Brien Drive, Suite B, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-492-6880
Contact Person	Catherine Smith
Business Name	Calysta Energy
Type of Business	Research and development of sustainable fuels and chemicals
Project Address	1140 O'Brien Drive, Suite B, Menlo Park, CA 94025
FOR OFFICE USE ONLY	
<input type="checkbox"/> The hazardous materials listed are not of sufficient quantity to require approval by this agency.	
<input checked="" type="checkbox"/> The Health Department has reviewed the applicant's plans and use of listed hazardous materials/chemicals and has found the proposal to be in compliance with all applicable Codes.	
<input type="checkbox"/> The Health Department has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures). The Health Department will inspect the facility once it is in operation to assure compliance with applicable laws and regulations.	
The applicant's proposal has been reviewed by the San Mateo County Environmental Health Services Division by:	
Signature/Date	Name/Title (printed)
 5/27/14	Dan Romf H.M.S.I.I.
Comments:	



DEVELOPMENT SERVICES PLANNING DIVISION

701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 858-3400
FAX (650) 327-5497

AGENCY REFERRAL FORM

DATE: June 6th, 2014

TO: WEST BAY SANITARY DISTRICT
500 Laurel Street
Menlo Park, CA 94025
(650) 321-0384

Applicant	Calysta Energy
Applicant's Address	1140 O'Brien Drive, Suite B, Menlo Park
Telephone/FAX	Tel: 650-492-6880
Contact Person	Catherine Smith
Business Name	Calysta Energy
Type of Business	Research and development of sustainable fuels and chemicals
Project Address	1140 O'Brien Drive, Suite A, Menlo Park

FOR OFFICE USE ONLY

- ☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.
- ☒ The Sanitary District has reviewed the applicant's proposed plans and use of listed hazardous materials/chemicals and has found that the proposal meets all applicable Code requirements.
- ☐ The Sanitary District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).

The applicant's proposal has been reviewed by the West Bay Sanitary District by: Jed Beyer
Inspector

Signature/Date

Name/Title (printed)

Comments:

G3



**DEVELOPMENT SERVICES
PLANNING DIVISION**

**Contact: Kyle Perata 650-330- 6721 or
ktperata@menlopark.org**
701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 330-6702
FAX (650) 327-1653

**AGENCY REFERRAL FORM
RETURN DUE DATE: Friday, June 6, 2014**

DATE: May 23, 2014

TO: CITY OF MENLO PARK BUILDING DIVISION
701 Laurel Street
Menlo Park, CA 94025
(650) 330-6704

Applicant	Calysta Energy
Applicant's Address	1140 O'Brien Drive, Suite B, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-492-6880
Contact Person	Catherine Smith
Business Name	Calysta Energy
Type of Business	Research and development of sustainable fuels and chemicals
Project Address	1140 O'Brien Drive, Suite B, Menlo Park, CA 94025
FOR OFFICE USE ONLY	
<input type="checkbox"/> The hazardous materials listed are not of sufficient quantity to require approval by this Division.	
<input checked="" type="checkbox"/> The Building Division has reviewed the applicant's plans and listed hazardous materials/chemicals and has found that the proposal meets all applicable California Building Code requirements.	
<input type="checkbox"/> The Building Division has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).	
The applicant's proposal has been reviewed by the City of Menlo Park's Building Division by:	
Signature/Date <i>Ron LaFrance</i> 6/5/14	Name/Title (printed) Ron LaFrance, Building Official
Comments:	

64



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF JULY 21, 2014
AGENDA ITEM D2

LOCATION:	4065 Campbell Avenue	APPLICANT:	Memry Corporation
EXISTING USE:	Manufacturing	PROPERTY OWNER:	4065 Associates
PROPOSED USE:	Manufacturing	APPLICATION:	Use Permit
ZONING:	M-2 (General Industrial District)		

PROPOSAL

The applicant is requesting a revision to a use permit, previously approved in 1992, to modify the quantities of hazardous materials used and stored at the site. The subject property is located in the M-2 (General Industrial) zoning district and the hazardous materials are used in association with the manufacturing of metallic components. The applicant is proposing to install a new 5,600-liter liquid argon tank and associated screening, which would be located within the existing rear storage yard.

ANALYSIS

Site Location

The subject site is located at 4065 Campbell Avenue. The company, Memry Corporation, occupies the entire building. The immediately adjacent parcels along Campbell Avenue are also part of the M-2 zoning district, and are occupied by a variety of warehouse, light manufacturing, research and development (R&D), and office uses. The properties to the rear of the subject site, along Marsh Road, are located in the C-4, C-4(X), and M-2 zoning districts, and are occupied by general office buildings and a gas station. The nearest residential properties are located approximately 700 feet to the north of the subject building, across Marsh Road, in Redwood City. In 1992, Memry Corporation received use permit approval for the use of hazardous materials and outside storage of materials and equipment associated with its manufacturing processes.

Project Description

Memry Corporation manufactures super-elastic and shape memory alloys such as wires, tubes, and other components from nickel titanium or nitinol. At this time, the applicant is requesting a use permit to increase the amount of argon stored and used on-site in order to improve the efficiency of the manufacturing process. The applicant is proposing to temporarily relocate the existing two argon tanks from the current location at the rear-left corner of the building, install a new argon tank (and associated screening), and then remove the two existing argon tanks from the site. The phasing plan would allow Memry to continue operating during construction of the new pad and tank.

The existing site contains approximately 2,000 liters and the applicant is proposing to increase the amount of argon stored on-site to 5,600 liters. The new tank would be located in the same location as the existing dual tank system. The applicant is proposing to screen the new tank with a new chainlink fence with slats of approximately 16 feet in height. The screen would completely conceal the proposed tank and is generally consistent with other fencing/screening at the subject site and in the larger M-2 zoning district. The applicant has submitted a project description letter that is included in Attachment C. In addition, the applicant submitted aerial photographs identifying the location of the existing, proposed, and temporary argon tanks. The photographs are included in Attachment D.

Proposed Hazardous Materials

Proposed hazardous materials include flammable gases, nonflammable gases, oxygen, flammable liquids, oxidizers, toxics, and corrosives. A complete list of the types of chemicals is included in Attachment F. Since the existing operations within the building are not proposed to change, the project plans, included as Attachment B, focus on the modifications to the argon tanks. The project plans identify the existing tanks, the relocation of the existing tanks in the temporary location, and the proposed single tank. The project plans also identify the size and type of screening proposed for the new tank. The relocation of the tanks in a temporary location is necessary to allow operations to continue while the new larger tank is installed. Only trained personnel would handle the hazardous materials. Except for the amounts in daily use, all materials will be stored properly in containers that are compatible with the contents.

The Hazardous Materials Business Plan (HMBP), included as Attachment E, provides the types and quantities of chemicals that would be used and stored, and includes an emergency response plan, an employee-training plan, and a record keeping plan. The applicant has submitted a comprehensive chemical inventory (Attachment F) that identifies the requested storage quantities for the proposed chemicals. Staff has included conditions to the approval that would limit changes in use of hazardous materials, require a new business to submit a HMBP to seek compliance if the existing use is discontinued, and address violations of other agencies in order to protect the health and safety of the public.

Agency Review

The Menlo Park Fire Protection District (MPFPD), City of Menlo Park Building Division, West Bay Sanitary District, and San Mateo County Environmental Health Services Division were contacted regarding the proposed use and storage of hazardous materials on the project site. Their correspondence has been included as Attachment G. Each entity found the proposal to be in compliance with all applicable standards and has approved or conditionally approved the proposal. The San Mateo County Health Division conditionally approved the proposal, stating that an updated HMBP will be required after installation of the new tank. Additionally, no industrial discharge to the sewer is planned.

Correspondence

Staff has not received any correspondence on this project.

Conclusion

Staff believes that the proposed operations would comply with all industry standard precautions to protect personnel and the environment. No extraordinary measures are required for the proposed operations. Staff believes that the proposed use and quantities of hazardous materials would be compatible and consistent with other uses in this area. The proposed tank would be located at the rear of the building, and would be completely screened to reduce any possible visual impacts. The HMBP has been approved by the relevant agencies, and includes a training plan and protection measures in the event of an emergency. The proposed use permit would allow an existing company to improve the efficiency of its operations and continue to operate within Menlo Park. Staff recommends that the Planning Commission approve the proposed project.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit revision subject to the following **standard** conditions:

- a. Development of the project shall be substantially in conformance with the plans provided by WHL Architects, consisting of nine plan sheets, dated received July 8, 2014, and approved by the Planning Commission on July 21, 2014 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
- b. 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.
- c. 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.
- d. If there is an increase in the quantity of hazardous materials on the project site, a change in the location of the storage of the hazardous materials, or the use of additional hazardous materials after this use permit is granted, the applicant shall apply for a revision to the use permit.
- e. Any citation or notification of violation by the Menlo Park Fire Protection District, San Mateo County Environmental Health Department, West Bay Sanitary District, Menlo Park Building Division or other agency having responsibility to assure public health and safety for the use of hazardous materials will be grounds for considering revocation of the use permit.
- f. If the business discontinues operations at the premises, the use permit for hazardous materials shall expire unless a new business submits a new hazardous materials business plan to the Planning Division for review by the applicable agencies to determine whether the new hazardous materials business plan is in substantial compliance with the use permit.

Report prepared by:
Kyle Perata
Associate Planner

Report reviewed by:
Thomas Rogers
Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 1,320-foot radius of the subject property. Planning Commission action will be effective after 15 days unless the action is

appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

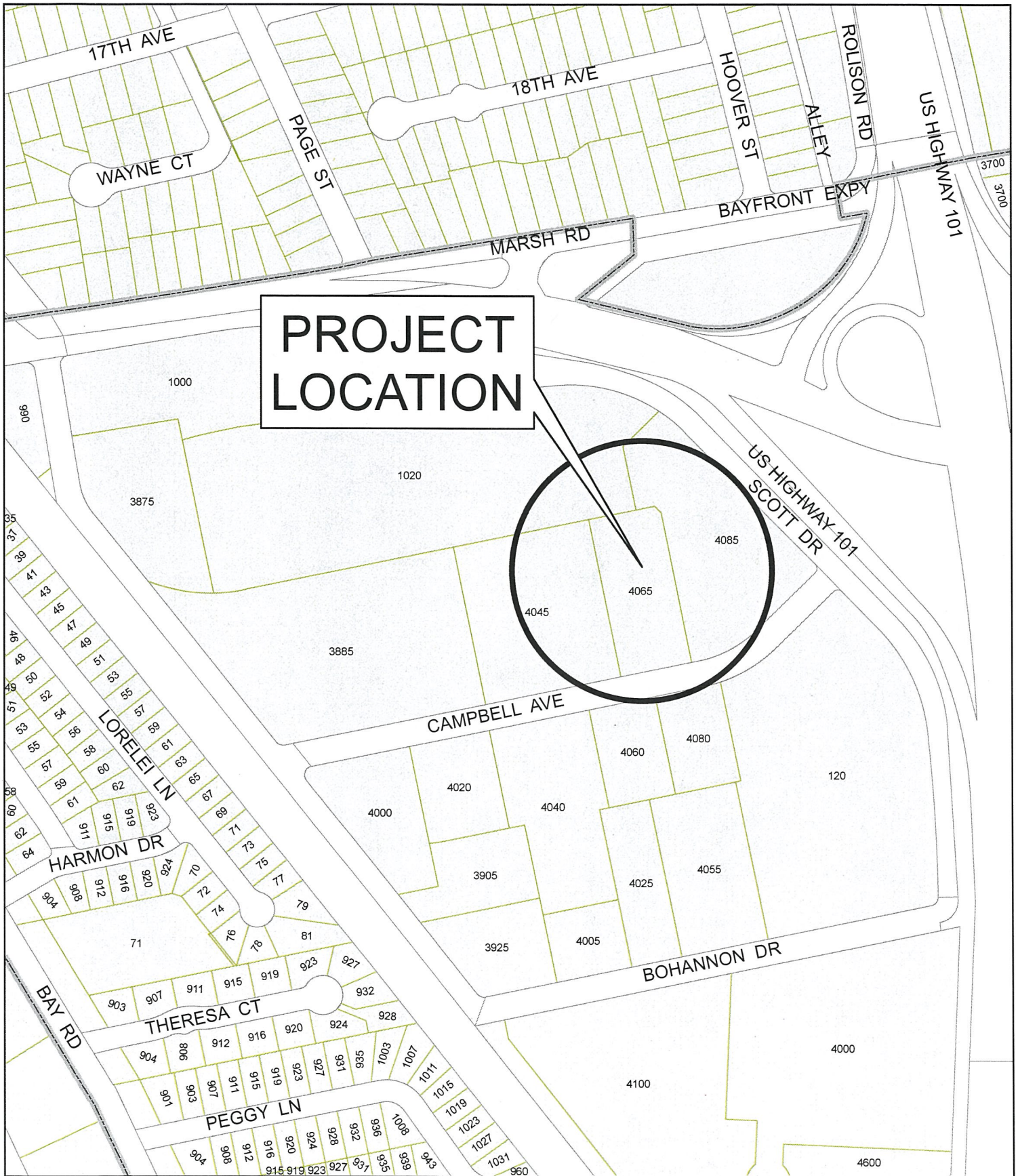
- A. Location Map
- B. Project Plans
- C. Project Description Letter
- D. Aerial Photographs
- E. Hazardous Materials Business Plan
- F. Chemical Inventory
- G. Hazardous Materials Agency Referral Forms:
 - Menlo Park Fire Protection District
 - San Mateo County Environmental Health Department
 - West Bay Sanitary District
 - Menlo Park Building Division

EXHIBIT TO BE PROVIDED AT MEETING

None

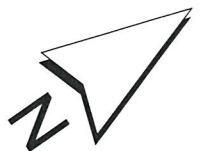
Note: Attached are reduced versions of maps and diagrams submitted by the applicant. The accuracy of the information in these drawings is the responsibility of the applicant, and verification of the accuracy by City Staff is not always possible. The original full-scale maps and drawings are available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

V:\STAFFRPT\PC\2014\072114- 4065 Campbell Avenue (Memry).doc



CITY OF MENLO PARK
LOCATION MAP
4065 CAMPBELL AVE

A1



DRAWN: KTP CHECKED: KTP DATE: 7/21/14 SCALE: 1" = 300' SHEET: 1

**EXISTING CONDITIONS AND
CONSTRUCTION PREPARATION
FLOOR PLAN LEGEND**

EXISTING WALL, DOOR AND WINDOW TO
REMAIN
← EXISTING WALL, DOOR AND WINDOW TO
BE REMOVED



1200 BLANCKSON AVE. STE. 100 BURLINGAME, CA 94010
PHONE: 650-350-0001 FAX: 650-350-0002 www.whiarchitects.com



**MEMRY CORPORATION
TENANT IMPROVEMENT**
4065 CAMPBELL AVE.
MENLO PARK, CA 94025

**EXISTING CONDITIONS AND
CONSTRUCTION PREPARATION
FLOOR PLAN NOTES**

1. REMOVAL OF EXISTING HAZARDOUS MATERIALS INCLUDING ASBESTOS, LEAD, AND PCB'S SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. ALL MATERIALS REMOVED SHALL BE PROPERLY HANDLED AND DISPOSED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES.
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Revision	Description	Date
1	ISSUED FOR PERMIT	01/25/04
2	ISSUED FOR PERMIT	01/25/04
3	ISSUED FOR PERMIT	01/25/04

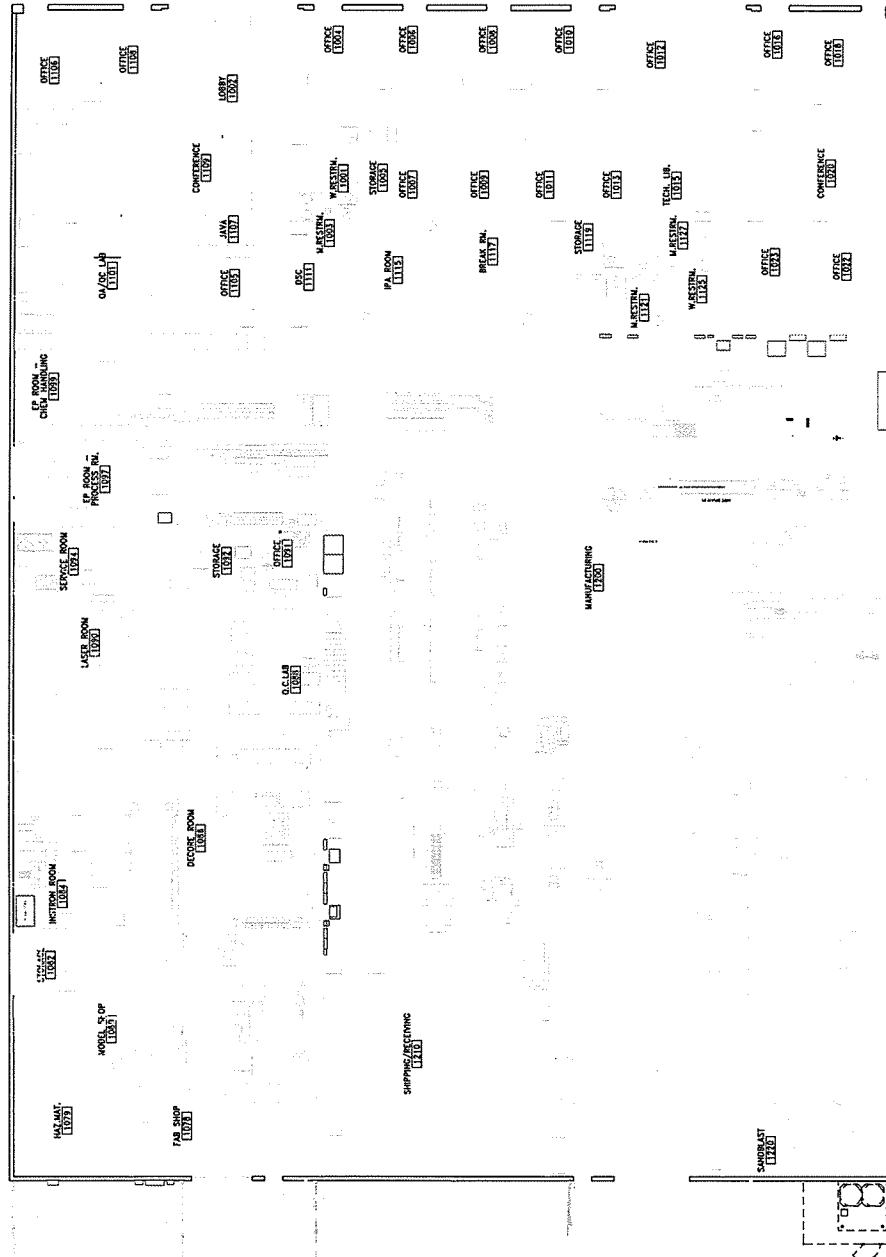
**Drawing Title
EXISTING CONDITIONS AND
CONSTRUCTION PREPARATION
FLOOR PLAN**

Bill Project No. 13121
Scale 1/8"=1'-0"
Drawing No. AD1.1
Date Issued 11/09/10
SHEET NO. 100



1

EXISTING CONDITIONS AND CONSTRUCTION PREPARATION FLOOR PLAN
1/8"=1'-0"



B3

NEW CONDITIONS FLOOR PLAN NOTES

1. REFER TO COVER SHEET (DRAWING NO. A-0) FOR GENERAL NOTES AND OTHER SPECIAL REQUIREMENTS. REFER TO EACH DRAWING FOR SPECIFIC REQUIREMENTS. NOT TO BE USED FOR ANY OTHER PURPOSES. NOT TO BE USED FOR ANY OTHER PURPOSES. NOT TO BE USED FOR ANY OTHER PURPOSES.

Revision	Description	Date
1	ISSUED FOR CONSTRUCTION	01/27/12
2	FOR RECORD	01/27/12
3	AS SHOWN	01/27/12

Drawing Title
**NEW CONDITIONS:
FLOOR PLAN**

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11/04/13

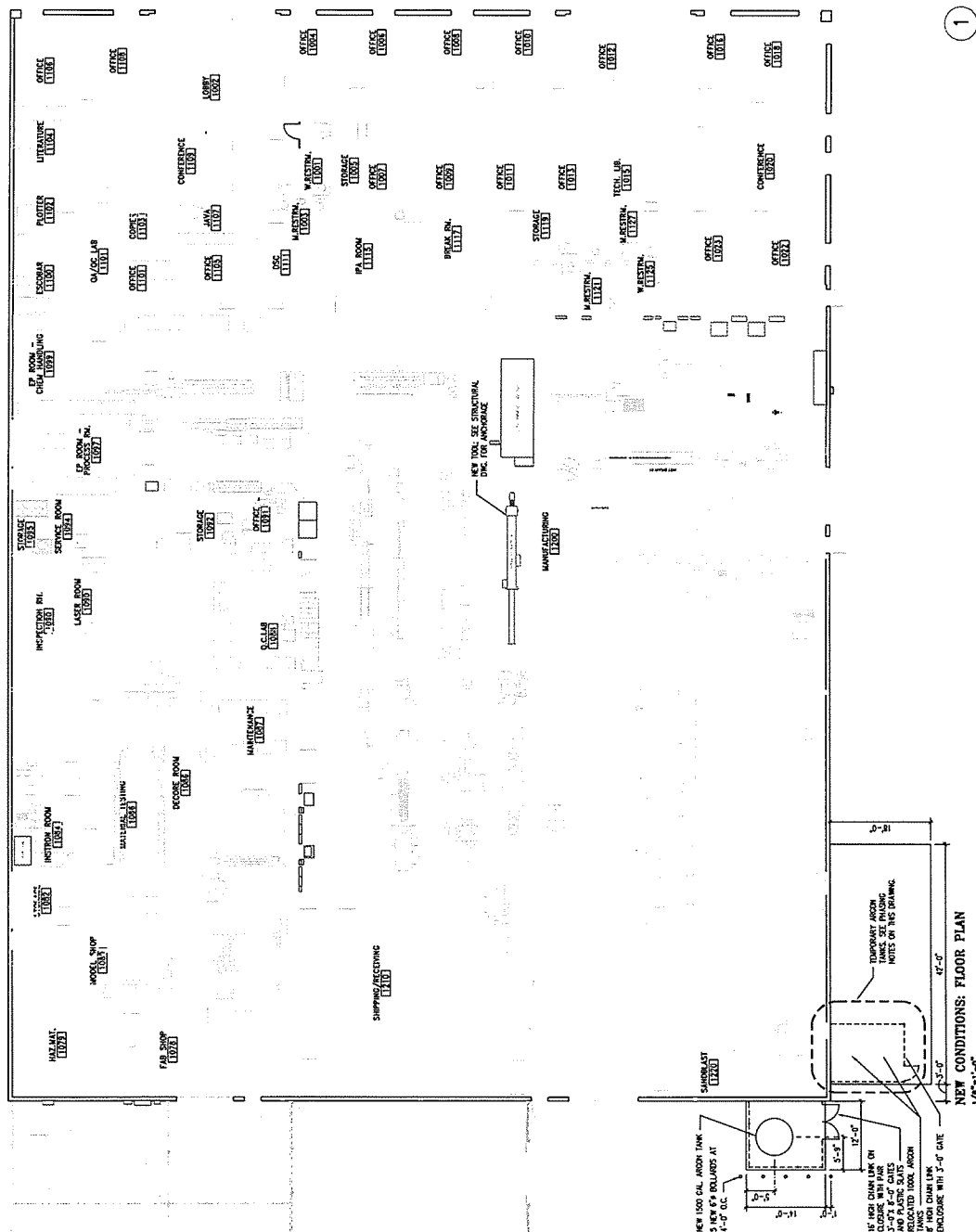
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NEW CONDITIONS FLOOR PLAN
KEY NOTES

- 1** ON THE SIDE TO WHICH THE DOOR SWINGS: PROVIDE A MINIMUM CLEAR DISTANCE OF 1'-6" BETWEEN THE ADJACENT WALL AND STRIKE EDGE OF THE DOOR.
- 2** ON THE PUSH SIDE OF THE DOOR: PROVIDE A MINIMUM CLEAR DISTANCE OF 1'-0" BETWEEN THE ADJACENT WALL AND STRIKE EDGE OF THE DOOR.

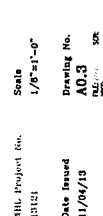
PHASING NOTES

1. PREPARE PAD ON SOUTH (LEFT AS VIEWED FROM THE STREET) SIDE OF BUILDING TO RECEIVE THE TANKS.
2. REMOVE EXISTING TANKS, REDUCE FROM WEST SIDE PAD TO SOUTH SIDE PAD, AND INSTALL PROTECTIVE TANKS.
3. HOOK UP REDUCED TANKS. THESE WILL SERVE THE BUILDING PROCESSES DURING CONSTRUCTION.
4. INSTALL NEW CONCRETE PAD FOR PROPOSED 1500 GALLON ARSON TANK.
5. REMOVE EXISTING TANKS, REDUCE FROM WEST SIDE PAD TO SOUTH SIDE PAD, AND HOOK UP AND ACTIVATE NEW 1500 GALLON ARSON TANK.
6. DEACTIVATE AND UNHOOK 1000 GALLON ARSON TANKS.
7. REMOVE EXISTING AND 1000 TANKS AND DISPOSE OF OFF SITE.






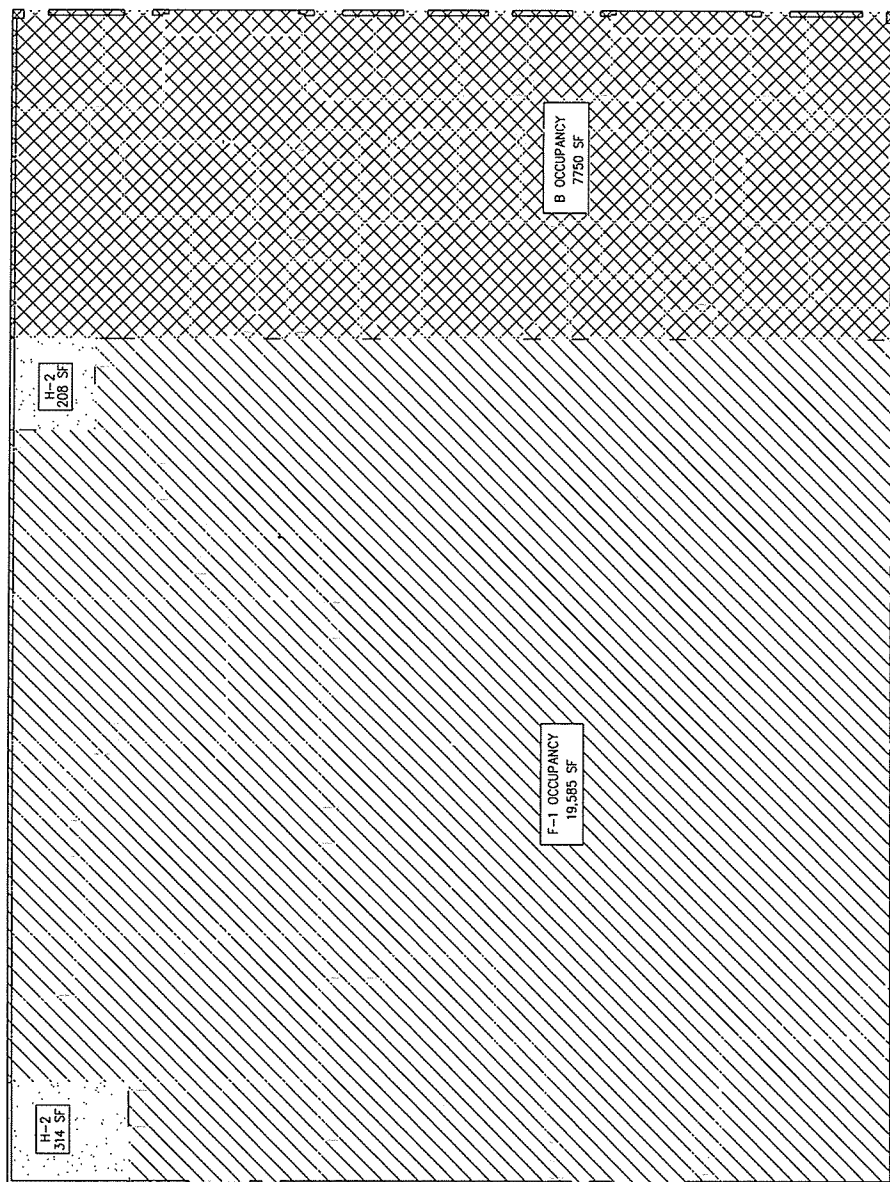
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LEGEND

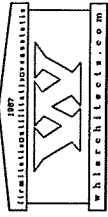
	F-1 OCCUPANCY
	B-1 OCCUPANCY
	H-2 OCCUPANCY



REF.  1

1/8"=1'-0"

Sum of the Ratio Calculation						
IL open 3	0.46	Type III-B	Sprinklered	Single Story		
Occupancy	A, "Basic Allowable Area"	Ax+1, "Frontage Increase"	Ax+1, Sprinkler Increase	A, "Allowable Area"	Actual Area	Ratio
Group	CBC Section 503, Table 503	CBC Section 506	CBC Section 506.3	CBC Section 506.1		
Chapter 3	19000	8676	57000	84676	77520	0.092
B	12000	5479	36000	53479	15585	0.366
F-1	7000	2196	0	0	10186	522
H-2	0	0	0	0	0	0.051
	0	0	0	0	0	0
	0	0	0	0	0	0
Area of Building from measurements					27827	
Sum of the Ratios						0.51



WHI, 4065 CAMPBELL AVE., STE. 200, MENLO PARK, CA 94025
PHONE: 650-326-1000 FAX: 650-326-1001 WWW.WHICONTRACTORS.COM



MEMRY CORPORATION
TENANT IMPROVEMENT
4065 CAMPBELL AVE.
MENLO PARK, CA 94025

Revision	Description	Date
1	ISSUED FOR PERMIT	05/05/14
2	ISSUED FOR CONSTRUCTION	05/05/14
3	ISSUED FOR CONSTRUCTION	05/05/14
4	ISSUED FOR CONSTRUCTION	05/05/14
5	ISSUED FOR CONSTRUCTION	05/05/14
6	ISSUED FOR CONSTRUCTION	05/05/14
7	ISSUED FOR CONSTRUCTION	05/05/14
8	ISSUED FOR CONSTRUCTION	05/05/14
9	ISSUED FOR CONSTRUCTION	05/05/14
10	ISSUED FOR CONSTRUCTION	05/05/14
11	ISSUED FOR CONSTRUCTION	05/05/14
12	ISSUED FOR CONSTRUCTION	05/05/14
13	ISSUED FOR CONSTRUCTION	05/05/14
14	ISSUED FOR CONSTRUCTION	05/05/14
15	ISSUED FOR CONSTRUCTION	05/05/14
16	ISSUED FOR CONSTRUCTION	05/05/14
17	ISSUED FOR CONSTRUCTION	05/05/14
18	ISSUED FOR CONSTRUCTION	05/05/14
19	ISSUED FOR CONSTRUCTION	05/05/14
20	ISSUED FOR CONSTRUCTION	05/05/14

Drawing Title
EXTERIOR ELEVATIONS

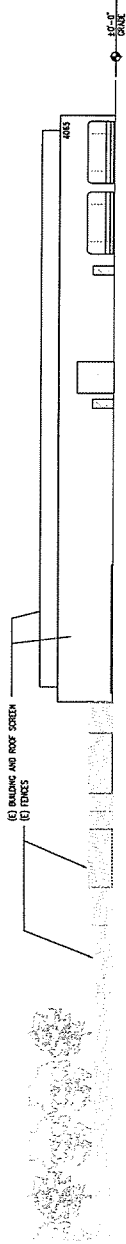
Scale
AS NOTED

Date Issued
05/05/14

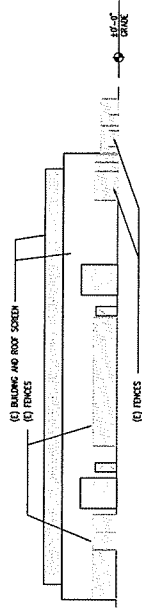
Drawing No.
A5.1

Rev.
1

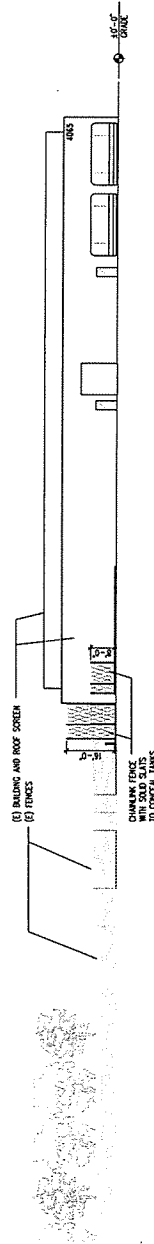
SR



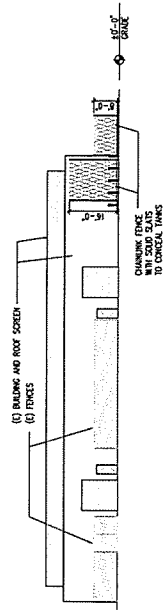
EXISTING CONDITIONS: EXTERIOR ELEVATION - SOUTH
1/16"=1'-0"



EXISTING CONDITIONS: EXTERIOR ELEVATION - WEST
1/16"=1'-0"



NEW CONDITIONS: EXTERIOR ELEVATION - SOUTH
1/16"=1'-0"



NEW CONDITIONS: EXTERIOR ELEVATION - WEST
1/16"=1'-0"

B8

RECEIVED

JUN 04 2014

CITY OF MENLO PARK
PLANNING

Memry Corporation Argon Tank Project

4065 Campbell Ave. Menlo Park, CA.

Memry Corporation would like to submit the following proposal for your consideration. If approved Memry is requesting a "Use Permit" for a temporary argon supply system and a permanent "Use Permit" for a new system. Recent discussions that include MPFD, City of Menlo Park, Bohannon Property Group and Praxair motivated Memry to investigate the cost and determine the effects of increasing argon storage capacity. After this exploration, it was determined to be financially beneficial to the company, as well as, to support the surrounding business with decreased noise and traffic. Also decreased deliveries will support better air quality by reducing pollutants from our vendor's trucks.

The plan is simple. Current volume of liquid Argon at our production plant is 2000L. It is our intention to increase the current storage capacity to 5600L.

CI

The plan and execution is very simple:

- Temporarily relocate our existing 2000L system using engineering calculations.
 - Move the dual tank approximately 11' from its current location to a 14" raised concrete area already in existence.
 - Secure tanks using engineering calculations.
 - Safety fence around tanks.
 - Post NFPA diamond
 - (This existing area has four 4' steel safety bollards already installed.)
- Demolition of the current 2000L concrete pad begins once the temporary system is operational.
- A new engineered concrete pad will be constructed to support the weight of the new 5600L tank. (See attached Engineering)
- A new engineered fence/screen will cover the height of the new 16' tank.
 - This fence will match the existing fence found at the property.
 - The new fence will use the same footprint once the existing 8' fence is removed.
 - Tank will be hidden from view. There will not be a need to paint the tank.
 - The fence will have two gates for safety egress.
- The tank and fence will approximately match the height of the building.
- Safety bollards will be installed to protect the newly installed tank.
- Once the new system is operational and signed off by local agencies, the temporary tank system will be removed.

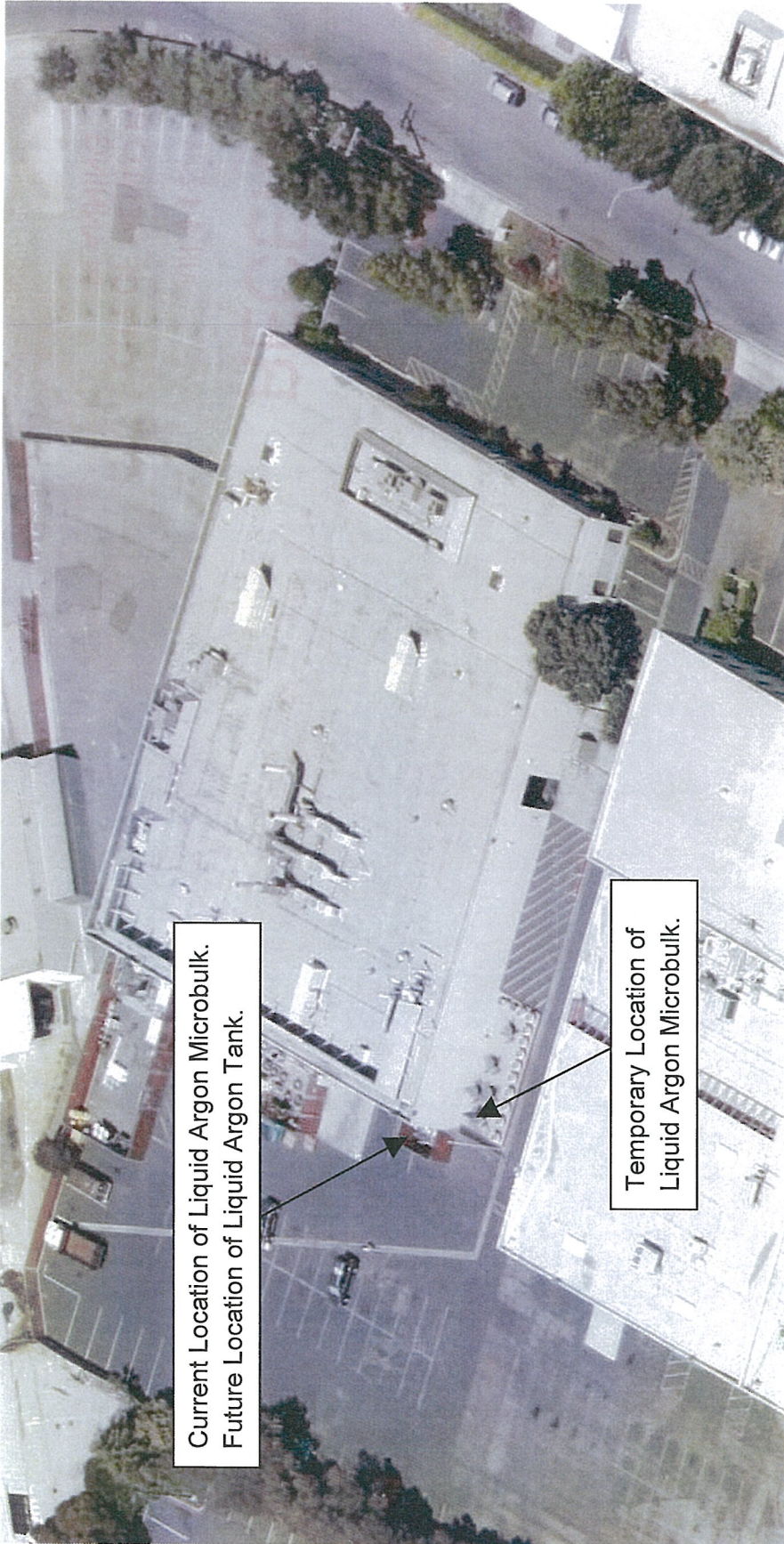
Summary: Once complete the only visual difference will be the height of the fence in the remote location of the property.

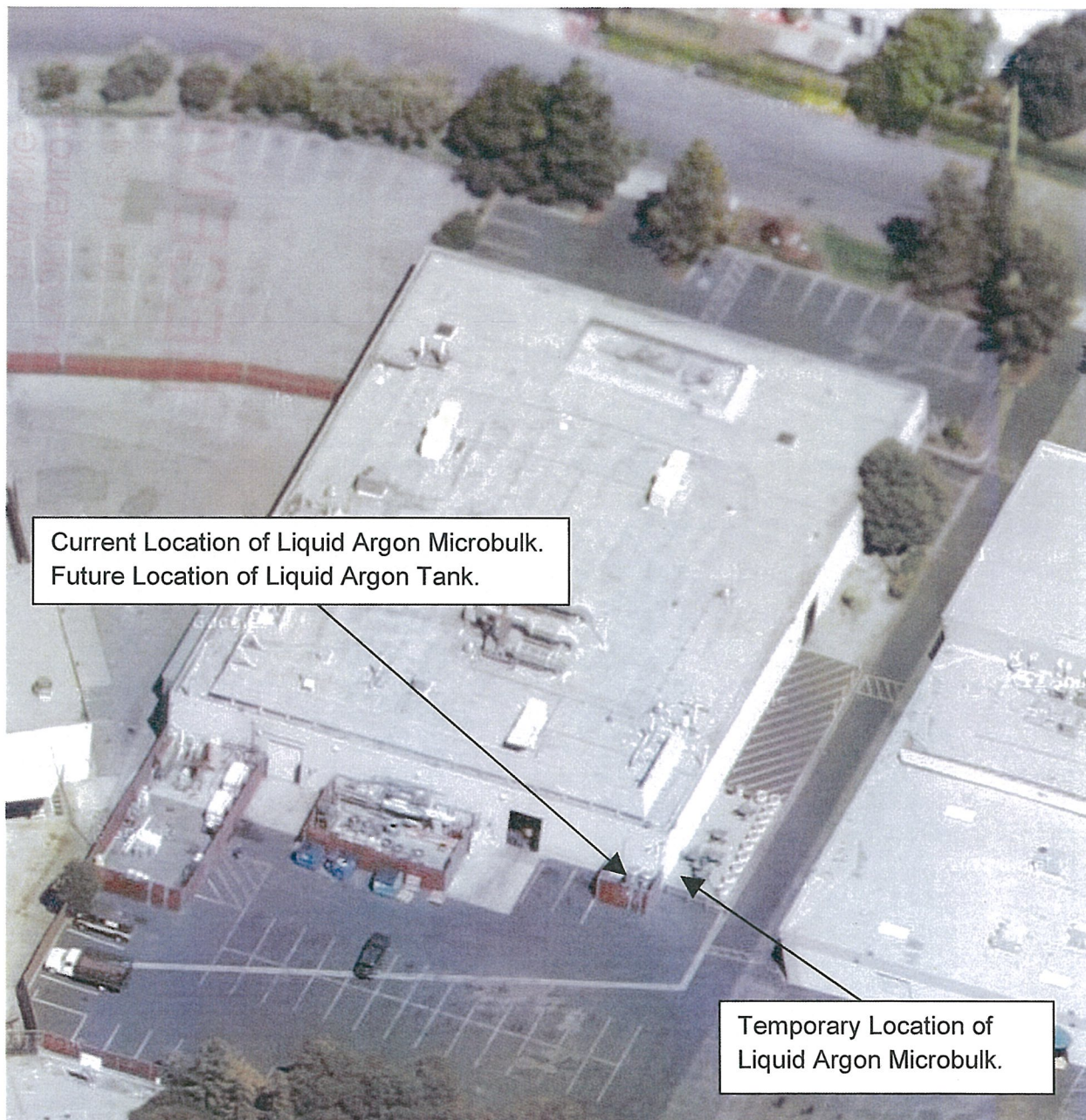
RECEIVED

JUN 04 2014

CITY OF MENLO PARK
PLANNING







UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS OWNER/OPERATOR IDENTIFICATION

Page 1 of 1

I. IDENTIFICATION

FACILITY ID # <i>(Agency Use Only)</i>											1.	BEGINNING DATE 6/1/2014	100.	ENDING DATE 6/1/2014	101.				
BUSINESS NAME <i>(Same as Facility Name or DBA – Doing Business As)</i>												3.		BUSINESS PHONE		102.			
MEMRY Corporation														(650) 395-6360					
BUSINESS SITE ADDRESS												103.		BUSINESS FAX		102a.			
4065 Campbell Avenue														(650) 395-6330					
BUSINESS SITE CITY										104.		ZIP CODE		105.		COUNTY		108.	
Menlo Park										CA		94025				San Mateo			
DUN & BRADSTREET										106.		PRIMARY SIC		107.		PRIMARY NAICS		107a.	
95-6822670												3356				331491			
BUSINESS MAILING ADDRESS																108a.			
4065 Campbell Avenue																			
BUSINESS MAILING CITY										108b.		STATE		108c.		ZIP CODE		108d.	
Menlo Park												CA				94025			
BUSINESS OPERATOR NAME												109.		BUSINESS OPERATOR PHONE				110.	
Christopher Hampton														(650) 395-6276					

II. BUSINESS OWNER

OWNER NAME												111.		OWNER PHONE				112.	
Memry Corporation														(650) 395-6360					
OWNER MAILING ADDRESS																113.			
4065 Campbell Avenue																			
OWNER MAILING CITY										114.		STATE		115.		ZIP CODE		116.	
Menlo Park												CA				94025			

III. ENVIRONMENTAL CONTACT

CONTACT NAME												117.		CONTACT PHONE				118.	
Gregg Spears														(650) 395-6263					
CONTACT MAILING ADDRESS												119.		CONTACT EMAIL				119a.	
4065 Campbell Avenue														gregg_spears@memry.com					
CONTACT MAILING CITY										120.		STATE		121.		ZIP CODE		122.	
Menlo Park												CA				94025			

-PRIMARY-

IV. EMERGENCY CONTACTS

-SECONDARY-

NAME	123.	NAME	128.
Gregg Spears		Christopher Hampton	
TITLE	124.	TITLE	129.
Maintenance Manager		Director of Operations	
BUSINESS PHONE	125.	BUSINESS PHONE	130.
(650) 395-6263		(650) 395-6276	
24-HOUR PHONE	126.	24-HOUR PHONE	131.
(650) 862-0365		(650) 391-6745	
PAGER #	127.	PAGER #	132.
()		()	

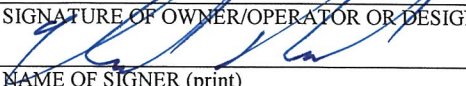
ADDITIONAL LOCALLY COLLECTED INFORMATION:

Billing Address: 4065 Campbell Avenue, Menlo Park, CA 94025

Property Owner: Bohannon Properties

Phone No.: (650) 345-8222

Certification: Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE		DATE	134.	NAME OF DOCUMENT PREPARER		135.
		6/2/14		Glen Edwards		
NAME OF SIGNER (print)		136.		TITLE OF SIGNER		137.
Christopher Hampton				Director of Operations		

**UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES**

Page 1 of 1

I. FACILITY IDENTIFICATION

FACILITY ID # <i>(Agency Use Only)</i>	—	1.	EPA ID # (Hazardous Waste Only)	2.
			CAD009103763	
BUSINESS NAME <i>(Same as Facility Name or DBA - Doing Business As)</i>				
MEMRY Corporation				
BUSINESS SITE ADDRESS				
4065 Campbell Avenue				
BUSINESS SITE CITY			CA	ZIP CODE
Menlo Park			94025	

II. ACTIVITIES DECLARATION

**NOTE: If you check YES to any part of this list,
please submit the Business Owner/Operator Identification page.**

Does your facility...

If Yes, please complete these pages of the UPCF...

A. HAZARDOUS MATERIALS

Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

☒ YES ☐ NO 4.

HAZARDOUS MATERIALS INVENTORY –
CHEMICAL DESCRIPTION

B. CalARP REGULATED SUBSTANCES

Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release Prevention Program (CalARP)?

☐ YES ☒ NO 4a.

Coordinate with your local agency responsible for CalARP.

C. UNDERGROUND STORAGE TANKS (USTs)

Own or operate underground storage tanks?

☐ YES ☒ NO 5.

UST OPERATING PERMIT APPLICATION –
FACILITY INFORMATION
UST OPERATING PERMIT APPLICATION –
TANK INFORMATION

D. ABOVE GROUND PETROLEUM STORAGE

Own or operate ASTs above these thresholds:
Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers?

☐ YES ☒ NO 8.

No form required to CUPAs

E. HAZARDOUS WASTE

Generate hazardous waste?

☒ YES ☐ NO 9.

EPA ID NUMBER – provide at top of this page

Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC §25143.2)?

☐ YES ☒ NO 10.

RECYCLABLE MATERIALS REPORT
(one per recycler)

Treat hazardous waste onsite?

☒ YES ☐ NO 11.

ONSITE HAZARDOUS WASTE TREATMENT
NOTIFICATION – FACILITY PAGE
ONSITE HAZARDOUS WASTE TREATMENT
NOTIFICATION – UNIT PAGE (one page per unit)

Perform treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

☒ YES ☐ NO 12.

CERTIFICATION OF FINANCIAL ASSURANCE

Consolidate hazardous waste generated at a remote site?

☒ YES ☐ NO 13.

REMOTE WASTE CONSOLIDATION SITE
ANNUAL NOTIFICATION

Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned onsite?

☐ YES ☒ NO 14.

HAZARDOUS WASTE TANK CLOSURE
CERTIFICATION

Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste?

☒ YES ☐ NO 14a.

Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.

Serve as a Household Hazardous Waste (HHW) Collection site?

☐ YES ☒ NO 14b.

See CUPA for required forms.

F. LOCAL REQUIREMENTS

(You may also be required to provide additional information by your CUPA or local agency.)

15.

**UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS WASTE
ONSITE HAZARDOUS WASTE TREATMENT NOTIFICATION – FACILITY PAGE**

Page 1 of 1

I. FACILITY IDENTIFICATION

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) MEMRY Corporation	3.	FACILITY ID#	1.
--	----	--------------	----

II. STATUS

NOTIFICATION STATUS 600. <input checked="" type="checkbox"/> a. Amended <input type="checkbox"/> b. Initial <input type="checkbox"/> c. Renewal (PBR Only)	PERMIT STATUS (Check all that apply) 601. <table style="width: 100%;"><tr><td><input type="checkbox"/> a. Facility Permit</td><td><input type="checkbox"/> d. Variance</td></tr><tr><td><input type="checkbox"/> b. Interim Status</td><td><input type="checkbox"/> e. Consent Agreement</td></tr><tr><td><input type="checkbox"/> c. Standardized Permit</td><td></td></tr></table>	<input type="checkbox"/> a. Facility Permit	<input type="checkbox"/> d. Variance	<input type="checkbox"/> b. Interim Status	<input type="checkbox"/> e. Consent Agreement	<input type="checkbox"/> c. Standardized Permit	
<input type="checkbox"/> a. Facility Permit	<input type="checkbox"/> d. Variance						
<input type="checkbox"/> b. Interim Status	<input type="checkbox"/> e. Consent Agreement						
<input type="checkbox"/> c. Standardized Permit							

III. NUMBER OF UNITS AT FACILITY

(Indicate the number of units you operate in each tier. Attach one unit notification page for each unit except CE-CL)

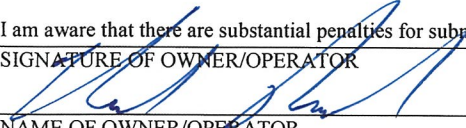
A. _____	Conditionally Exempt – Small Quantity Treatment (CESQT) (May not function under any other tier.)	602.
B. _____	Conditionally Exempt Specified Wastestream (CESW)	
C. <u>1</u>	Conditionally Authorized (CA)	
D. _____	Permit by Rule (PBR)	
E. _____	Conditionally Exempt – Limited (CEL)	
F. _____	Conditionally Exempt Commercial Laundry (CE-CL) (No unit page is required for laundries.)	
G. <u>1</u>	TOTAL UNITS (Must equal the number of unit notification pages attached plus the number of CE-CL units.)	

IV. CERTIFICATION AND SIGNATURE

Waste Minimization - I certify that I have a program in place to reduce the volume, quantity and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment.

Tiered Permitting Certification - I certify that the unit or units described in these documents meet the eligibility and operating requirements of state statutes and regulations for the indicated permitting tier, including generator and secondary containment requirements. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true, accurate, and complete.

I am aware that there are substantial penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

SIGNATURE OF OWNER/OPERATOR 	603.	DATE <u>6/2/14</u>	603.
NAME OF OWNER/OPERATOR Christopher Hampton	604.	TITLE OF OWNER/OPERATOR Director of Operations	605.

REQUEST FOR SHORTENED REVIEW PERIOD (CE and CA only)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
State Reason for Request:	

V. ATTACHMENTS (Check if attached)

ALL tiers except CE-CL (Laundries) must submit: <input type="checkbox"/> 1. One unit specific notification page and one treatment process page per unit <input checked="" type="checkbox"/> 2. Plot Plan (or other grid/map) PBR & CA ONLY: <input checked="" type="checkbox"/> 1. Closure Financial Assurance (formerly DTSC form 1232) <input checked="" type="checkbox"/> Self Certified (< \$10,000) <input type="checkbox"/> Other mechanism <input type="checkbox"/> 2. Prior Enforcement History, if applicable	PBR ONLY <input type="checkbox"/> 1. Tank and container certifications, if required <input type="checkbox"/> 2. Notification of local agency or agencies <input type="checkbox"/> 3. Notification of property owner, if different from business owner
--	--

**UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS WASTE
ONSITE HAZARDOUS WASTE TREATMENT NOTIFICATION – UNIT PAGE**

(One page and attachments per unit)

Page 1 of 1

FACILITY ID#		1.	BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As)	3.
			MEMRY Corporation	

I. TREATMENT UNIT

UNIT ID#	606.	UNIT TYPE/TIER	607.	NUMBER OF TANKS	608.	NUMBER OF CONTAINERS/ TREATMENT AREAS	609.
1		<input type="checkbox"/> a. CESQT <input type="checkbox"/> b. CESW <input checked="" type="checkbox"/> c. CA <input type="checkbox"/> d. PBR <input type="checkbox"/> e. CEL		3		1	
UNIT NAME	610.			MONTHLY TREATMENT VOLUME	611.	UNIT OF MEASURE	612.
AQUASAVER				420		<input type="checkbox"/> a. Pounds <input checked="" type="checkbox"/> b. Gallons	

SPECIFIC WASTE TYPE TREATED (narrative)	613.
DILUTED RINSE WATER FROM BEAKERS USED DURING CHEMICAL PROCESSES. (Mixture of DI Water, Ammonium Bifluoride, Nitric Acid, Phosphoric Acid, Sulfuric Acid, Sulphamic Acid, Electropolish Solution)	

TREATMENT PROCESS DESCRIPTION (narrative)	614.
The system can treat 150 gallons per day at a flowrate of 8 gallons per minute. The waste rinse water is first pH adjusted to ~7. The water is then pumped through a tank with activated Carbon to remove organic contaminants and preserve the capacity of the ion exchange resin. The water next flows through ion exchange tanks to remove inorganic contaminants. The water then flows to a pH monitored discharge tank before discharging to the sewer.	
(NOTE: For each treatment unit, complete and attach the appropriate Waste and Treatment Process Combinations page.)	

II. BASIS FOR NOT NEEDING FEDERAL PERMIT (Check all that apply)

<input type="checkbox"/> a. The treated waste is not a hazardous waste under federal law (California-only waste). <input type="checkbox"/> b. Treated in waste water treatment units (tanks) and discharged to a publicly owned treatment works (POTW)/sewerage agency or under an NPDES permit. <input checked="" type="checkbox"/> c. Treatment in elementary neutralization units. <input type="checkbox"/> d. Treatment in a totally enclosed treatment facility. <input type="checkbox"/> e. Federal conditionally exempt small quantity generator (generated 100 kg., approximately 27 gallons, or less of hazardous waste in a calendar month).	<input checked="" type="checkbox"/> f. Treatment in an accumulation tank or container within 90 days for over 1,000 kg./month generators and 180 or 270 days for generators of 100 to 1,000 kg./month. <input type="checkbox"/> g. Recyclable materials are reclaimed to recover silver or other precious metals. <input checked="" type="checkbox"/> h. Empty container rinsing and/or treatment. <input type="checkbox"/> i. Other (specify below)	615.
--	---	------

III. RESIDUALS MANAGEMENT DESCRIPTION (Check all that apply)

<input checked="" type="checkbox"/> a. Discharge non-hazardous aqueous waste to POTW or sewer. <input type="checkbox"/> b. Discharge non-hazardous aqueous waste under a NPDES permit. <input type="checkbox"/> c. Dispose of non-hazardous solid waste residues at an offsite location.	Residual hazardous waste hauled offsite by a registered hauler. <input type="checkbox"/> d. Offsite recycling <input type="checkbox"/> e. Thermal treatment <input type="checkbox"/> f. Disposal to land <input type="checkbox"/> g. Further treatment <input type="checkbox"/> h. Other method of disposal (describe below)	616.
--	---	------

SECONDARY CONTAINMENT INSTALLATION DATE (If required)	617.
---	------

E4

UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS WASTE

CERTIFICATION OF FINANCIAL ASSURANCE
FOR PERMIT BY RULE AND CONDITIONALLY AUTHORIZED ONSITE TREATERS

☐ a. Initial Certification ☐ b. Amended Certification ☒ c. Annual Certification

700.

Page 1 of 1

I. FACILITY IDENTIFICATION

(Put an asterisk in the left margin next to the amended information)

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As)

3.

MEMRY Corporation

FACILITY ID#

1.

FACILITY EP ID#

2.

CAD009103763

TYPE OF OPERATION ☐ a. PBR-FTU ☒ b. CA ☐ c. Other:

701.

II. ESTIMATED CLOSURE COSTS

NOTE: In addition to the dollar figure below, a written estimate of closure costs must be attached when you submit this section of this page.

702.

ESTIMATED CLOSURE COSTS: \$ 1767.64

III. EXEMPTION FROM FINANCIAL ASSURANCE REQUIREMENTS

I am not required to provide a mechanism because:

☒ a. I certify that my closure cost estimate is less than or equal to \$10,000, or

703.

☐ b. Specify other reasons: _____

704.

☐ c. As a PBR owner or operator, I have not operated more than thirty days in a calendar year. (Does not apply to Conditional Authorization)

705.

IV. CLOSURE FINANCIAL ASSURANCE MECHANISM

☐ I am required to provide a mechanism and it is attached to this page.

706.

MECHANISM ID NUMBER(S):

708.

EFFECTIVE DATE OF CLOSURE ASSURANCE MECHANISM: _____

707.

MECHANISM TYPE

☐ a. Closure Trust Fund

☐ d. Closure Insurance

☐ g. Multiple Financial Mechanisms

709.

(Check one item only)

☐ b. Surety Bond

☐ e. Financial test and Corporate Guarantee

☐ h. Certificate of Deposit

☐ c. Closure Letter of Credit

☐ f. Alternative Mechanism

☐ i. Savings Account

FINANCIAL INSTITUTION, INSURANCE OR SURETY COMPANY/OTHER ORGANIZATION

710.

ADDRESS

711.

CITY

712.

STATE

713.

ZIP CODE

714.

V. OWNER OR OPERATOR CERTIFICATION

SIGNER OF THIS CERTIFICATION

☐ a. Owner

☒ b. Operator

715.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations. (22 CCR Section 66270.11)

SIGNATURE OF OWNER/OPERATOR

DATE

716.

NAME OF OWNER/OPERATOR (Print)

717.

TITLE OF OWNER/OPERATOR

718.

Christopher Hampton

Director of Operations

For use by Unidocs Member Agencies or where approved by your Local Jurisdiction

Business Name: MEMRY Corporation
(Same as Facility Name or DBA)

Chemical Location: 4065 Campbell Avenue, Menlo Park
CA
(Building/Storage Area)

**EPCRA Confidential Location?
Trade Secret Information?**

<input type="checkbox"/>	Yes;	<input checked="" type="checkbox"/>	No
<input type="checkbox"/>	Yes;	<input checked="" type="checkbox"/>	No

Facility ID #
(Agency Use Only)

Page 1 of 4
 (One page per building)

Page 1 of 4
(One page per building or area)

4

Chemical Location: 4065 Campbell Avenue, Menlo Park CA (Building/Storage Area)				EPCRA Confidential Location? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No Trade Secret Information? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No				Facility ID # (Agency Use Only)				-				-				
1.		2.		3.		4.				5.		6.			7.		8.		9.	
Haz. Class	Map and Grid or Location Code	Common Name	Chemical Name	Hazardous Components (For mixtures only)			Type and Physical State	Max. Daily	Average Daily	Largest Cont.	Units	Storage Pressure	Storage Temp.	Hazard Categories						
				Wt. %	EHS	CAS No.														
3	A, G, H, K	Isopropyl Alcohol					<input checked="" type="checkbox"/> pure <input type="checkbox"/> mixture	110	55	55	<input checked="" type="checkbox"/> gallons <input type="checkbox"/> pounds <input type="checkbox"/> cu. feet <input type="checkbox"/> tons	<input checked="" type="checkbox"/> ambient <input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	<input checked="" type="checkbox"/> fire <input type="checkbox"/> reactive <input type="checkbox"/> pressure release <input type="checkbox"/> acute health <input type="checkbox"/> chronic health <input type="checkbox"/> radioactive							
		CAS No.: 67-63-0	<input type="checkbox"/> EHS					Curies: (If radioactive)	Days On Site: 365	Storage Container: * D										
8	B	TL-121 Pickling Agent		<10		5329-14-6	<input type="checkbox"/> pure <input checked="" type="checkbox"/> mixture	198	66	66	<input type="checkbox"/> gallons <input checked="" type="checkbox"/> pounds <input type="checkbox"/> cu. feet <input type="checkbox"/> tons	<input checked="" type="checkbox"/> ambient <input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	<input type="checkbox"/> fire <input type="checkbox"/> reactive <input type="checkbox"/> pressure release <input checked="" type="checkbox"/> acute health <input type="checkbox"/> chronic health <input type="checkbox"/> radioactive							
		CAS No.:	<input type="checkbox"/> EHS					Curies: (If radioactive)	Days On Site: 365	Storage Container: * N										
8, 5.1	C	Hydrogen Peroxide		50			<input type="checkbox"/> pure <input checked="" type="checkbox"/> mixture	6.3	4.3	1.06	<input checked="" type="checkbox"/> gallons <input type="checkbox"/> pounds <input type="checkbox"/> cu. feet <input type="checkbox"/> tons	<input checked="" type="checkbox"/> ambient <input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	<input checked="" type="checkbox"/> fire <input type="checkbox"/> reactive <input type="checkbox"/> pressure release <input checked="" type="checkbox"/> acute health <input type="checkbox"/> chronic health <input type="checkbox"/> radioactive							
		CAS No.:	<input type="checkbox"/> EHS					Curies: (If radioactive)	Days On Site: 365	Storage Container: * N										
8, 5.1	C	Nitric Acid		70	<input checked="" type="checkbox"/>	7697-37-2	<input type="checkbox"/> pure <input checked="" type="checkbox"/> mixture	4	2.6	0.66	<input checked="" type="checkbox"/> gallons <input type="checkbox"/> pounds <input type="checkbox"/> cu. feet <input type="checkbox"/> tons	<input checked="" type="checkbox"/> ambient <input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	<input type="checkbox"/> fire <input type="checkbox"/> reactive <input type="checkbox"/> pressure release <input checked="" type="checkbox"/> acute health <input type="checkbox"/> chronic health <input type="checkbox"/> radioactive							
		CAS No.:	<input type="checkbox"/> EHS					Curies: (If radioactive)	Days On Site: 365	Storage Container: * M										
8	B	Nitric Acid		35	<input checked="" type="checkbox"/>	7697-37-2	<input type="checkbox"/> pure <input checked="" type="checkbox"/> mixture	124	62	62	<input type="checkbox"/> gallons <input checked="" type="checkbox"/> pounds <input type="checkbox"/> cu. feet <input type="checkbox"/> tons	<input checked="" type="checkbox"/> ambient <input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	<input type="checkbox"/> fire <input checked="" type="checkbox"/> reactive <input type="checkbox"/> pressure release <input checked="" type="checkbox"/> acute health <input type="checkbox"/> chronic health <input type="checkbox"/> radioactive							
		Sulfuric Acid		25	<input checked="" type="checkbox"/>	7664-93-9	<input type="checkbox"/> pure <input checked="" type="checkbox"/> mixture	Curies: (If radioactive)	Days On Site: 365	Storage Container: * E										
		Phosphoric Acid		20	<input type="checkbox"/>	7664-38-2	<input type="checkbox"/> solid <input checked="" type="checkbox"/> liquid <input type="checkbox"/> gas													
8	B	Phosphoric Acid		85	<input type="checkbox"/>	7664-38-2	<input type="checkbox"/> pure <input checked="" type="checkbox"/> mixture	0.26	0.26	0.26	<input checked="" type="checkbox"/> gallons <input type="checkbox"/> pounds <input type="checkbox"/> cu. feet <input type="checkbox"/> tons	<input checked="" type="checkbox"/> ambient <input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	<input type="checkbox"/> fire <input type="checkbox"/> reactive <input type="checkbox"/> pressure release <input checked="" type="checkbox"/> acute health <input type="checkbox"/> chronic health <input type="checkbox"/> radioactive							
		CAS No.:	<input type="checkbox"/> EHS					Curies: (If radioactive)	Days On Site: 365	Storage Container: * M										

If EPCRA, sign below:

<http://www.unidocs.org>

Rev. 04/24/00

Non-Waste Hazardous Materials Inventory Statement

Date: 6/1/2014

For use by Unidocs Member Agencies or where approved by your Local Jurisdiction

[illegible]

If EPCRA, sign below:

UN-020EA - 1/2

<http://www.unidocs.org>

Rev. 04/24/00

Non-Waste Hazardous Materials Inventory Statement

For use by Unidocs Member Agencies or where approved by your Local Jurisdiction

Date: 6/1/2014

Business Name: MEMERY Corporation (Same as Facility Name or DBA)		Type of Report on This Page: <input type="checkbox"/> Add; <input type="checkbox"/> Delete; <input checked="" type="checkbox"/> Revise		Page 3 of 4 (One page per building or area)	
Chemical Location: 4065 Campbell Avenue, Menlo Park, CA		Facility ID # (Agency Use Only)		-	
EPCRA Confidential Location? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No Trade Secret Information? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No		-		-	
3. Common Name		4. Hazardous Components (For mixtures only)		5. Type and Physical State	
2. Map and Grid or Location Code		6. Quantities		7. Units	
1. Haz. Class		8. Storage Codes		9. Hazard Categories	
2.2	E	Liquid Argon	Max. Daily 1500 Average Daily 1500 Days On Site: 365 Curies: (If radioactive)	gallons pounds cu. feet tons	fire reactive pressure release acute health chronic health radioactive
		CAS No.: 7440-37-1 <input type="checkbox"/> EHS	Storage Container: A		
2.2	D, M	Liquid Nitrogen	Max. Daily 121.6 Average Daily 60.8 Days On Site: 365 Curies: (If radioactive)	gallons pounds cu. feet tons	fire reactive pressure release acute health chronic health radioactive
		CAS No.: 7727-37-9 <input type="checkbox"/> EHS	Storage Container: L		
2.2	D, M	Compressed Helium	Max. Daily 434 Average Daily 217 Days On Site: 365 Curies: (If radioactive)	gallons pounds cu. feet tons	fire reactive pressure release acute health chronic health radioactive
		CAS No.: 7440-59-7 <input type="checkbox"/> EHS	Storage Container: L		
2.2	D, M	Compressed Argon	Max. Daily 1216 Average Daily 608 Days On Site: 365 Curies: (If radioactive)	gallons pounds cu. feet tons	fire reactive pressure release acute health chronic health radioactive
		CAS No.: 7440-37-1 <input type="checkbox"/> EHS	Storage Container: L		
2.2	D, N	Compressed Nitrogen	Max. Daily 3040 Average Daily 1520 Days On Site: 365 Curies: (If radioactive)	gallons pounds cu. feet tons	fire reactive pressure release acute health chronic health radioactive
		CAS No.: 7727-37-9 <input type="checkbox"/> EHS	Storage Container: L		
3	C	Methyl Alcohol	Max. Daily 8.5 Average Daily 4.3 Days On Site: 365 Curies: (If radioactive)	gallons pounds cu. feet tons	fire reactive pressure release acute health chronic health radioactive
		CAS No.: 67-56-1 <input type="checkbox"/> EHS	Storage Container: M		
* Code Storage Type		Code Storage Type		Code Storage Type	
A Aboveground Tank	D Steel Drum	G Carboy	J Bag	M Glass Bottle or Jug	P Tank Wagon
B Belowground Tank	E Plastic/Non-metallic Drum	H Silo	K Box	N Plastic Bottle or Jug	Q Rail Car
C Tank Inside Building	F Can	I Fiber Drum	L Cylinder	O Tote Bin	R Other

If EPCRA, sign below:

Non-Waste Hazardous Materials Inventory Statement

For use by *Unidocs Member Agencies* or where approved by your *Local Jurisdiction*

Date: 6/1/2014

Business Name: MEMRY Corporation (Same as Facility Name or DBA)		Type of Report on This Page: <input type="checkbox"/> Add; <input type="checkbox"/> Delete; <input checked="" type="checkbox"/> Revise		Page 4 of 4 (One page per building or area)						
Chemical Location: 4065 Campbell Avenue, Menlo Park, CA		Facility ID # (Agency Use Only)		-						
EPCRA Confidential Location? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No Trade Secret Information? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No		-		-						
1.	2.	3.	4.	5.	6.	7.	8.	9.		
Haz. Class	Map and Grid or Location Code	Common Name	Hazardous Components (For mixtures only)	Type and Physical State	Quantities	Units	Storage Codes	Hazard Categories		
None	A	Cimperial 1060CF	Napthenic Petroleum Distillates	<input type="checkbox"/> pure <input checked="" type="checkbox"/> mixture	Max. Daily: 110 Average Daily: 55	<input checked="" type="checkbox"/> gallons <input type="checkbox"/> pounds <input type="checkbox"/> cu. feet <input type="checkbox"/> tons	<input checked="" type="checkbox"/> ambient <input type="checkbox"/> > amb. <input type="checkbox"/> < amb.	<input checked="" type="checkbox"/> fire <input type="checkbox"/> reactive <input type="checkbox"/> pressure release <input type="checkbox"/> acute health <input type="checkbox"/> chronic health <input type="checkbox"/> radioactive		
			Ethoxylated Linear Alcohols	70	64742-52-5					
			Sulfonate Monoethanolamine Salt	7	68920-66-1					
			Monoethanolamine	5	193562-36-6					
			Monoisopropanolamine	5	141-43-5					
8	B	Sodium Hydroxide Solution	Alkoxyated Linear Alcohols	5	78-96-6					
			Sodium Hydroxide	50	1310-73-2					
None	A	Castrol Syntilo 9930	Borates, Tetra, Sodium Salts-Anhydrous	5	1330-43-4					
			Triethanolamine	25	102-71-6					
2.2, 5.1	F, J	Liquid Oxygen								
2.2, 5.1	F	Liquid Oxygen								
2.1	G	MAP-Pro Gas	Propylene	100	115-07-1					
			Propane	0.5	74-98-6					

If EPCRA, sign below:

* Code Storage Type A Aboveground Tank Code Storage Type D Steel Drum Code Storage Type G Carboy Code Storage Type J Bag Code Storage Type M Glass Bottle or Jug Code Storage Type P Tank Wagon

Hazardous Waste Inventory Statement

For use by *Unidocs Member Agencies* or where approved by your *Local Jurisdiction*

Date: 6/1/2014

Business Name: MEMRY Corporation (Same as Facility Name or DBA)		Type of Report on This Page: <input type="checkbox"/> Add; <input type="checkbox"/> Delete; <input checked="" type="checkbox"/> Revise										Page 1 of 3 (One page per building or area)		
Chemical Location: 4065 Campbell Avenue, Menlo Park CA (Building/Storage Area)		Facility ID # (Agency Use Only)												
		EPCRA Confidential Location? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No Trade Secret Information? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No												
1.	2.	3.		4.			5.	6.		7.	8.	9.		10.
Haz. Class	Map and Grid or Location Code	Waste Stream Name	Chemical Name	Hazardous Components		Type and Physical State	Max. Daily	Average Daily	Quantities	Annual Waste Amount	Units	Storage Pressure	Storage Temp.	Hazard Categories
8	A	Absorbent Contaminated with Acid	Nitric Acid	<input checked="" type="checkbox"/>	7697-37-2	<input checked="" type="checkbox"/> waste	70	15	70	250	gallons	<input checked="" type="checkbox"/> ambient	<input checked="" type="checkbox"/> > amb.	fire
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site	Sulfuric Acid	<input checked="" type="checkbox"/>	7664-93-9	<input checked="" type="checkbox"/> solid <input type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: E	State Waste Code: 181	cu. feet	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb.	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	pressure release acute health chronic health radioactive
5,1,8	B	Pickling & Etching Solution	Hydrogen Peroxide	<input type="checkbox"/>	7722-84-1	<input checked="" type="checkbox"/> waste	400	50	400	2800	gallons	<input checked="" type="checkbox"/> ambient	<input checked="" type="checkbox"/> > amb.	fire
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site	Hydrofluoric Acid	<input type="checkbox"/>	7664-39-3	<input checked="" type="checkbox"/> solid <input checked="" type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: E	State Waste Code: 792	cu. feet	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb.	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	pressure release acute health chronic health radioactive
	A, F	Rags/Debris with Oil/Solvents	Isopropyl Alcohol	<input type="checkbox"/>	67-63-0	<input checked="" type="checkbox"/> waste	400	21	250	1100	gallons	<input checked="" type="checkbox"/> ambient	<input checked="" type="checkbox"/> > amb.	fire
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site	Oil	<input type="checkbox"/>	64742-58-1	<input checked="" type="checkbox"/> solid <input checked="" type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: D	State Waste Code: 352	cu. feet	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb.	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	pressure release acute health chronic health radioactive
None	A, F	Coolant	Ethylene Glycol	<input type="checkbox"/>	107-21-1	<input checked="" type="checkbox"/> waste	2400	400	400	22000	gallons	<input checked="" type="checkbox"/> ambient	<input checked="" type="checkbox"/> > amb.	fire
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site		<input type="checkbox"/>		<input checked="" type="checkbox"/> solid <input checked="" type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: D	State Waste Code: 133	cu. feet	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb.	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	pressure release acute health chronic health radioactive
None	A, F	Sludge with Ethylene Glycol	Ethylene Glycol	<input type="checkbox"/>	107-21-1	<input checked="" type="checkbox"/> waste	700	100	700	4750	gallons	<input checked="" type="checkbox"/> ambient	<input checked="" type="checkbox"/> > amb.	fire
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site		<input type="checkbox"/>		<input checked="" type="checkbox"/> solid <input checked="" type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: D	State Waste Code: 343	cu. feet	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb.	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	pressure release acute health chronic health radioactive
		Management Method: <input type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site		<input type="checkbox"/>		<input type="checkbox"/> waste					gallons	<input type="checkbox"/> ambient	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb.	fire
				<input type="checkbox"/>		<input type="checkbox"/> solid <input type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site:	Storage Container:	State Waste Code:	cu. feet	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb.	<input type="checkbox"/> > amb. <input type="checkbox"/> < amb. <input type="checkbox"/> cryogenic	pressure release acute health chronic health radioactive

If EPCRA, sign below:

* Code	Storage Type	Code	Storage Type
A	Aboveground Tank	J	Bag
B	Belowground Tank	K	Box
C	Tank Inside Building	L	Cylinder
		M	Glass Bottle or Jug
		N	Plastic Bottle or Jug
		O	Tote Bin
		P	Tank Wagon
		Q	Rail Car
		R	Other

Hazardous Waste Inventory Statement

Date: 6/1/2014

For use by Unidocs Member Agencies or where approved by your Local Jurisdiction

[illegible]

UN-020B - 1/2

<http://www.unidocs.org>

Rev. 05/18/00

Hazardous Waste Inventory Statement

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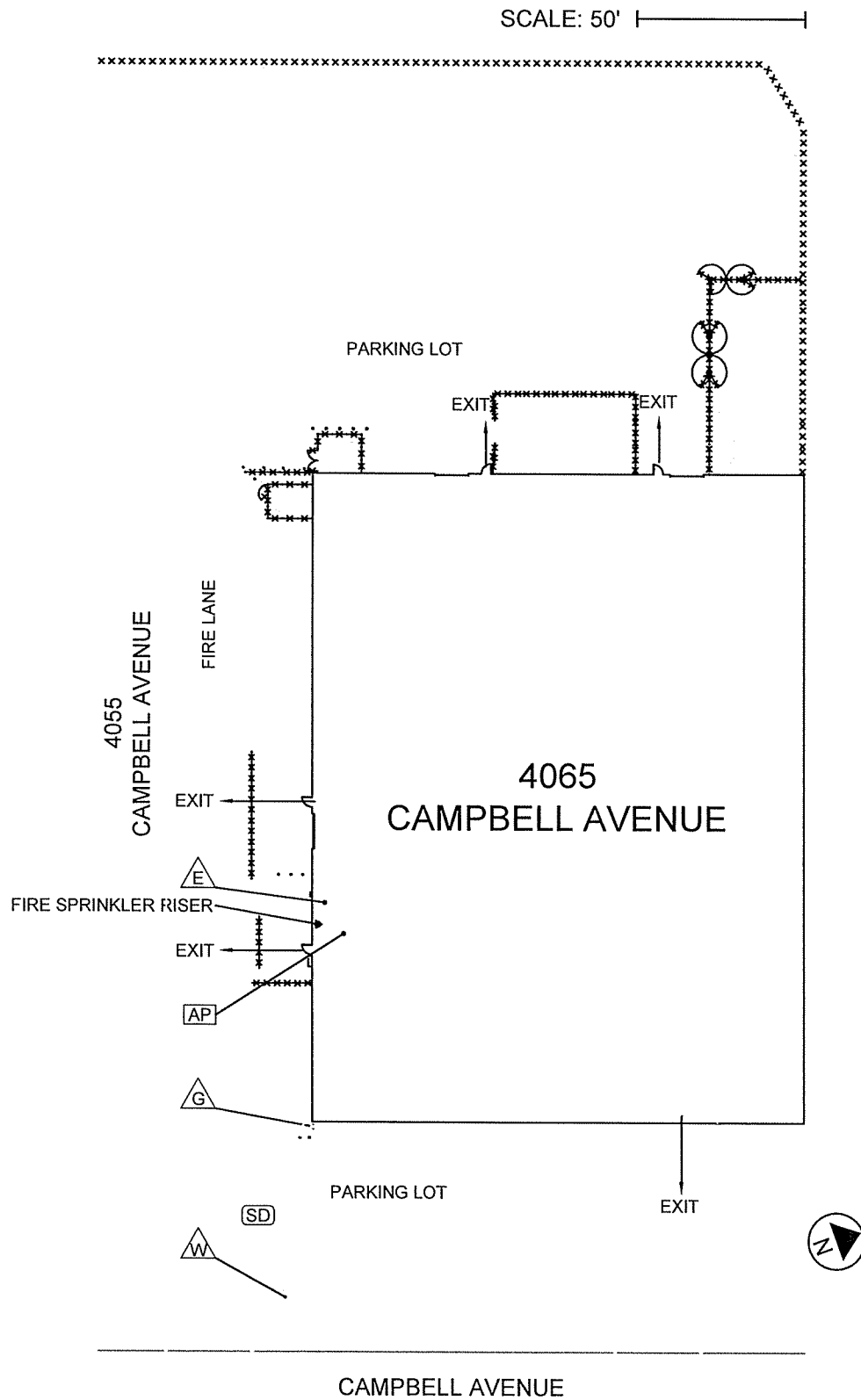
Date: 6/1/2014






Business Name: MEMRY Corporation (Same as Facility Name or DBA)										Type of Report on This Page: <input type="checkbox"/> Add; <input type="checkbox"/> Delete; <input checked="" type="checkbox"/> Revise										Page 3 of 3 (One page per building or area)									
Chemical Location: 4065 Campbell Avenue, Menlo Park, (Building/Storage Area)										Facility ID # (Agency Use Only)										EPCRA Confidential Location? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No Trade Secret Information? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No									
1.		2.		3.		4.				5.		6.		7.		8.		9.		10.									
Haz. Class	Map and Grid or Location Code	Waste Stream Name	Chemical Name	Hazardous Components		Type and Physical State	Max. Daily	Average Daily	Largest Cont.	Annual Waste Amount	Units	Storage Pressure	Storage Temp.	Hazard Categories															
3	A, F	Absorbent with Oil	Oil	64742-58-1	<input checked="" type="checkbox"/> waste	400	100	200	2500	gallons	ambient	> amb.	> amb.	fire															
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site			<input checked="" type="checkbox"/> solid <input type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: D	State Waste Code: 352	pounds cu. feet tons	> amb. < amb.	> amb. < amb. cryogenic	reactive pressure release acute health chronic health radioactive																
3	A	Isopropyl Alcohol and Water	Isopropyl Alcohol	67-63-0	<input checked="" type="checkbox"/> waste	400	200	400	400	gallons	ambient	> amb.	> amb.	fire															
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site			<input checked="" type="checkbox"/> solid <input type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: D	State Waste Code: 212	pounds cu. feet tons	> amb. < amb.	> amb. < amb. cryogenic	reactive pressure release acute health chronic health radioactive																
None	F	Graphite ML-119 Dry Film	Graphite	7782-42-5	<input checked="" type="checkbox"/> waste	400	200	400	400	gallons	ambient	> amb.	> amb.	fire															
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site			<input checked="" type="checkbox"/> solid <input type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: D	State Waste Code: 352	pounds cu. feet tons	> amb. < amb.	> amb. < amb. cryogenic	reactive pressure release acute health chronic health radioactive																
None	F	Aluminum Oxide and Water			<input checked="" type="checkbox"/> waste	400	200	700	4200	gallons	ambient	> amb.	> amb.	fire															
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site			<input checked="" type="checkbox"/> solid <input type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: D	State Waste Code: 135	pounds cu. feet tons	> amb. < amb.	> amb. < amb. cryogenic	reactive pressure release acute health chronic health radioactive																
PLC		Non-Reactive Labpack Chemicals			<input checked="" type="checkbox"/> waste	400	200	700	4200	gallons	ambient	> amb.	> amb.	fire															
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site			<input checked="" type="checkbox"/> solid <input type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: D	State Waste Code: 551	pounds cu. feet tons	> amb. < amb.	> amb. < amb. cryogenic	reactive pressure release acute health chronic health radioactive																
PLC		Lab Packed Chemicals - Reactive			<input checked="" type="checkbox"/> waste	400	200	700	4200	gallons	ambient	> amb.	> amb.	fire															
		Management Method: <input checked="" type="checkbox"/> Shipped Off-site <input type="checkbox"/> Recycled On-site <input type="checkbox"/> Treated On-site			<input checked="" type="checkbox"/> solid <input type="checkbox"/> liquid <input type="checkbox"/> gas	Curies: (if radioactive)	Days On Site: 365	Storage Container: D	State Waste Code: 551	pounds cu. feet tons	> amb. < amb.	> amb. < amb. cryogenic	reactive pressure release acute health chronic health radioactive																

If EPCRA, sign below:

* Code	Storage Type	Code	Storage Type	Code	Storage Type	Code	Storage Type
A	Aboveground Tank	D	Steel Drum	G	Carboy	J	Bag
B	Belowground Tank	E	Plastic/Nonmetallic Drum	H	Silo	K	Box
C	Tank Inside Building	F	Can	I	Fiber Drum	L	Cylinder
						M	Glass Bottle or Jug
						N	Plastic Bottle or Jug
						O	Tote Bin
						P	Tank Wagon
						Q	Rail Car
						R	Other

HAZARDOUS MATERIALS BUILDING PLAN OVERALL SITE MAP MEMRY CORPORATION, 4065 CAMPBELL AVENUE, MENLO PARK CA 94025

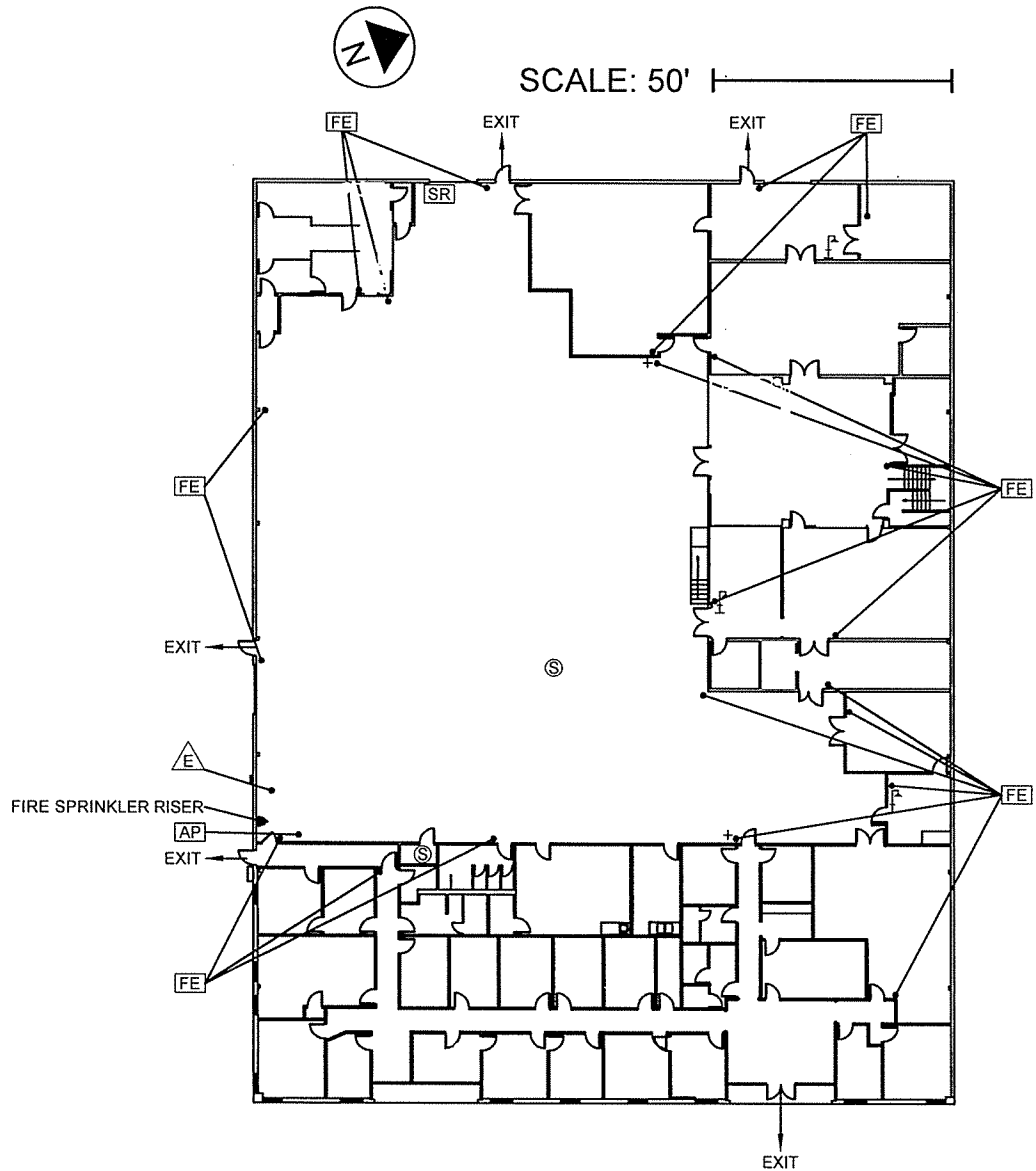









- LEGEND:
- | | | | |
|---|--------------------------|--|-------------------|
|  | ELECTRICAL MAIN SHUT-OFF |  | ANNUNCIATOR PANEL |
|  | GAS MAIN SHUT-OFF |  | STORM DRAIN |
|  | WATER MAIN SHUT-OFF | | |

E13

HAZARDOUS MATERIALS BUILDING PLAN BUILDING MAP

MEMRY CORPORATION, 4065 CAMPBELL AVENUE, MENLO PARK CA 94025



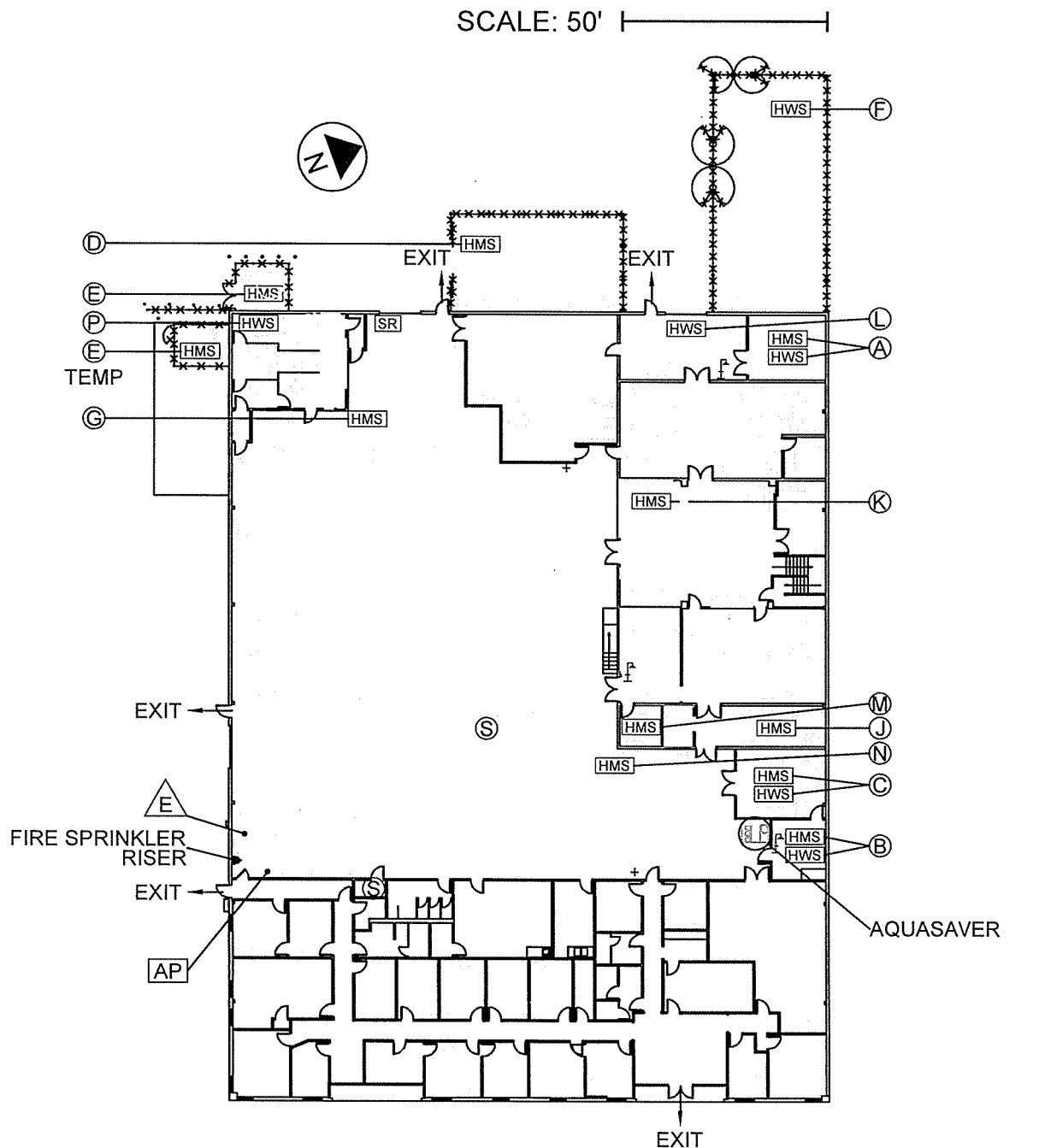
LEGEND:	 ELECTRICAL MAIN SHUT-OFF	 FIRE EXTINGUISHER
	 ANNUNCIATOR PANEL	 SAFETY SHOWER
	 SEWER DRAIN	 FIRST AID KIT
	 SPILL RESPONSE EQUIP.	

E14

HAZARDOUS MATERIALS BUILDING PLAN

SITE HAZARD MAP

MEMRY CORPORATION, 4065 CAMPBELL AVENUE, MENLO PARK CA 94025

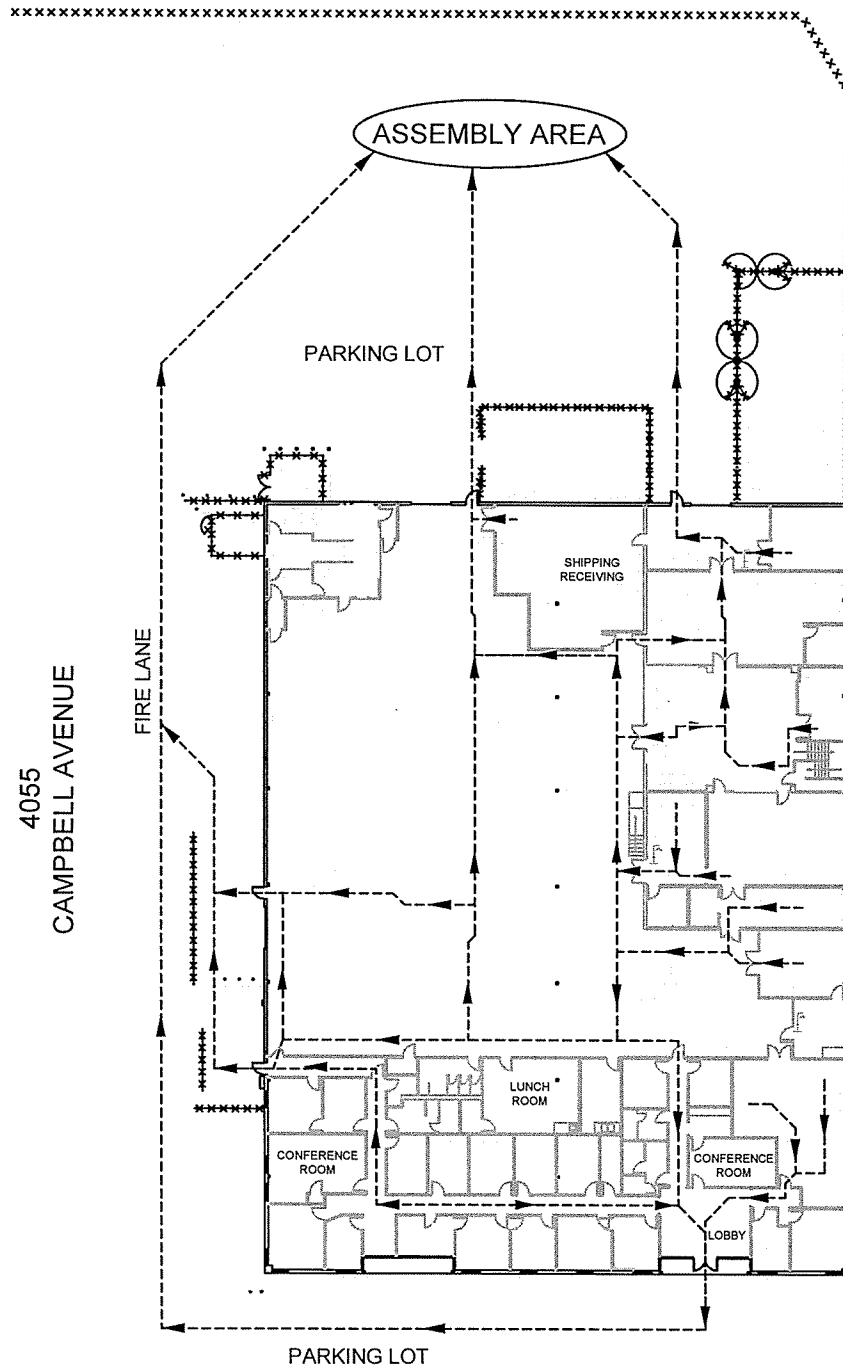


- LEGEND:**
- | | |
|--------------------------|----------------------------|
| ELECTRICAL MAIN SHUT-OFF | HAZARDOUS MATERIAL STORAGE |
| ANNUNCIATOR PANEL | HAZARDOUS WASTE STORAGE |
| SEWER DRAIN | SAFETY SHOWER |
| SPILL RESPONSE EQUIP. | FIRST AID KIT |

E15

HAZARDOUS MATERIALS BUILDING PLAN
EVACUATION MAP
MEMRY CORPORATION, 4065 CAMPBELL AVENUE, MENLO PARK CA 94025

SCALE: 50' |-----|



LEGEND: → EVACUATION ROUTE



II. Spill / Release Prevention Plan

A. Containment, Storage, and Handling

Mandatory and minimum controls to reduce or prevent hazardous materials spills/releases are practiced by each employee at Memry. Contractors assigned to work at Memry are trained or instructed to also follow these controls. Mandatory and minimum controls and safe work practices include:

Reduce unsafe acts. Each employee working must make an effort to work safely given the conditions of the work environment. Safety awareness must be an integral part of each work task. Safety will not be compromised in completing tasks and conducting operations.

Report/Eliminate unsafe conditions. Each employee must continually make an effort to sense conditions that might contribute to a hazardous materials spill/release and remove exposure to conditions. All unsafe conditions must be reported to a supervisor.

Teamwork. The focus of work and operations at Memry is on teamwork. The lone worker rule is observed. Employees working with hazardous materials shall work as a team relying on communication and cooperation to provide safe working environment at Memry.

Housekeeping. Good housekeeping plays an essential role in the control of hazardous materials spills/releases occupational health hazards at Memry. Employees working at Memry will always maintain and leave the work area in a clean, organized and safe manner.

Hazardous Materials Container Management

Prior to any handling, containers shall be visually inspected about their contents. Employees will look for:

- Signs of deterioration such as corrosion, rust, and leaks.
- Signs that the drum is under pressure such as swelling and bulging.
- Accuracy of a container's label and numbering.

The following controls will be used maximize worker safety during hazardous material container handling, storage, and movement:

- All hazardous materials are segregated and stored, at a minimum, according to the Department of Transportation (DOT) Table found in 49 CFR, Section 174.81 and, additionally, according to the specific procedures of the business unit.
- Exercise extreme caution when stacking containers. Make sure pallets are free of defects and contamination. Use banding and bracing if necessary.
- Keep all hazardous materials including wastes in secondary containment.
- Exercise extreme caution in handling containers that are not intact and tightly sealed.
- Use proper lifting and moving techniques to prevent injuries.

- If a container is suspected to contain explosive or shock-sensitive substances as determined by visual inspection, seek specialized assistance before any handling.
- Internal pressurized containers, as evident by bulging or swelling, are extremely hazardous. Containers showing signs of swelling or bulging must be relieved of excess pressure prior to completely opening the bung. Do not conduct these operations while working alone or without training. Wear the proper personal protective equipment.
- Leaking, open and deteriorated containers should be placed immediately in an overpack container. If a container cannot be moved without rupture, immediately transfer the contents to a container in good condition.
- If a container is generating vapors, notify your Supervisor immediately.

Reducing Hazardous Chemical Exposure

Employees are trained and are aware of the potential hazards and the safe handling practices involved with working around various chemicals.

It may be necessary at times to collect, decant, sample or physically handle a hazardous material. To enhance the efficiency and safety of contact with a hazardous material, the following safety controls will be followed:

- Wear appropriate personal protection
- Know and follow all hazardous materials label and warning instructions.
- Empty containers that previously held hazardous materials according to California, Title 26, regulation.
- Inspect the exterior of the container for signs of deterioration such as corrosion, rust or leaks. Visually inspect the container for liquid, vapors, or gases leaving the container. Approach the container with caution from the upwind.
- Use the proper tools for container opening; a non-sparking bung wrench shall be utilized for drums containing flammable, combustibles, or unknown material. Proper tools shall be utilized to remove the drum bung. Do not use picks, chisels, knives or screwdrivers to open containers.
- A designated decanting, pouring or sampling area should be established to prevent accidents, or an ignition or reaction of materials.
- Reseal open containers/bungs as soon as possible to avoid vapor dispersion and/or explosions.
- Never stand on hazardous material containers. If necessary, use a lift or ladder to achieve the height needed to safely sample/open containers.
- Cover drum tops, if possible, with suitable non-contaminated materials to avoid excessive contact with the drum tops.



- Do not use contaminated items such as discarded rags to sample, clean or apply hazardous materials. The contaminated item may cross contaminate the sample and/or may not be compatible with the container contents.
- Decontaminate non-disposable sampling devices, vessels or equipment after each use with the proper cleaning solution to avoid mixing incompatible chemicals. Non-disposable protective equipment that cannot be decontaminated at the scene shall be placed in a plastic bag, sealed and transported in that manner until they can be decontaminated or disposed of at a later time.

Use of Hand Tools and Equipment

Employees use basic hand tools (i.e. drum wrench/sockets, screw drivers, shovels, etc.) and some specialized equipment (i.e. pallet jack, sweeper, drum dolly) when working with hazardous materials. Personal protective equipment, as required by regulation, is to be worn whenever using these tools.

Prior to use, tools and equipment are visually inspected for defects and general working condition. Defective hand tools are discarded and replaced upon discovery. Specialized equipment found to be malfunctioning is immediately removed from service and set for repair.

All tools and equipment are operated in accordance with safety specifications provided by the manufacturer and/or general safety practices implemented by the business unit. Operations involving flammable materials are conducted using non-sparking tools.

Memry employees driving forklifts will receive initial training and recertification every two years on the safe operating rules and regulation for driving forklift. Forklifts used will be operated and maintained in accordance with the training and rules received.

B. Inspections and Monitoring

Each business unit conducts various regularly scheduled walk-through inspections and monitoring. The scope and frequency includes requirements mandated by regulation and as determined based on consideration of the hazards. The typical scope of coverage for inspections and monitoring includes consideration of the following:

- Basic housekeeping
- Hazardous material handling and storage areas
- Emergency drills, procedures, and equipment
- Conditions of walking/working surfaces
- Safe work practices
- Equipment condition
- Posting of warning signs and labels
- Stormwater pollution prevention & monitoring

C. Recordkeeping

EHS records of inspections, monitoring, and other activities are found in various locations but not limited to those listed below:

- Hazardous waste shipment/manifests
- Employee training files and agendas
- Hazardous waste/DOT training agenda
- Inspection forms, checklists, and results
- Compliance plans and results
- Area specific emergency procedures and plans
- State and federal reports and permits
- Facility reports and plans
- Waste stream analysis

D. Stormwater Pollution Prevention Plan

Best management practices are conducted at Memry Corporation to prevent potential contaminants from being released into the storm drain. Best management practices followed at Memry include:

Structural Control Best Management Practices

- Structural controls to prevent stormwater pollution consist of berms, awnings, or roofs secondary containment and collection systems.
- Typically, outdoor storage areas are not used for storage of hazardous materials and hazardous wastes. When required, hazardous materials are surrounded by concrete berms or curbs or secondary containment.
- Drum covers, tarps, and storage bins with covers are used as appropriate.



- Equipment that ventilate to rooftops includes dryers, sandblasters, ovens and fume hoods. Most of these units are equipped with bag houses, misters, filters, knockout pots, or scrubbers to eliminate potential pollutant discharge on to the roof.
- All wastes collected from process lines, maintenance activities, or other operations are appropriately separated for disposal as either hazardous or non-hazardous waste. In all cases, collected wastes are isolated from contact with the storm drain system.
- Incompatible wastes are segregated, properly labeled, and stored in containers made of the proper material for that waste. Weekly inspection and monitoring procedures ensure that drums are not leaking and that the integrity of containment structures has not been violated.

Non-structural Controls Best Management Practices

The non-structural source controls and management practices utilized at Memry facilities to protect stormwater quality consist of procedures and policies designed to ensure that equipment and personnel operate in a manner that minimizes the sources of potential pollutants.

Housekeeping

The following is a list of housekeeping measures utilized by Memry Corporation in order to prevent pathways of pollution into the storm drain system.

- Outdoor (including roofs) equipment and storage areas are inspected periodically to check for leaks or container damage.
- Weekly inspection of hazardous material storage area. Storm drains in the vicinity of these areas are also inspected and cleaned as needed.
- Drip pans are kept under outdoor equipment to contain drips and leaks, especially during maintenance.
- Hazardous materials are stored on an impermeable surface equipped with berms and adequate covering.
- All hazardous materials/wastes are secondarily contained.
- All containers are properly labeled according to their contents.
- All materials are stored according to compatibility.
- The paved areas around the building and paved storage areas are swept regularly to collect and remove debris. Additionally, areas that have indications of spillage or material accumulation are swept on an as needed basis.
- Vapors and other emissions from the indoor machinery with the potential to contaminate are trapped in appropriate rooftop filter devices.
- Regular inspections of the parking lots and storage areas are conducted and cleaned as needed.

- All storm drains are inspected prior to the first storm of each year. If there is evidence of debris within the storm drain system it is removed.
- Landscapers clean the curb areas and any debris in the vicinity of the storm drains within landscaping areas. In the event of an impending rainstorm, the landscaping personnel check all the on-site storm drains for debris and clean if necessary.
- Pellets are stored indoors and are only trapped in covered containers without the leaks.

Chemical Spill/Release Prevention

Spill prevention is accomplished through both administrative and engineering controls. Administrative controls include, but are not limited to, training employees to properly store, label, and handle materials, regular monitoring and inspection of materials storage areas, limiting stacking height, allowing only qualified forklift operators, and enforcing housekeeping, and safe work practices and procedures.

Engineering controls include, but are not limited to, equipment that prevents or limits the impact of spills such as berms, alarms, pressure release devices, automated handling systems, and emergency response/spill kit equipment.

Equipment

The Memry Maintenance Department is responsible for performing the majority of maintenance, regular upkeep, and minor repairs to ensure that storage, treatment, and process equipment is operating correctly. The maintenance procedures do not require water, therefore minimizing stormwater pollution as a result of these activities. The inspection and maintenance procedures ensure that potential pollutants such as particulate, hazardous wastes, hazardous materials, or oil leaks are not present. Any inconsistencies are reported to the appropriate manager and necessary corrective actions are completed promptly.

No fueling facilities exist on-site and all automotive fluids are stored in containers. Additionally, the forklifts are powered with electricity.

Storm Drain System Inspection and Maintenance

Storm drains in the vicinity of each diversion are inspected by an appointed representative on a weekly basis as part of their weekly hazardous material storage area inspections. Landscaping personnel clean gutters and the area surrounding adjacent storm drains as part of their routine.

The storm drain system is inspected and maintained twice per year (May and October). This includes, but is not limited to, the inspection of all roof drains, storm drains, and stormwater conveyance paths, and the removal of any obstructions, debris, spills, or leaks observed during inspection. The storm drain inlets are visually inspected twice during dry season (June to September) and monthly during the wet season (October to May) as is required by the Stormwater Monitoring Plan.

III. Emergency Response Plan and Procedures

A. Emergency Equipment

The following types of emergency equipment are available within Memry's business units and facilities:

Personal Protective Equipment, Safety & First Aid	Fire Extinguishing Equipment	Spill Control and Decontamination	Communication & Alarm	Outdoor Emergency Response Cabinets
Respirator & Cartridges	Auto Sprinklers	Absorbents - various	Intercom/PAs	Bull Horn
Tyvek Suits, Aprons, Lab Coats	Fire Alarm Boxes	Berms - Pigs	Phones	Water
Chemical Boots	Fire Extinguishers	Sampling Equipment	Cell Phones	Fire Blankets
Chemical Suits		Drum Repair Kits	Sprinkler Alarms	Flashlights
Face Shields and Safety Glasses		Overpack Drums		Batteries
First Aid Kits and Stations		Sumps		Response Manual
Hard Hats		Neutralizers		Garbage Bags
Eye Wash Stations - plum & port		Decon Equipment - Mixed		Space Blankets
Safety Showers		Shovels - brooms		Paper Cups
SCBAs				Large First Aid Kit

B. Emergency Notification and Contacts

During regular work hours the notification for all emergencies shall be any of the following:

Manufacturing Department Manager
Emergency Response Team
Memry Staff Member

During non-standard work hours the notification for all emergencies shall be any of the following:

Manufacturing Department Manager (see call list)
Emergency Response Team (if available)
Memry Staff Member (see call list)
Memry Private Security (see call list)

Emergency Call List

Name	Memry Phone	Cell Phone	Home Phone
Christopher Hampton	(650) 395-6276	(650) 391-6745	
Gregg Spears	(650) 395-6295	(650) 862-0365	
Mike Robles	(650) 395-6295	(650) 714-9399	

Medical Assistance

Memry uses the following local emergency medical treatment facilities:

Workforce Medical Center
201 Arch Street
Redwood City, CA 94062
(650) 556-9420
Preferred daytime

Sequoia Hospital Occupational Health Services
633 Veterans Blvd.
Redwood City, CA 94063
(415) 364-1565
Preferred daytime for Temps

C. Security and Alarm Systems

Alarm Systems - Local building and area alarm and evacuation system includes a paging system, which has been enhanced with notification capabilities, or fire alarm systems. Fire Extinguishing systems are connected to ADT services, which contacts outside emergency services. Once contact has been made, ADT will contact Memry personnel.

Security - Access to Memry facilities is controlled and monitored by Memry card key access and reception area check-in procedures. Memry facilities are also patrolled by vehicle by the private security service.

D. Evacuation Route(s)

Each building has evacuation maps posted near main entry/exit door, in hallways, at safety message boards, at stairways and elevator lobbies.

E. Emergency Response Team/Organization

See names and contacts listed below for minimum standard Emergency Response Team (ERT) organization for Memry.

**Memry Corporation
4065 Campbell Avenue
Emergency Response Team Organization**

Gregg Spears
Maintenance Manager
(650) 395-6263

Facilities Department

H.R. Representative

First Aid Trained Employees

F. Mitigation Procedures

In the case of a spill, employees are trained to notify the appropriate personnel, evaluate the situation, and control the spill only if it is safe to do so.

In the case of a controllable (incidental) spill, facility and/or subcontractor personnel isolate the spill immediately. The spill is contained to prevent it spreading and the source of the spillage is eliminated. If necessary, nearby storm drains will be temporarily closed. Spill kits are strategically located in areas where hazardous materials are stored for trained personnel to use.

External contractors are used to mitigate emergency spill/release situations.

Veolia Environmental Services
4227 Technology Drive
Fremont CA 94538
(510) 440-7314



IV. Employee Training Plan

All Memry employees working with hazardous materials are trained in the following areas:

1. Hazard identification and safe handling and use of hazardous materials and waste.
2. Hazardous waste management procedures and practices.
3. Emergency notification and evacuation procedures.
4. Use, inspection and maintenance of applicable emergency equipment and personal protective equipment.
5. Emergency response plans and procedures.

Employees complete this training by attending the following minimum required training courses:

1. New Employee Orientation -Information and training on Memry Security, Employee Safety handbook, EHS Rules, fire exits and emergency evacuation procedures, and Corporate EHS Policy.
2. Hazcom-Information and training on the hazardous substances used in the work area before beginning work, and when new hazards are introduced. Required by Gal-OSHA 29 code of Federal Regulations (CFR) 1910.1200(h).

Additionally EHS employee training offered and completed, depended on area(s) of responsibility, includes:

1. Hazardous Waste handler/DOT-Initial training and annual update on hazardous waste storage, handling, labeling, safe loading, unloading, and transporting, and emergency preparedness of hazardous materials and waste. Required by 26 CCR 66265.16 and 49 CRF 172.704.
2. Forklift- Initial training and recertification every 2 years on safe operation and maintenance of a forklift. Required by 29 CFR 1910.178 (I).
3. Respirator - Initial training and yearly recertification every 2 years on safe usage and maintenance of a respirator. Required by 29 CFR 1910.134.
4. Emergency Response - To provide information and training on proper procedures on the emergency plan and emergency response program required by 29 CFR 1910.38(a)(5) and 1910.120(p)(8).
5. 40 or 24 hr. HAZWOPER – Initial training and yearly recertification on health and safety of employees performing various hazardous waste activities and includes hazardous waste operations. Required by 29 CFR 1910.120.

Documentation of completion, certification, and updates of the courses outlined above are maintained by the company's Quality organization.

V. Closure Plan

A closure procedure will be performed when a major process using hazardous materials has been discontinued or transferred or when the building or location used to store hazardous materials is vacated. The closure process may range from limited activities like verifying proper waste disposal to extensive procedures such as decontamination and sampling plans of land, structure or equipment.

A closure work plan will be completed for any of the above changes described above. If required, local agency personnel will be notified of closure activities and sent a copy of the work plan prior to any work being started.

A final closure report including activities conducted, sample results, and documentation verifying chemical/waste disposition will be sent to local agencies as required. Upon acceptance as complete, by agencies and building/real estate managers, the final closure report will be filed in Memry archives and retained indefinitely.

RECEIVED

JUN 04 2014

MEMRY Corporation
Hazardous Material List by Location

4065 Campbell Ave., Menlo Park, CA

ROOM - LOCATION	ROOM NAME	MATERIAL	LARGEST CONTAINER	CITY OF MENLO PARK MAXIMUM QUANTITY	USDOT Hazard Class *	NFPA 704			Special
						Health	Flammability	Reactivity	
1078 - L	Fab Shop	Rustick Powerch 2000 Fluid Waste - Filters with Nickel Grit	~20 gal Plastic Tank Large Cardboard Box	20 gal 1 Box		1	1	0	
1079 - A	Chemical Storage Room	Air Compressor Oil	1 gal plastic bottle	20 gal		1	1	0	
		Castrol Syntilo 9930 Coolant	55 gal plastic drum	110 gal		1	1	0	
		Cimperial 1060CF Metal Working Fluid	55 gal plastic drum	110 gal		1	1	0	
		d-Limonene (Orange oil)	55 gal metal drum	55 gal	3	1	2	0	
		Hydraulic Oil	55 gal metal drum	110 gal		1	1	0	
		Isopropyl Alcohol	55 gal metal drum	110 gal	3	1	3	0	
		Miscellaneous Coolants	5 gal metal or plastic bucket	50 gal		1	0	0	
		Other Miscellaneous Oils	5 gal metal or plastic bucket	50 gal	3	1	1	0	
		Ripper I Detergent	55 gal plastic drum	110 gal		2	0	0	
		Sonicator 101 Detergent	55 gal plastic drum	110 gal		1	1	0	
		TD-P681 CPD Tube Drawing Lubricant	55 gal metal drum	110 gal		1	1	0	
		Waste - Absorbents with Acids	55 gal plastic drum	55 gal	8				
		Waste - Absorbents with Oil/Solvents	55 gal metal drum	110 gal	3				
		Waste - Coolants	55 gal metal drum	220 gal					
1080 - H	Model Shop	Waste - Mixed Oils	55 gal metal drum	110 gal	3				
		Waste - Oil Filters	55 gal metal drum	55 gal					
		Waste - Sludge	55 gal metal drum	55 gal					
		Isopropyl Alcohol	1 gal metal can	1 gal	3	1	3	0	
		Misc. Cutting and machining fluids	1 gal plastic bottle or metal can	10 gal		1	1	0	
		d-Limonene (Orange oil)	5 gal metal can	5 gal		1	2	0	
		Isopropyl Alcohol	1 gal metal can	2 gal	3	1	3	0	
		Castrol Syntilo 9930 Coolant	55 gal plastic drum	110 gal		1	1	0	
		Compressed Argon	304 cu ft cylinder	304 cu ft	2.2	0	0	0	
		Compressed Helium	217 cu ft cylinder	434 cu ft	2.2	0	0	0	
1092 - M	Storage Room	Compressed Nitrogen	304 cu ft cylinder	304 cu ft	2.2	0	0	0	
		Liquid Nitrogen	61 gal Dewar	100 gal	2.2	3	0	0	
1094 - J	Service Room	DI Water Filtration Tanks	30 gal	240 gal					
		Liquid Oxygen	61 gal Dewar	61 gal	2.2, 5.1	3	0	0	OX
1097 - C	EP Room - Process	Sonicator 101 Detergent	55 gal plastic drum	55 gal					
		Methanol	1.06 gal glass bottle	3 gal	3	1	3	0	
1099 - B	EP Room - Chem Handling	Nitric Acid	0.66 gal glass bottle	4 gal	8, 5.1	4	0	0	OX
		Ammonium Bifluoride	6.6 lb plastic bottle	13.2 lb	8	3	0	0	
		DW-61 Acid Solution	5 gal plastic drum	10 gal	8	3	0	1	
		Hydrogen Peroxide	1.06 gal plastic bottle	6 gal	5.1	3	0	2	OX
		Phosphoric Acid	0.26 gal glass bottle	0.5 gal	8	2	0	0	COR
		Sodium Hydroxide Solution	1.06 gal plastic bottle	2 gal	8	3	0	1	
		TI-121 Pickling Agent	7 gal plastic drum	21 gal	8	1	0	0	

MEMRY Corporation 4065 Campbell Ave., Menlo Park, CA
Hazardous Material List by Location

ROOM - LOCATION	ROOM NAME	MATERIAL	LARGEST CONTAINER	MAXIMUM QUANTITY	USDOT Hazard Class *	NFPA 704			Special
						Health	Flammability	Reactivity	
1200	Manufacturing Floor	Cimperial 1060CF Metal Working Fluid	50 gal tank	200 gal		1	1	0	
		Diluted Ripper I Detergent	10 gal tanks	20 gal		2	0	0	
		Diluted Sonisor 101 Detergent	45 gal Ultrasonic Tank	45 gal					
		MAP//Pro Gas	14.1 oz metal cylinder	2 gal	2.1	1	4	1	
1200 - G	Manufacturing Floor	TD-P681 CPD Tube Drawing Lubricant	30 gal Stainless tank	100 gal		1	1	0	
		Isopropyl Alcohol	2 gal metal can	2 gal	3	1	3	0	
		MAP//Pro Gas	14.1 oz metal cylinder	2 gal	2.1	1	4	1	
		Compressed Nitrogen	304 cu ft cylinder	608 cu ft	2.2	0	0	0	
1200 - N	Manufacturing Floor	Waste - Aluminum Oxide	55 gal metal drum	110 gal		1	0	0	
		Ar-He-CO2 Welding Gas Mixture	211 cu ft cylinder	211 cu ft	2.2	0	0	0	
		Ar-O2 Welding Gas Mixture	332 cu ft cylinder	1,328 cu ft	2.2	0	0	0	SA
		Compressed Argon Gas	248 cu ft cylinder	1,240 cu ft	2.2	0	0	0	SA
D	Outside Fenced Storage	Compressed Helium Gas	218 cu ft cylinder	436 cu ft	2.2	0	0	0	SA
		Compressed Nitrogen Gas	228 cu ft cylinder	912 cu ft	2.2	0	0	0	SA
		Compressed Oxygen Gas	249 cu ft cylinder	249 cu ft	2.2, 5.1	0	0	0	OX
		Liquid Nitrogen	43 gal Dewar	86 gal	2.2	3	0	0	SA
E	Outside Fenced Area	Liquid Argon **	1500 gal tank	1500 gal	2.2	3	0	0	SA
F	Outside Fenced Area	Waste - Aluminum Oxide	55 gal metal drum	220 gal		1	0	0	

* USDOT Hazard Classes:

- 2.1: Flammable Gas
- 2.2: Nonflammable Gas or Oxygen
- 3: Flammable Liquids
- 5.1: Oxidizing Agent
- 6: Toxic Substances
- 8: Corrosive Substances

** The only change to current inventory is an increase of Liquid Argon from 450 gal to 1500 gal in Outside Fenced Area "E"

RECEIVED

JUN 04 2014

CITY OF MENLO PARK
PLANNING



**DEVELOPMENT SERVICES
PLANNING DIVISION**
Contact: Kyle Perata 650-330-6721 or
ktperata@menlopark.org
701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 330-6702
FAX (650) 327-1653

AGENCY REFERRAL FORM
RETURN DUE DATE: Thursday, June 26, 2014

DATE: June 12, 2013

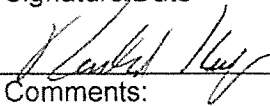
TO: MENLO PARK FIRE PROTECTION DISTRICT
Ron Keefer
170 Middlefield Road
Menlo Park, CA 94025
(650) 323-2407

Applicant	Memry Corporation
Applicant's Address	4065 Campbell Avenue, Menlo Park, CA
Telephone/FAX	Tel: 650-395-6263
Contact Person	Gregg I. Spears (Maintenance Manager)
Business Name	Memry Corporation
Type of Business	The applicant manufactures tubes and other components from Nickel titanium or Nitinol. The applicant is requesting to increase the amount of argon stored and used on the site. A new larger argon tank would be constructed in the same location as two smaller tanks.
Project Address	4065 Campbell Avenue, Menlo Park, CA

FOR OFFICE USE ONLY

- ☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.
- ☒ The Fire District has reviewed the applicant's plans and use of listed hazardous materials/chemicals and has found the proposal to be in compliance with all applicable Fire Codes.
- ☐ The Fire District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).

The applicant's proposal has been reviewed by the Menlo Park Fire Protection District by:

Signature/Date  6/26/14	Name/Title (printed) RONALD KEEFER, AGENT/FM
Comments:	

61



**DEVELOPMENT SERVICES
PLANNING DIVISION**

Contact: Kyle Perata 650-330- 6721 or
ktperata@menlopark.org
701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 330-6702
FAX (650) 327-1653

AGENCY REFERRAL FORM

RETURN DUE DATE: Thursday, June 26, 2014

DATE: June 12, 2014

TO: SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION

Dan Romf, Hazardous Materials Specialist
San Mateo County Environmental Health
2000 Alameda de las Pulgas, Ste 100
San Mateo, CA 94403
(650) 372-6235

Applicant	Memry Corporation
Applicant's Address	4065 Campbell Avenue, Menlo Park, CA
Telephone/FAX	Tel: 650-395-6263
Contact Person	Gregg I. Spears (Maintenance Manager)
Business Name	Memry Corporation
Type of Business	The applicant manufactures tubes and other components from Nickel titanium or Nitinol. The applicant is requesting to increase the amount of argon stored and used on the site. A new larger argon tank would be constructed in the same location as two smaller tanks.
Project Address	4065 Campbell Avenue, Menlo Park, CA
FOR OFFICE USE ONLY	
<input type="checkbox"/> The hazardous materials listed are not of sufficient quantity to require approval by this agency.	
<input checked="" type="checkbox"/> The Health Department has reviewed the applicant's plans and use of listed hazardous materials/chemicals and has found the proposal to be in compliance with all applicable Codes.	
<input type="checkbox"/> The Health Department has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures). The Health Department will inspect the facility once it is in operation to assure compliance with applicable laws and regulations.	
The applicant's proposal has been reviewed by the San Mateo County Environmental Health Services Division by:	
Signature/Date	Name/Title (printed)
 7-8-14	Dan Romf HMS III
Comments: Approved; facility will update HMBP after installation.	

G2



DEVELOPMENT SERVICES PLANNING DIVISION

701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 858-3400
FAX (650) 327-5497

AGENCY REFERRAL FORM

DATE: June 26th, 2014

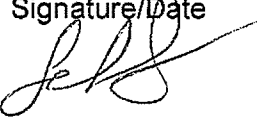
TO: WEST BAY SANITARY DISTRICT
500 Laurel Street
Menlo Park, CA 94025
(650) 321-0384

Applicant	Memry Corporation
Applicant's Address	4065 Campbell Avenue, Menlo Park, CA
Telephone/FAX	Tel: 650-395-6263
Contact Person	Gregg I. Spears (Maintenance Manager)
Business Name	Memry Corporation
Type of Business	The applicant manufactures tubes and other components from Nickel titanium or Nitinol. The applicant is requesting to increase the amount of argon stored and used on the site. A new larger argon tank would be constructed in the same location as two smaller tanks.
Project Address	4065 Campbell Avenue, Menlo Park, CA

FOR OFFICE USE ONLY

- ☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.
- ☒ The Sanitary District has reviewed the applicant's proposed plans and use of listed hazardous materials/chemicals and has found that the proposal meets all applicable Code requirements.
- ☐ The Sanitary District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).

The applicant's proposal has been reviewed by the West Bay Sanitary District by: Jed Beyer
Inspector

Signature/Date  6-26-14	Name/Title (printed) John Simonetti / Regulatory Compliance Coordinator
Comments:	

G3



**DEVELOPMENT SERVICES
PLANNING DIVISION**

**Contact: Kyle Perata 650-330- 6721 or
ktperrata@menlopark.org**
701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 330-6702
FAX (650) 327-1653

**AGENCY REFERRAL FORM
RETURN DUE DATE: Thursday, June 26, 2014**

DATE: June 12, 2014

TO: CITY OF MENLO PARK BUILDING DIVISION
701 Laurel Street
Menlo Park, CA 94025
(650) 330-6704

Applicant	Memry Corporation
Applicant's Address	4065 Campbell Avenue, Menlo Park, CA
Telephone/FAX	Tel: 650-395-6263
Contact Person	Gregg I. Spears (Maintenance Manager)
Business Name	Memry Corporation
Type of Business	The applicant manufactures tubes and other components from Nickel titanium or Nitinol. The applicant is requesting to increase the amount of argon stored and used on the site. A new larger argon tank would be constructed in the same location as two smaller tanks.
Project Address	4065 Campbell Avenue, Menlo Park, CA
FOR OFFICE USE ONLY	
<input type="checkbox"/> The hazardous materials listed are not of sufficient quantity to require approval by this Division.	
<input checked="" type="checkbox"/> The Building Division has reviewed the applicant's plans and listed hazardous materials/chemicals and has found that the proposal meets all applicable California Building Code requirements.	
<input type="checkbox"/> The Building Division has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).	
The applicant's proposal has been reviewed by the City of Menlo Park's Building Division by:	
Signature/Date <i>Ron LaFrance 7/1/14</i>	Name/Title (printed) Ron LaFrance, Building Official
Comments:	

64



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF JULY 21, 2014
AGENDA ITEM D3

LOCATION: 151 Commonwealth
Drive and 164
Jefferson Drive

APPLICANT: The Sobrato
Organization

EXISTING USE: Light Industrial
Building and
Unoccupied
Industrial Building

**PROPERTY
OWNERS:** SI46, LLC and
Murphy Rd.
Apartments, San
Jose

PROPOSED USE: Corporate Office or
Research &
Development Offices

APPLICATIONS: Rezoning,
Conditional
Development Permit,
Tentative Parcel
Map, BMR
Agreement, Heritage
Tree Removal
Permits, and
Environmental
Review

**CURRENT
ZONING:** M-2 (General
Industrial)

**GENERAL PLAN
DESIGNATION:** Limited Industry

**PROPOSED
ZONING:** M-2(X) (General
Industrial,
Conditional
Development)

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	578,472 sf (13.28 ac)	578,472 sf (13.28 ac)	25,000 sf. min.
Lot width	Irregular	Irregular	100 ft. min.
Lot depth	Irregular	Irregular	100 ft. min.
Setbacks ¹ ,			
Front	557 +/- ft.	15 ft.	20 ft. min.
Rear	92.8 ft.	33 ft.	0 ft. min.
Side, right	83.4 ft.	17 ft.	10 ft. min.
Side, left	280 +/- ft.	44 ft.	10 ft. min.
Building coverage	68,838 sf 11.9 %	237,858 sf 41.1 %	289,236 sf max. 50 % max.
FAR (Floor Area Ratio)	259,920 sf 44.9 %	237,858 sf 41.1 %	260,312 sf max. 45 % (office)
Square footage by floor (of each building)	31,781 sf/1st 34,012 sf/2nd 34,012 sf/3rd 30,155 sf/4th	237,858 sf/1 st	No Requirement
Building height	68 ft. ²	27 ft.	35 ft. max.
Parking	868	218 spaces	867 spaces (1 per 300 sf)
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	# of existing Heritage trees 23	# of existing non-Heritage trees 22	# of new trees 464
	# of Heritage trees proposed for removal 22	# of non-Heritage trees proposed for removal 22	Total # of trees 465

1. The existing site contains multiple buildings on two lots. The existing setbacks shown are the smallest setback distances to any of the existing buildings from the closest property line. The proposed development would be comprised of three lots, but reviewed as one lot. Jefferson Drive is considered the front property line, US 101 and the Dumbarton Corridor are considered the rear property lines, and all other property lines are side lot lines.
2. The applicant is requesting an increase in height through the CDP.

PROPOSAL

The Sobrato Organization is requesting approval to remove the existing buildings and construct two four-story office buildings, totaling 259,920 square feet, on a 13.28-acre (578,477 sq. ft.) site located at 151 Commonwealth Drive and 164 Jefferson Drive. The 151 Commonwealth Drive property is the site of the former Diageo North America distillery complex which has been vacant since 2011. The 164 Jefferson Drive property is currently occupied by a single-story light industrial building. Previously, there were four different tenants occupying the smaller building. The site is located in the M-2 Zoning District and the entitlement process includes the following actions, permits, and agreements:

- **Environmental Review-EIR Certification:** a Draft Environmental Impact Report (EIR) was prepared for the Project to analyze the potential environmental impacts of the proposed project and to identify mitigation measures necessary to reduce the environmental impacts. The Final EIR (that is provided separately) includes the Draft EIR by reference, responses to any received comments, and any updates to the document that are necessary to reflect any changes made to the Draft EIR;

- **Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program:** that includes specific findings that the benefits of the project outweigh its significant/adverse environmental impacts, and establishes responsibility and timing for implementation of all required mitigation measures;
- **Rezone from M-2 (General Industrial) to M-2(X) (General Industrial, Conditional Development District):** to permit the proposal to diverge from the standard M-2 Zone requirements related to building height in excess of 35 feet and signage in excess of 150 square feet, and the proposed parcel configuration;
- **Conditional Development Permit (CDP):** to permit the construction of two four-story office buildings totaling 259,920 square feet, diesel-powered emergency generators, and associated site improvements;
- **Tentative Parcel Map:** to permit the resubdivision of the two existing parcels into three parcels (one parcel for each building and one parcel containing most of the common parking and providing for project access);
- **Below Market Rate (BMR) Housing Agreement:** to pay the in lieu housing impact fees to comply with the City's affordable housing program; and
- **Heritage Tree Removal Permits:** to permit the removal of 22 heritage trees associated with the proposed project;

A Fiscal Impact Analysis (FIA) was also prepared for the Commonwealth Corporate Center which explored a number of topics related to the one-time and ongoing costs and revenues from the project as well as potential additional opportunities for fiscal benefits.

Because the project includes a rezoning and CDP, which require a decision by the City Council, the Planning Commission will review the proposed project components and make a recommendation to the City Council. The date of the City Council public hearing on this project is anticipated to occur in August of 2014.

MEETINGS

A number of public meetings to review various aspects of the project were held subsequent to this submittal. The meeting dates and topics are summarized below:

- **August 20, 2012:** Planning Commission conducted a scoping meeting on the environmental impact report and a study session on the proposed project and provided comments and direction.
- **September 18, 2012:** City Council discussion of the project and its policy and fiscal impacts.

- **December 11, 2012:** City Council approved the contract for the preparation of the environmental impact report, fiscal impact analysis, and water supply assessment.:
- **December 17, 2013:** City Council meeting to consider the draft Water Supply Assessment (WSA). At this meeting, the City Council approved the WSA.
- **February 5, 2014:** Housing Commission meeting to provide a recommendation on the Below Market Rate (BMR) Housing Agreement. At this meeting, the Housing Commission recommended approval of the proposed BMR Agreement.
- **February 26, 2014:** Environmental Quality Commission meeting to provide a recommendation on the removal of the heritage trees. At this meeting, the Environmental Quality Commission recommended approval of the request to remove 22 of 23 heritage trees.
- **March 24, 2014:** Planning Commission meeting to solicit public comments on the Draft EIR and FIA, and study session to review the current project proposal. The Planning Commission's questions on the comments on the Draft EIR are discussed in the Final EIR.

At that meeting the Commissioners provided a number of comments related to the design of the project, including the following.

- Consider the inclusion of additional bicycle racks/lockers. The revised plans have added additional bicycle lockers and bike racks.
- Provide walking loop/paths around and through the project. The revised plans have incorporated an extensive network of pedestrian paths around the site.
- Develop the site to LEED standards. The applicant is proposing to construct the project to a LEED Gold standard.
- Provide electric vehicle charging stations around the project. The revised plans show the installation of underground conduits to install vehicle charging stations in the parking lot.
- Provide a cafe or canteen to minimize vehicle trips. The revised plans show an area for a ground floor café between the two buildings.
- Consider reducing the amount of parking to provide additional landscaping. At this time, the applicant believes that the proposed parking ratio of 1 space per 300 square feet of gross floor area is appropriate for the proposed use, and would like to maintain the proposed ratio until the tenant parking demand has been determined. One space per 300 square feet is typical of a minimum parking ratio for office uses.

ANALYSIS

As discussed previously, the project proposal requires the review and consideration of new land use entitlements and associated agreements. A discussion of the proposed project, as well as required land use entitlements and agreements are discussed in more detail below.

Setting and Location

The project site is located in a larger industrial and employment area located between US101, Bayfront Expressway, and the Dumbarton Rail Corridor. A location map for the Project is contained in Attachment A. The site contains an approximate 220,000-square-foot manufacturing, warehouse, and office complex, and a separate 20,000-square-foot one-story industrial building. All of the existing buildings are proposed to be demolished. The General Plan designation for the project site and surrounding area is Limited Industry. Since this is the same for all of the area, it has not been repeated in the following table. The zoning designations and the land use information for the Project site and the surrounding areas are summarized below.

LAND USE AND ZONING SUMMARY		
	Land Use	Zoning
Project Site: Existing	Light industrial and unoccupied industrial/warehouse complex	General Industrial, M-2
<i>Proposed</i>	<i>Office/Research and Development</i>	<i>General Industrial, Conditional Development, M-2(X)</i>
North	Office, industrial/warehouse	General Industrial, M-2
East	Office/Research and Development	General Industrial Conditional Development, M-2(X)
South	US101 and the Dumbarton Rail Corridor right-of-way (Kelly Park is located across the rail corridor right-of-way)	Unzoned public rights-of-way
West	Office/Research and Development	General Industrial, M-2
NOTE: US101 and the Dumbarton Rail Corridor are assumed to run east-west in this area.		

Design and Site Layout

The proposed project includes development of two four-story office buildings with at-grade parking. The proposed buildings are located along the southwestern edge of the site near US 101. The at-grade parking and associated landscaping occupy most of

the remaining property. The portion of the site adjacent to Jefferson Drive will be primarily used for onsite recreation and activity amenities, and may include an outdoor eating/gathering area, volleyball/basketball courts, or other similar amenities.

Building “1” is located adjacent to the main access drive (described in Circulation and Access Section) with the long edge of the building facing US 101. This building is set back approximately 150 feet from the freeway. Building “2” is located east of the Building “1” and is oriented so that the narrow end is facing toward the freeway. This building is approximately 90 feet from the freeway at its closest. The buildings are oriented so that the long side of the first building is facing the short side of the other.

A pedestrian oriented plaza with outdoor seating areas will be located between the two buildings and will wrap around the north side of Building “1”. This plaza area will be extensively landscaped and will incorporate water features in its design. The project also incorporates a network of pedestrian paths from the buildings through and around the parking lot, connecting to the public sidewalks on Commonwealth and Jefferson Drives. The layout will also facilitate a potential trail connection to/over the Dumbarton Rail Corridor if it is established at some point in the future.

Combined trash and emergency generator enclosures are located near the loading areas and oriented away from the primary building entrances. There are depressed loading docks at the end of each building near the main access drive aisle to facilitate the delivery of supplies to the building tenants. The loading dock for Building 1 is located near the northwest corner of the building, while the loading dock for Building 2 is located near the southeast corner.

The Applicant is also requesting approval of a parcel map to create three parcels from the two existing parcels. This is discussed in more detail later in the staff report.

Architecture

The buildings are designed in a modern architectural style. The building façade will utilize aluminum panels with high performance blue-tint glass set in aluminum frames. The second and third floors will each have approximately 34,012 square feet of gross floor area. Because of the recessed first floor and the fourth floor balcony, the first and fourth floors have slightly less square footage than the second and third floors. Each building incorporates two different architectural compositions which maximize the aesthetic variation of the structures. The first architectural composition comprises about one-third of the building and contains projecting vertically-oriented structural components which frame the windows in a vertical style. This portion of the building includes a recessed ground floor. The second architectural composition incorporates projecting horizontally-oriented structural components which frame the window in a horizontal style. The building elevations are contained on plan set sheets A3.01 through A3.04 of Attachment B. The orientation of the buildings, combined with the two architectural variations on each building, create a combined project that avoids the appearance of a massive structure.

Site Access and Circulation

The project is located on the bay side of US 101. Access to the regional road network is provided primarily by Marsh Road and Bayfront Expressway (Highway 84) with additional access to Willow Road via Chilco Street. Access to the project site is provided by an existing driveway located at the end of Commonwealth Drive and a new enlarged driveway from Jefferson Drive. These two access points are proposed to be connected via an internal access drive. The proposed access drive consists of a 30-foot wide travel surface allowing for one travel lane in each direction. The access drive will include decorative paving at each end of the access drive, where the access drive connects to the parking areas, and down the center of access drive to serve as a lane separation marking.

Parking

The Project proposes 868 parking spaces and includes 18 handicapped accessible parking spaces (2 of which are van accessible). The Project is currently parked at a ratio of 1 space per 300 square feet. This ratio is consistent with the numeric requirement of the Zoning Ordinance.

The Project also provides 44 bicycle parking lockers. These are located at the north side of Building 1 and the south end of Building 2. Additional bicycle racks will also be located near the main building entrances. The number of bicycle lockers is consistent with the requirements of the CalGreen Code (5% of the required vehicle parking). The Project also contains lockers and shower facilities in each of the proposed buildings.

Landscaping

The conceptual landscape plan includes plantings along the project perimeter and in the parking lot, accent landscaping around the buildings and outdoor seating areas, and heritage tree replacements. The Project landscaping would increase the amount of on-site landscaping from 6 percent to 25 percent and result in the planting of 464 new trees (the exact number will be determined when the final landscape plans are submitted). The landscaping involves both parking lot shading and accent landscaping around the buildings. The proposed heritage tree removals are discussed later in this staff report.

The conceptual landscape plan has identified the following species and sizes: Strawberry Tree (24 inch box), European Hornbeam (24 inch box), Elm (15 gallon and 24 inch box), Purple Leaf Plum (15 gallon), Liquid Amber (15 gallon), Brisbane Box (24 inch box), Gingko (24 inch box and 36 inch box), Carolina Laurel Cherry (24 inch box), Crape Myrtle (48 inch box), and additional London Plane Trees (24 inch box). The stormwater detention basins are also incorporated into the landscaping.

Eighty-six percent of the landscaping will be in a low water usage hydrozone. Most of the low water use landscaping is located in and around the parking lot. The moderate and high water use landscaping will be concentrated around the landscaped plaza/outdoor seating areas around the buildings and in the recreation area near Jefferson Drive.

Proposed Hazardous Materials

The Project will contain two 100 KW emergency generators, one for each building. The generators will be located in masonry enclosures adjacent to the proposed trash enclosures. Each diesel-powered generator is anticipated to have a 215 gallon fuel tank. The Menlo Park Fire Protection District, City of Menlo Park Building Division, West Bay Sanitary District, and San Mateo County Environmental Health Services Division were contacted regarding the proposed use and storage of hazardous materials, associated with an emergency diesel generator. Each organization has determined that the generators will be in compliance with all applicable standards. The specification sheets for the generators are contained in Attachment Q.

Project Signage

The Sobrato Organization is also requesting an increase in the allowable signage from 150 square feet to 512 square feet as part of the Conditional Development Permit. The applicant is requesting two building-mounted signs (one on each building) and two free-standing signs near the project entrances (one along Jefferson Drive and one along Commonwealth Drive).

The free-standing monument signs will be located adjacent to the driveway access points onto Jefferson and Commonwealth Drives. Each sign would allow up to 56 square feet of sign area (8 feet wide by 7 feet tall) located on a 10 foot wide by 12 foot tall structure. The top of the sign area would be approximately 9½ feet above the ground surface. This structure will incorporate the same architectural feature that wraps the top of both buildings. The free-standing sign detail is shown on Page A1.01.

The building mounted signs will be located near the top of the fourth floor (below the parapet) and will be oriented primarily toward US 101. These signs would consist of up to 200 square feet of sign area (approximately 27 feet wide and 7 feet, 4 inches tall). This square footage is identical to the building mounted signage approved for the Menlo Gateway Project. The conceptual size and location of the signs are shown on Page A3.01. The final location and design of each sign (including letter size and color) will be based upon the needs of the primary complex tenant in accordance with the approved master sign program. The comparison between the proposed project signage and the standard requirements of the sign ordinance are shown below.

Description of Proposed Signage		
Sign Location	Project Proposal	Zoning Code Requirement
Jefferson Drive Frontage	56 sq. ft.	100 sq. ft.
Commonwealth Drive Frontage	56 sq. ft.	50 sq. ft.
Building No. 1	200 sq. ft.	-
Building No. 2	200 sq. ft.	-
TOTAL	512 sq. ft.	150¹
1. Total for all project signage.		

With the approval of this conceptual signage design, Section 4 of the CDP requires the submittal and approval of a detailed master sign program and subsequent permits for each sign. The master sign program would layout the detailed requirements for the design and installation of up to 512 square feet of signage. The master sign program will include project specific criteria for total sign area, letter size, sign structure size, requirements for individual building tenants, locations, materials, colors, and may approve sign criteria and standards that are different from the Sign Design Guidelines. In addition, on-site directional signage may also be incorporated into the sign program. The Master Sign Program would cover all of the allowed signage on the entire site.

ENTITLEMENT APPLICATIONS

Rezoning and Conditional Development Permit

The Conditional Development Permit (CDP) and “X” overlay associated with the requested rezoning of the site allow for flexibility from zoning requirements while providing greater certainty regarding the parameters of a particular development proposal. The draft CDP is included as Attachment J and specifies development standards for the Project site, general compliance with the project plan set, allowed uses and conditions of approval including all mitigation measures from the Draft EIR. The CDP also meets the requirements for a use permit for new construction.

The CDP establishes the allowable uses and development standards for the Commonwealth Corporate Center, as well as setting requirements for project timing and the consideration of modifications to the approved plans. Development standards listed in the CDP, as well as comparison to development standards for an M-2 zoned property are provided in the following table.

Requirement	Proposed CDP Standards¹	Typical M-2 Zone Requirements
Front Setback	Per the Approved Project Plans	20 ft. min.
Side Setback		10 ft. min.
Rear Setback		0 feet
Lot Coverage	15% max.	50% max.
Floor Area Ratio (office)	45% max.	45% max.
Site Landscaping	25% min.	No Requirement
Building Height ²	68 ft. max.	35 ft. max.
Minimum Lot Size	25,000 sq. ft.	25,000 sq. ft.
Parking	867 spaces ³	867 spaces
Total Signage	512 sq. ft.	150 sq. ft.

1. These standards apply to the entire project site, not any subsequent lots that may be created.
 2. The building height is determined from the average natural grade to the top of the cornice above the 4th floor. The roof-mounted wall and the associated architectural element screening of the roof mounted equipment, elevator shaft are proposed to a height of approximately 72.5 feet.
 3. Parking shall be determined using a ratio of one parking space per 300 square feet of gross floor area.
- Note: Shaded areas indicate those development standards that are not consistent with, either more stringent or more relaxed, than the standard M-2 zone requirements.

The draft ordinance approving the rezoning and the rezoning exhibit are contained in Attachments G and H, respectively. The resolution approving the CDP and the draft CDP are contained in Attachments I and J, respectively.

Tentative Parcel Map

The Project Site is currently comprised of two legal lots. The larger lot (currently addressed as 151 Commonwealth Drive) and containing the former Diageo distillery, is 12.1 acres in size. The smaller lot fronting on Jefferson Drive (and addressed as 164 Jefferson Drive) is a little over one acre in size. The existing lots are proposed to be reconfigured into three lots with a parcel map. Each of the proposed buildings would be located on their own lot, while the majority of the common parking and project amenities would be located on separate lot. The minimum lot requirements for the M-2 Zone include a minimum lot size of 25,000 square feet, minimum lot width of 100 feet and a minimum lot depth of 100 feet. The proposed lots all exceed these criteria. The Tentative Parcel Map is depicted on Plan Set Sheet 2 of 8 (in Attachment B).

Though the proposed parcel map would create three parcels, the project site would effectively function as a single site. The tentative parcel map has been conditioned in the CDP to submit detailed covenants, conditions, and restrictions (CC&Rs) to control all aspects of the site if separate lots are created. The CC&Rs would require the approval of the Community Development Department, Public Works Department, and City Attorney. The CC&Rs would also limit the construction of buildings to Parcels A

and B, and specify how the management of Parcel C will be handled. A lot merger is required prior to issuance of a grading permit. The recordation of the final parcel map can occur after demolition and grading are completed. The resolution recommending approval of the Tentative Parcel Map and the Exhibit depicting the configuration of the map are included in Attachment K.

Heritage Tree Removals

The applicant has submitted arborist reports prepared on March 27, 2012 for both properties. The reports were prepared by John H. McClenahan, an ISA Board Certified Arborist. The arborist report identified a total of 44 trees, 23 of which are identified as heritage trees. The applicant has applied for Heritage Tree Removal Permits for the 22 trees, which were reviewed by a consulting arborist, whose recommendations were reviewed by the City Arborist. The consulting arborist recommended and the City Arborist concurred, that Heritage Tree Removal Permits could be issued for the 22 trees, based upon the poor health of most trees and the fact that the location of the majority of the existing heritage trees conflict with redevelopment of the site. A summary of the condition and disposition of the heritage trees is provided below.

Heritage Tree Summary	Total On-site	Proposed for:	
		Retention	Removal
151 Commonwealth Drive			
<i>Coast live oak (Quercus agrifolia)</i>	1	1	0
Avocado (Persea americana)	1	0	1
Silver dollar gum (Eucalyptus polyanthemos)	3	0	3
Incense cedar (Calocedrus decurrens)	6	0	6
164 Jefferson Drive			
Red ironbark (Eucalyptus sideroxylon)	3	0	3
Blackwood acacia (Acacia melanoxylon)	6	0	6
American sweet gum (Liquidambar styraciflua)	2	0	2
PROJECT TOTAL	23	1	22

On February 26, 2014, the Environmental Quality Commission recommended allowing the removal of 22 of the 23 heritage sized trees onsite. The single tree required for retention is a native oak tree located along the northeastern property line. As previously described in the landscape plans, the Project is expected to include approximately 465 trees (including the 44 replacement heritage trees). The general locations of the new trees and the retained heritage tree are depicted on Sheet C4.0.

The Applicant is proposing to provide an additional 44 trees as replacement heritage trees, meeting the standard 2:1 replacement rate for larger commercial projects. The proposed heritage tree replacements are the London Plane Tree (*Platanus x. a* 'Columbia') in 24 inch boxes. These trees are proposed to be located along the main

drive aisle that connects Commonwealth Drive and Jefferson Drive. The draft resolution approving the tree removal permit and the exhibit containing the tree survey and disposition plan are in Attachment L.

Below Market Rate Housing Agreement

The applicant is required to comply with Chapter 16.96 of City's Municipal Code, Below Market Rate (BMR) Housing Program ("BMR Ordinance"), and with the BMR Housing Program Guidelines adopted by the City Council to implement the BMR Ordinance ("Guidelines"). In order to obtain land use entitlements, the BMR Ordinance requires the applicant to submit a BMR Housing Agreement. This Agreement formalizes the requirement of the BMR Program and must be approved by the City Council prior to or concurrently with the issuance of land use entitlements.

Because the project does not contain any residential units, the applicant has chosen to comply with the BMR Ordinance and Guidelines by paying the in lieu BMR fee. This will be paid prior to issuance of a building permit and will be based upon the fee in effect when the time the permit is issued. Using the current fee, the Project would be required to pay \$1,854,982.53.

The BMR Housing Agreement was reviewed by the City's Housing Commission on February 5, 2014. The Housing Commission unanimously voted to recommend approval of the Draft BMR Agreement. The Planning Commission will also make a recommendation on the Draft BMR Agreement, with the City Council being the final decision making authority. The resolution recommending approval of the BMR Housing Agreement and the draft BMR Housing Agreement are included as Attachments N and O, respectively.

FISCAL IMPACT ANALYSIS

A Fiscal Impact Analysis (FIA) was prepared for both the full project, and the reduced development alternative outlined in the Draft EIR. The FIA evaluates Project related impacts to the City's General Fund as well as the following affected special districts that serve the community including the Menlo Park Fire Protection District, Ravenswood School District, Sequoia Union High School District, San Mateo County Office of Education Special District, San Mateo County Community College District, Midpeninsula Regional Open Space District, and the Sequoia Healthcare District. Only one of the special district, the San Mateo County Community College District, would be potentially adversely effected financially by the project. The impact in 2015 was estimated to be a negative \$1,100.

The core of the FIA is the estimation of annual General Fund revenues and costs associated with the construction and operation of the Commonwealth Corporate Center. The major annually occurring revenue sources include new property taxes and sales taxes. The FIA indicated that the project would have an annual net positive impact of approximately \$138,900 per year in 2015 and \$1,970,906 over the next 15

years. A copy of the Final Fiscal Impact Assessment is available on the project website at <http://menlopark.org/DocumentCenter/View/4610>.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) was prepared and circulated for public review from February 28, 2014 to April 14, 2014. The Draft EIR evaluated 15 topic areas as required by the California Environmental Quality Act (CEQA). The 15 required topic areas include: (1) Aesthetics, (2) Air Quality, (3) Transportation & Traffic, (4) Biological Resources, (5) Cultural Resources, (6) Geology and Soils, (7) Greenhouse Gas Emissions, (8) Hazards and Hazardous Materials, (9) Hydrology and Water Quality, (10) Land Use, (11) Mineral Resources, (12) Noise, (13) Population and Housing, (14) Public Services, and (15) Utilities. The EIR concluded that the Project had no potential for impacts to Agricultural Resources, Forestry Resources, and Mineral Resources.

A copy of the Final EIR (which incorporates the Draft EIR by reference) and includes the Responses to Comments and changes to the document to reflect any needed corrections are contained in Attachment R (and provided under separate cover).

The EIR concluded that potential impacts related to Land Use, Geology and Soils, Hydrology and Water Quality, Population and Housing, Public Services, and Utilities were less than significant and required no mitigation measures.

The impacts associated with Aesthetics, Greenhouse Gas Emissions, Cultural Resources, Hazards and Hazardous Materials, and Biological Resources were less than significant with the incorporation of mitigation measures.

Finally, the EIR determined that there were significant and unavoidable impacts related to Air Quality-Construction, Noise-Construction, and Transportation. The significant and unavoidable impacts identified in the EIR are described below.

Air Quality - Construction

The increase in nitrogen oxides (NO_x) during project construction exceeds the Bay Area Air Quality Management District (BAAQMD) significance thresholds. This impact is directly attributable to the demolition of the existing buildings, the site grading, and the initial phases of building construction. The BAAQMD threshold of 54 pounds per day is expected to be exceeded for 91 of the 334 estimated construction days. The DEIR also identifies mitigation measures to reduce nitrogen oxides. With the implementation of these mitigation measures, project construction will still exceed the BAAQMD criteria. However, the exceedence is expected to be for only 21 construction days. Even though the mitigation measure is expected to substantially reduce NO_x emissions, the BAAQMD significance threshold is still exceeded. Therefore, the impact is considered to be significant and unavoidable.

Noise - Construction

The use of heavy equipment (such as vibratory rollers, and large trucks and bulldozers) during project construction has the potential to affect nearby sensitive land uses. During the Notice of Preparation for the project, a business located in an adjacent building (149 Commonwealth Drive) expressed concern that their vibration sensitive equipment within 225 feet could be affected by the proposed demolition and construction activities. The DEIR identified two mitigation measures involving the notification of nearby business and the scheduling of construction to minimize potential vibratory impacts on nearby vibration-sensitive uses. Even with these mitigation measures, the impact is still considered to be significant and unavoidable.

Transportation - Operation

The TIA evaluated the Project's impacts to traffic (intersections, roadway segments, and routes of regional significance), transit service, and bicycle and pedestrian facilities. The Project's impacts to transit service and bicycle and pedestrian facilities were all found to be Less Than Significant. The analysis studied 28 intersections, 12 roadway segments, and 9 roadway segments on four routes of regional significance (State and Federal highways).

A total of 14 study intersections were identified as having significant impacts. Of these, one is impacted in the Near Term (2015) scenario, nine are impacted in both the Near Term and Cumulative (2030) scenarios, and four are impacted in the Cumulative impact scenario. Of the 14 impacted intersections, three will be mitigated by the Facebook Project, one is mitigated by the Facebook, St. Anton, and Commonwealth Corporate Center Projects. Four intersections are mitigated by only the Commonwealth Project while six of the intersections had no feasible mitigation measures. Five of the significant and unavoidably impacted intersections are classified as unavoidable because the City does not have jurisdiction over the roadway and cannot guarantee the improvements would be implemented even though it is required that construction of feasible improvements will be diligently pursued.

The improvements required for the Facebook Campuses have been bonded for and encroachment permits have been submitted to Caltrans. As a result these improvements are not included in the MMRP and CDP documents. The improvements required for the St Anton's project are not listed in the CDP at this time since the project is expected to submit the required bonds and start the process of obtaining approval from Caltrans. If this does not happen prior this item being considered by the City Council, these improvements will be added to the MMRP and CDP.

A total of ten study local road segments were identified as having significant impacts. Two of the road segment can be mitigated by the Commonwealth Project while eight have no feasible mitigation measures. There were also five routes of regional significance that were significantly impacted but had no feasible mitigation measures

were identified. Therefore, these impacts were determined to be significant and unavoidable.

The draft resolution certifying the environmental impact report is included as Attachment D. The draft resolution adopting the Statement of Overriding Considerations and adopting the Mitigation Monitoring and Reporting Program is included as Attachment E. The Mitigation Monitoring and Reporting Program is included as Attachment F and includes all applicable mitigation measures identified to reduce the impacts of the Project on the environment.

PROJECT BENEFITS

The Applicant has offered a number of additional public and community benefits to the City of Menlo Park (in addition to the benefits associated with the redevelopment of an underutilized site). The additional public and community benefits are summarized below. A copy of the Applicant's letter to the City is contained in Attachment P.

- Leadership in Energy and Environmental Design (LEED). Construct the new buildings to a LEED Gold Standard.
- CIP Funding. The Applicant will contribute \$150,000 that can be used by the City for capital improvement projects.
- Public Access Easement. The Applicant will dedicate an easement for future public access from Commonwealth Drive to the Dumbarton Rail Corridor.
- Sales Tax Guarantee. Applicant will guarantee a minimum of \$75,000 per year in sales tax to the City for each of the first 10 years of project occupancy.
- Sales and Use Taxes During Construction. Applicant will work with the City to have the major construction materials purchased within the City.
- Solid Waste and Recycling. Applicant will use the City franchisee for all trash and recycling services once the project is completed.
- Water Main Replacement. Applicant will enter into a funding agreement to share the costs of replacing the existing water main that crosses the site.

All of these items are incorporated into the offer and acceptance provision listed in Section 10 of the proposed CDP.

CORRESPONDENCE

Staff has received no correspondence regarding this project since the March 24, 2014 Planning Commission meeting (other than the two comment letters on the DEIR that are addressed in the Final EIR/Response to Comments document).

RECOMMENDATION

The proposed Project would redevelop and reconfigure two existing industrial sites and is projected to accommodate up to 1,300 new employees. The applicant has indicated that the public benefits of the project include the redevelopment of a vacant industrial building, the public improvements in the surrounding area, additional revenues to the City, and the sharing of costs for replacing a water main which crosses the site. The project review process has been structured in a way to provide the Planning Commission and City Council with a broad spectrum of inputs to make an informed decision. The Planning Commission should review and forward a recommendation to the City Council on all of the project components, including the public benefit proposal. The City Council will be the final decision-making body on all components of the project.

Staff believes that the proposed uses and structures are generally consistent with the Zoning Ordinance requirements and neighboring development. The General Plan includes policies related to the site's Limited Industry land use designation. The industrial goals and policies contained in the General Plan reflect the fact that when the General Plan was written 20 years ago, the majority of the uses on the properties with an industrial land use designation were industrial in nature. Since that time, the industrial area has evolved and includes a large number of office uses, in addition to manufacturing and warehousing. As part of the General Plan and M-2 Area Update effort, the future mix of appropriate land uses for the general area will be considered. Applicable existing industrial goals and policies from the land use element of the General Plan are provided as follows:

Goal I-F: To promote the retention, development, and expansion of industrial uses which provide significant revenue to the City, are well designed, and have low environmental and traffic impacts.

Policy I-F-2: Establishment and expansion of industrial uses that generate sales and use tax revenues to the City shall be encouraged.

Policy I-F-4: The City shall consider attaching performance standards to projects requiring conditional use permits.

Policy I-F-7: All new industrial development shall be evaluated for its fiscal impact on the City.

Staff is not making a recommendation on the policy determinations related to the project. The Planning Commission should consider whether the project and proposed

public benefit serve to meet the intent of the General Plan policies and serve to outweigh the potential negative impacts of this proposed development. If the Planning Commission believes this to be the case, staff recommends that the Planning Commission recommend that the City Council pursue the following actions as outlined in Attachment C:

- (1) Adopt a resolution certifying the final environmental impact report;
- (2) Adopt a resolution adopting the Statement of Overriding Considerations, and approving the Mitigation Monitoring and Reporting Program,
- (3) Approve an ordinance to rezone the Project Site to M-2(X),
- (4) Adopt a resolution approving the Conditional Development Permit,
- (5) Adopt a resolution approving a Tentative Parcel Map,
- (6) Adopt a resolution approving the Below Market Rate Housing Agreement, and
- (7) Adopt a resolution approving the Heritage Tree Removal Permits.

If the Planning Commission does not believe this to be the case, staff recommends that the Planning Commission provide input to the City Council on each of the requested actions.

Report prepared by:
David Hogan
Contract Planner

Report reviewed by:
Deanna Chow
Senior Planner

Justin Murphy
Development Services Manager

PUBLIC NOTICE

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail to all property owners and occupants within a quarter-mile (1,320 feet) radius of the Project site. The mailed notice was supplemented by an email update that was sent to subscribers of the project page for the proposal, which is available at the following address: <http://www.menlopark.org/519/Commonwealth-Corporate-Center-Project>. In addition to allowing for interested parties to subscribe to e-mail updates, the Project page provides up-to-date information about the Project, as well as links to previous staff reports and other related documents.

The project site has been posted with the notice of intent to remove 22 heritage trees from the site. The posting was done on both Commonwealth Drive and Jefferson Drive frontages.

ATTACHMENTS

- A. Location Map
- B. Project Plans (exclusive of color and materials board)
- C. Recommended Actions for Approval
- D. Draft Resolution of that the City Council Certifying the Environmental Impact Report
- E. Draft Resolution of that the City Council Adopting the Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program prepared for the Commonwealth Corporate Center Project
- F. Mitigation Monitoring and Reporting Program prepared for the Commonwealth Corporate Center, Located at 151 Commonwealth Drive and 164 Jefferson Drive
- G. Draft Ordinance Rezoning Property located at 151 Commonwealth Drive and 164 Jefferson Drive from M-2 (General Industrial) to M-2(X) (General Industrial, Conditional Development)
- H. Draft Zoning Map Exhibit for the Property at 151 Commonwealth Drive and 164 Jefferson Drive
- I. Draft Resolution Approving the Conditional Development Permit for the Commonwealth Corporate Center
- J. Draft Conditional Development Permit
- K. Draft Resolution Approving the Tentative Parcel Map for the Property at 151 Commonwealth Drive and 164 Jefferson Drive
- L. Draft Resolution of the City Council Approving the Heritage Tree Removal Permit for the Property located at 151 Commonwealth Drive and 164 Jefferson Drive
- M. Draft Heritage Tree Removal Permit Exhibit (Tree Survey & Disposition Plan)
- N. Draft Resolution Approving the Below Market Rate Housing Agreement with The Sobrato Organization
- O. Draft Below Market Rate Housing Agreement
- P. Applicant Letter on Public Benefits.
- Q. Emergency Generator Specification Sheets
- R. Final Environmental Impact Report (Provide Under Separate Cover)

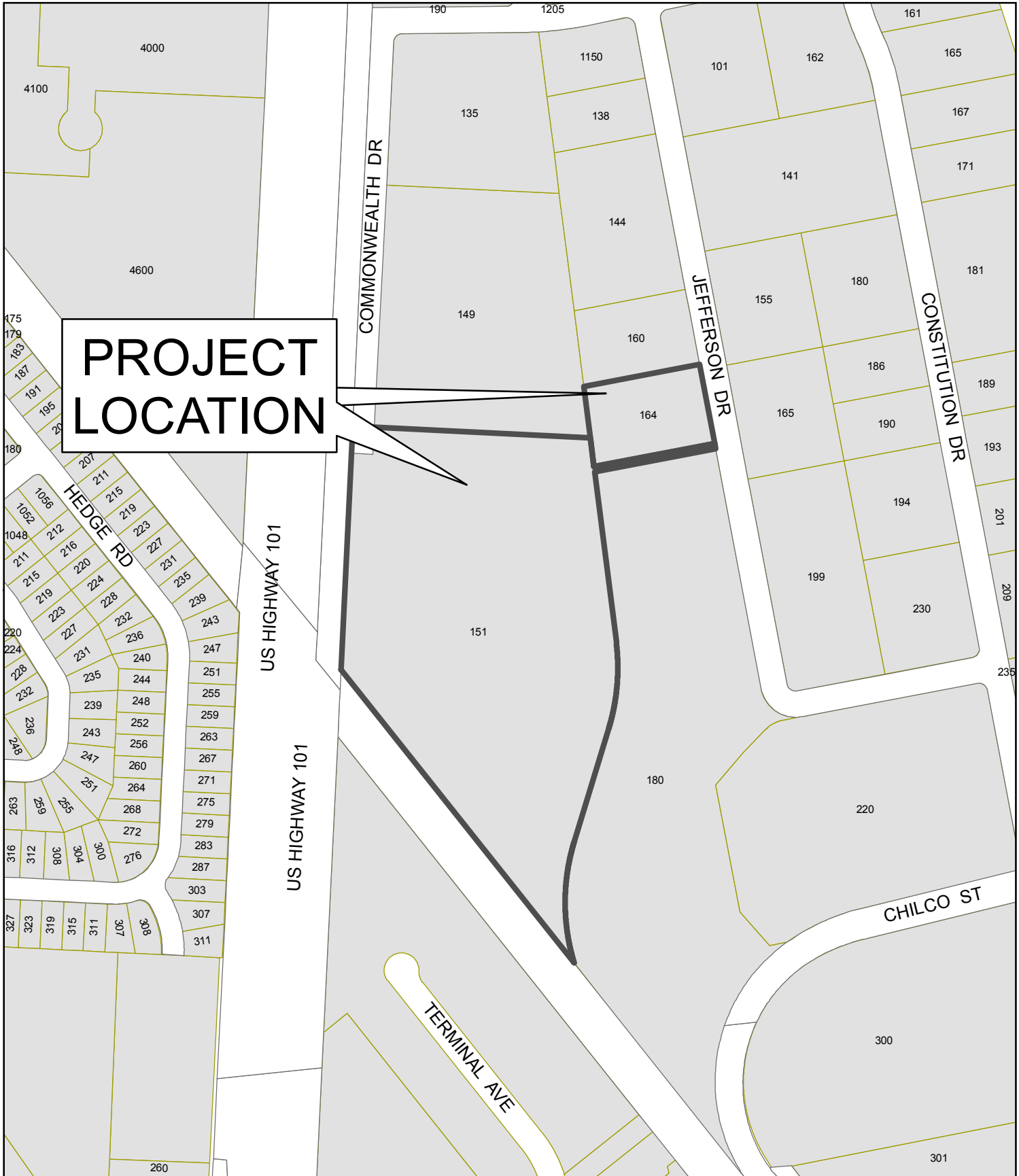
Note: Attached are reduced versions of maps and diagrams submitted by the Applicant. The accuracy of the information in these drawings is the responsibility of the Applicant, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are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

EXHIBITS TO BE PROVIDED AT MEETING

Color and Materials Board

DOCUMENTS AVAILABLE FOR REVIEW AT CITY OFFICES AND WEBSITE

- Final Environmental Impact Report prepared by ICF, dated July 2014
- Draft Environmental Impact Report prepared by ICF, dated February 2014
- Final Fiscal Impact Analysis prepared by BAE, dated January 2014

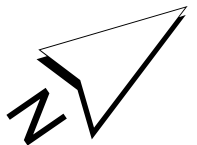


PROJECT
LOCATION

CITY OF MENLO PARK

151 COMMONWEALTH DR AND
164 JEFFERSON DR

A1



DRAWN: KTP CHECKED: KTP DATE: 7/21/14 SCALE: 1" = 300' SHEET: 1

PROJECT DESCRIPTION

NEW OFFICE BUILDING PROJECT COMMENT

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2013 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2013 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2013 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2013 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2013 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 7)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA

GENERAL NOTES

- [illegible]

PROJECT TEAM

OWNER:	THE DOWRY TO ORGANIZATION
ARCHITECT:	ARC TEC INC. 10000 Wilshire Blvd. Suite 800 San Jose, CA 95131 PHONE: 415.961.0918 CONTACT: Craig Albrecht EMAIL: craig@arctec.com
LANDSCAPE ARCHITECT:	THE GUZZARD PARTNERSHIP INC. 10000 Wilshire Blvd. Suite 800 San Francisco, CA 94111 PHONE: 415.433.4872 CONTACT: David Guzzard EMAIL: dguzzard@inc.com
CIVIL ENGINEER:	KC&P & WRIGHT 3350 South Hill Building 22 San Jose, CA 95128 PHONE: 408.277.6665 CONTACT: Eugene Koppelman EMAIL: ekopp@kcandp.com

DRAWING INDEX AND ISSUE DATES

- | | ● FIRST ISSUE OR NO CHANGES SINCE PREVIOUS ISSUE | ISSUE DATES AND DESCRIPTIONS |
|----|--|------------------------------|
| 1. | MONTHLY/ARTICLE ISSUE BEGINNING IN 1954 AT | |

COVER SHEET

ARCHITECTURAL

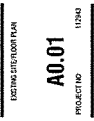
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VICINITY MAP

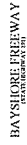




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08/13	PAYROLL (BANK OF AMERICA)
08/13	10% COMBATS
08/13	10% COMBATS
08/13	PAYROLL (BANK OF AMERICA)
08/14	PAYROLL (BANK OF AMERICA)
08/14	PAYROLL (BANK OF AMERICA)

[illegible]

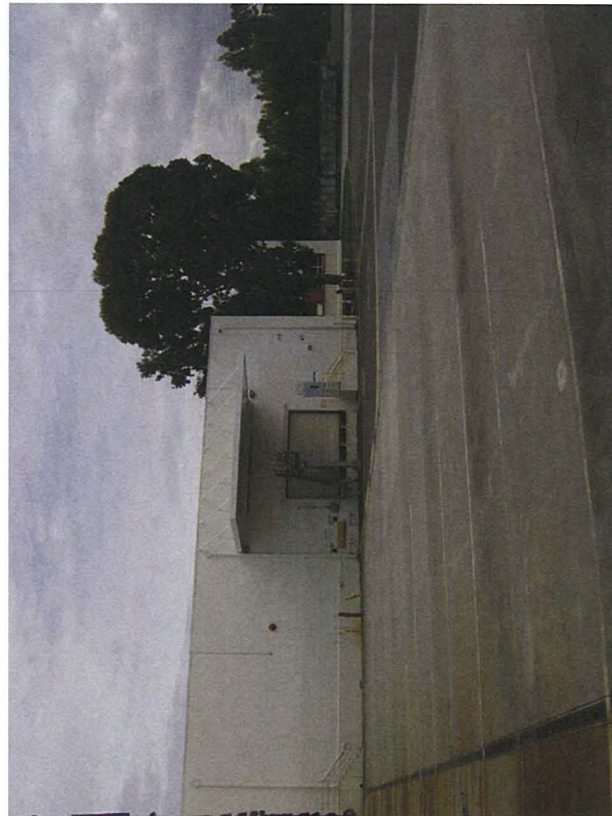
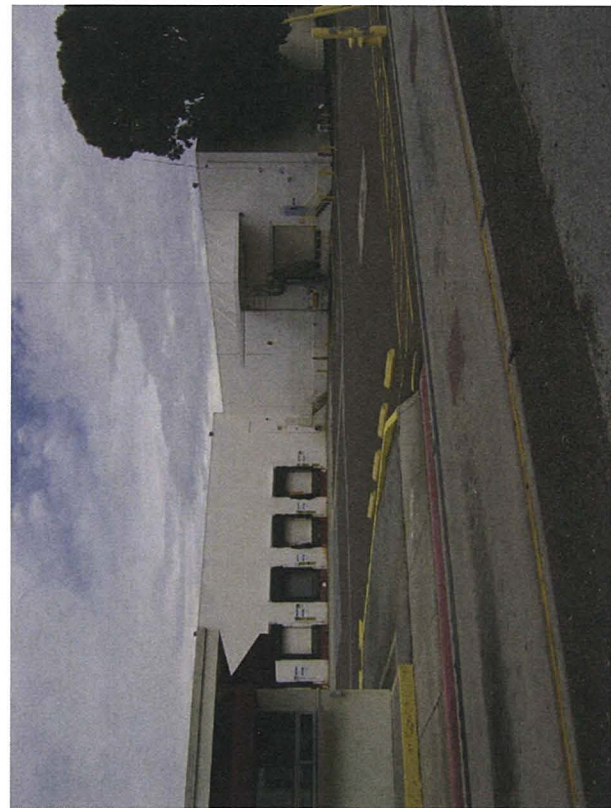
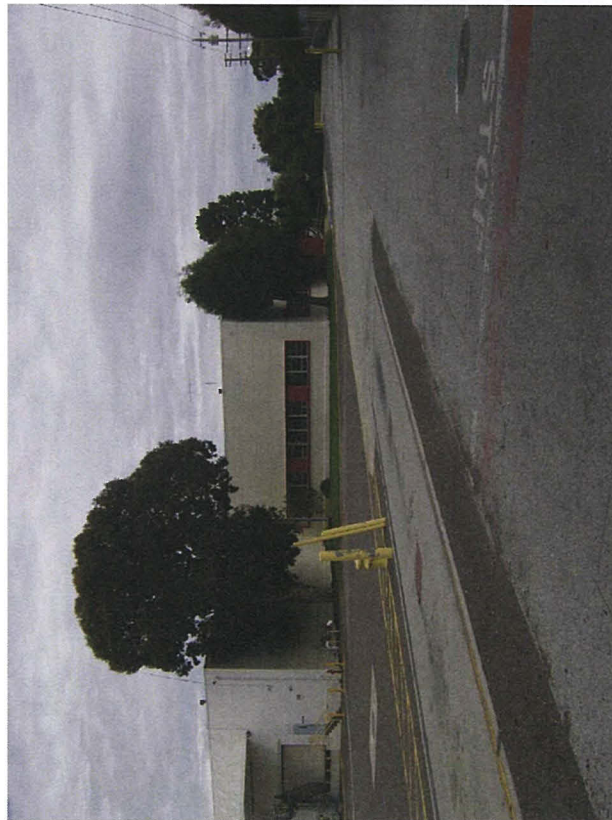
141 COMMERCIAL HEALTH EXISTING		142 JEFFERSON DR. EXISTING	
ONE	142.0	ONE	142.0
TOTAL	142.0	TOTAL	142.0



1 EXISTING SITE PLAN

2007

BR



A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

[illegible]

EXISTING BUILDING PHOTOS
US1 COMMUNHEALTH DRIVE

A0.02

PROJECT NO. 112543

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2060 Cox Hawthorne Avenue, Building C
Atlanta, Georgia 30329
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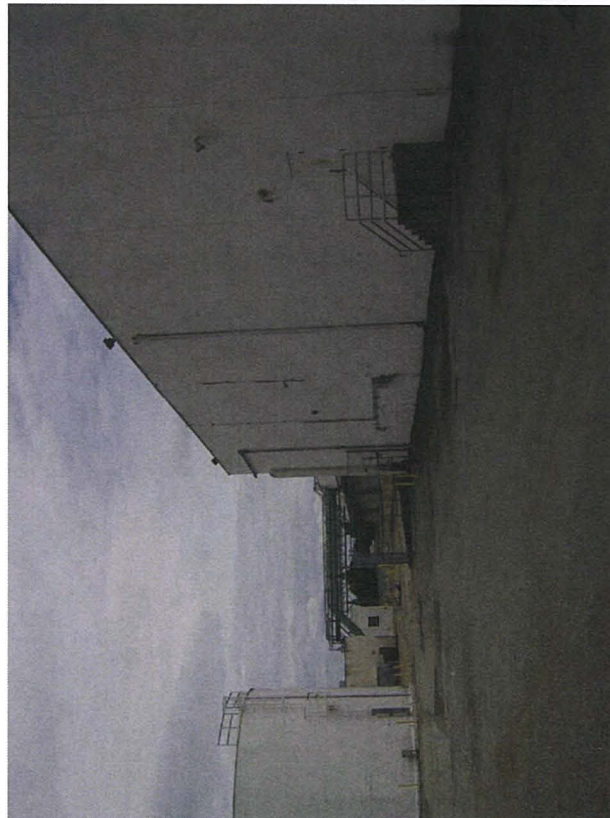
Wyoming
1000 North Dearborn Street, Suite 100
Chicago, Illinois 60610
P 773.344.1100 F 773.344.1101

International
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Chicago, Illinois 60610
P 773.344.1100 F 773.344.1101

Other
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Registration #027



A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBRATO

DATE	DESCRIPTION
12-17-12	PLAN#66, DEPARTMENT 0600000000
12-18-12	PLAN#66, DEPARTMENT 0600000000
12-26-12	FIRE COMMENTS
12-26-12	FIRE COMMENTS
12-28-12	PLAN#66, DEPARTMENT 0600000000
12-28-12	PLAN#66, DEPARTMENT 0600000000
12-28-12	PLAN#66, DEPARTMENT 0600000000



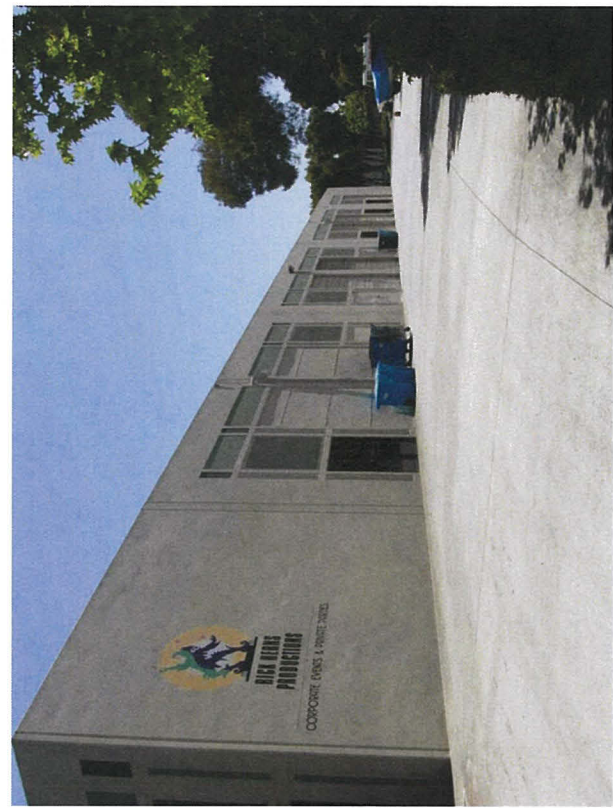
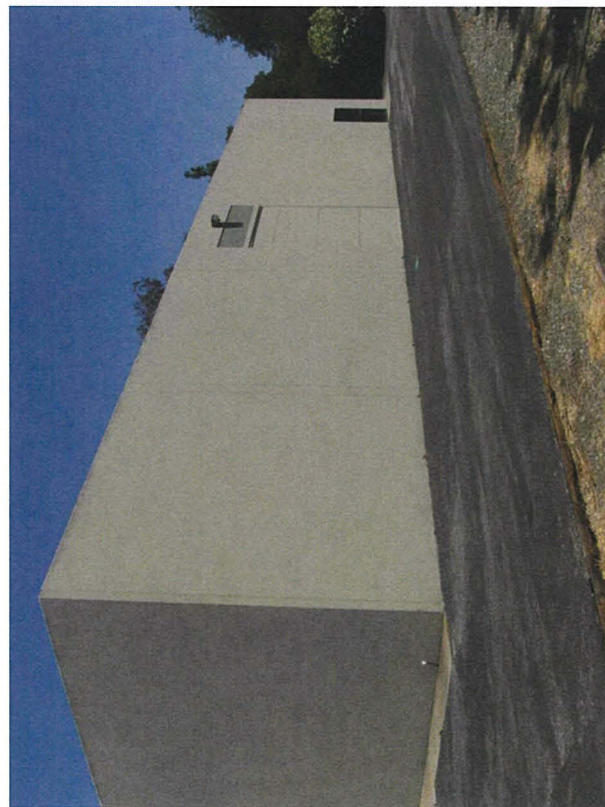
EXISTING BUILDING PHOTOS
LIST COMMONWEALTH DOWNTOWN

A0.03

PROJECT NO. 112943

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A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

[illegible]

EXISTING BUILDING PHOTOS
(164 JEFFERSON DRIVE)

A0.04

PROJECT NO: 112943

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Seattle, Washington 98101
P 206.480.1100 F 206.480.1101

Washington, D.C.
1000 Pennsylvania Avenue, Suite 1000
Washington, D.C. 20004
P 202.480.1100 F 202.480.1101



1 PROPOSED AREA PLAN
SCALE: 1/8" = 1'-0"

B6



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164 JEFFERSON DR PROJECT DATA

PROJECT NO. 164 JEFFERSON DR
CLIENT: JEFFERSON DR
DESIGNER: JEFFERSON DR
DATE: 10/10/10
SCALE: 1/8" = 1'-0"

151 COMMONWEALTH DR PROJECT DATA

PROJECT NO. 151 COMMONWEALTH DR
CLIENT: COMMONWEALTH DR
DESIGNER: COMMONWEALTH DR
DATE: 10/10/10
SCALE: 1/8" = 1'-0"

COMBINED SITE PROJECT DATA

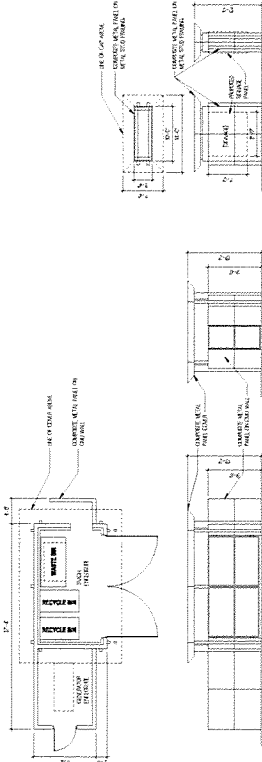
PROJECT NO. 151 COMMONWEALTH DR
CLIENT: COMMONWEALTH DR
DESIGNER: COMMONWEALTH DR
DATE: 10/10/10
SCALE: 1/8" = 1'-0"

PARKING ANALYSIS

PROJECT NO. 151 COMMONWEALTH DR
CLIENT: COMMONWEALTH DR
DESIGNER: COMMONWEALTH DR
DATE: 10/10/10
SCALE: 1/8" = 1'-0"

KEY NOTES

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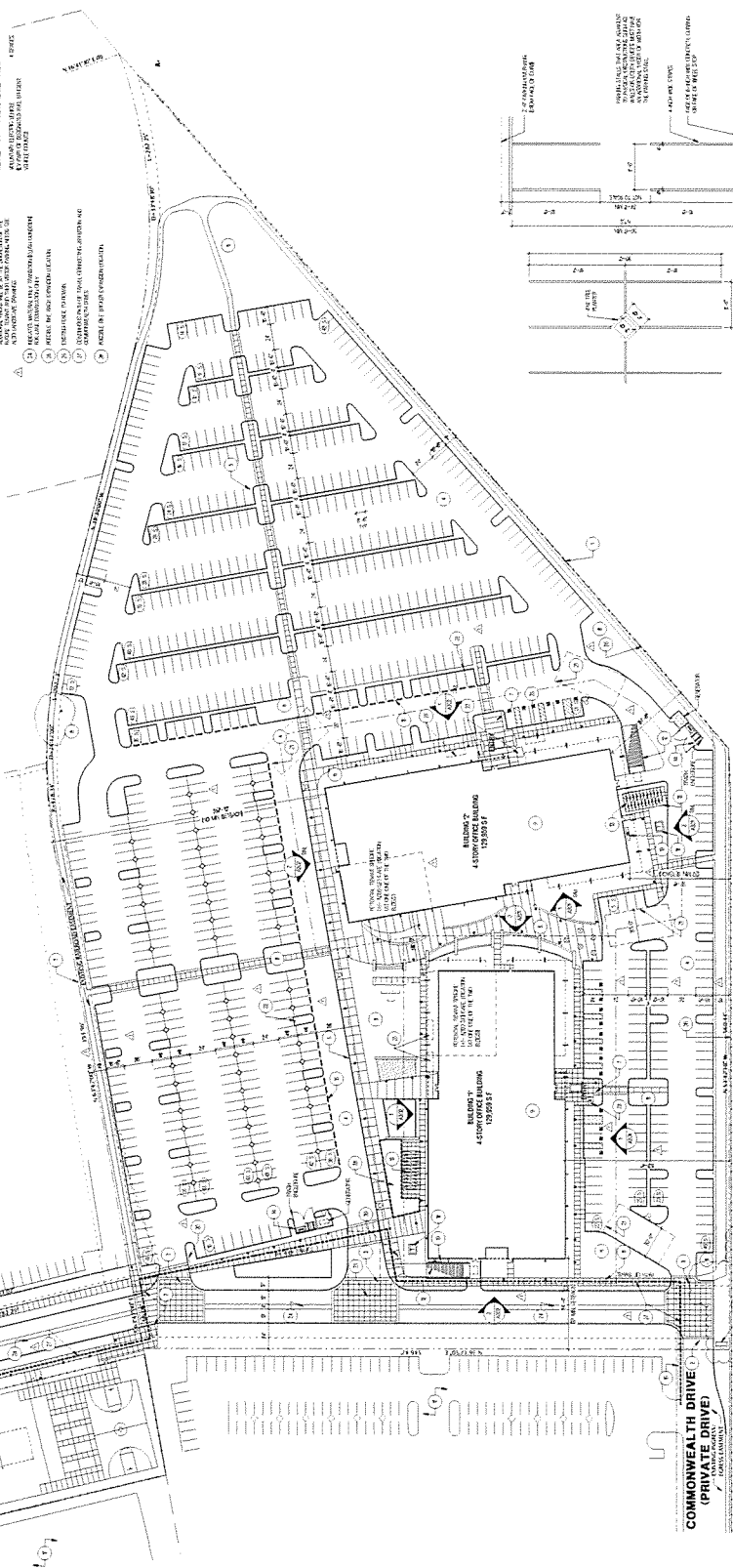


TRASH / GENERATOR
ENCLOSURE PLAN & ELEVATION

SCALE: 1/8" = 1'-0"

MONUMENT SIGN

SCALE: 1/8" = 1'-0"



1 SITE PLAN

2 TYPICAL ONE SIZE
FITS ALL PARKING STALL

SCALE: 1/8" = 1'-0"

3 MONUMENT SIGN

SCALE: 1/8" = 1'-0"

4 TRASH / GENERATOR
ENCLOSURE PLAN & ELEVATION

SCALE: 1/8" = 1'-0"

Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBRATO

SOBRATO
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SHEET NO.

A1.01

PROJECT NO. 10104



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Tel: 650.321.1000
Fax: 650.321.1001
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COMMONWEALTH CORPORATE CENTER
A Planning Department Submittal for
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBRATO

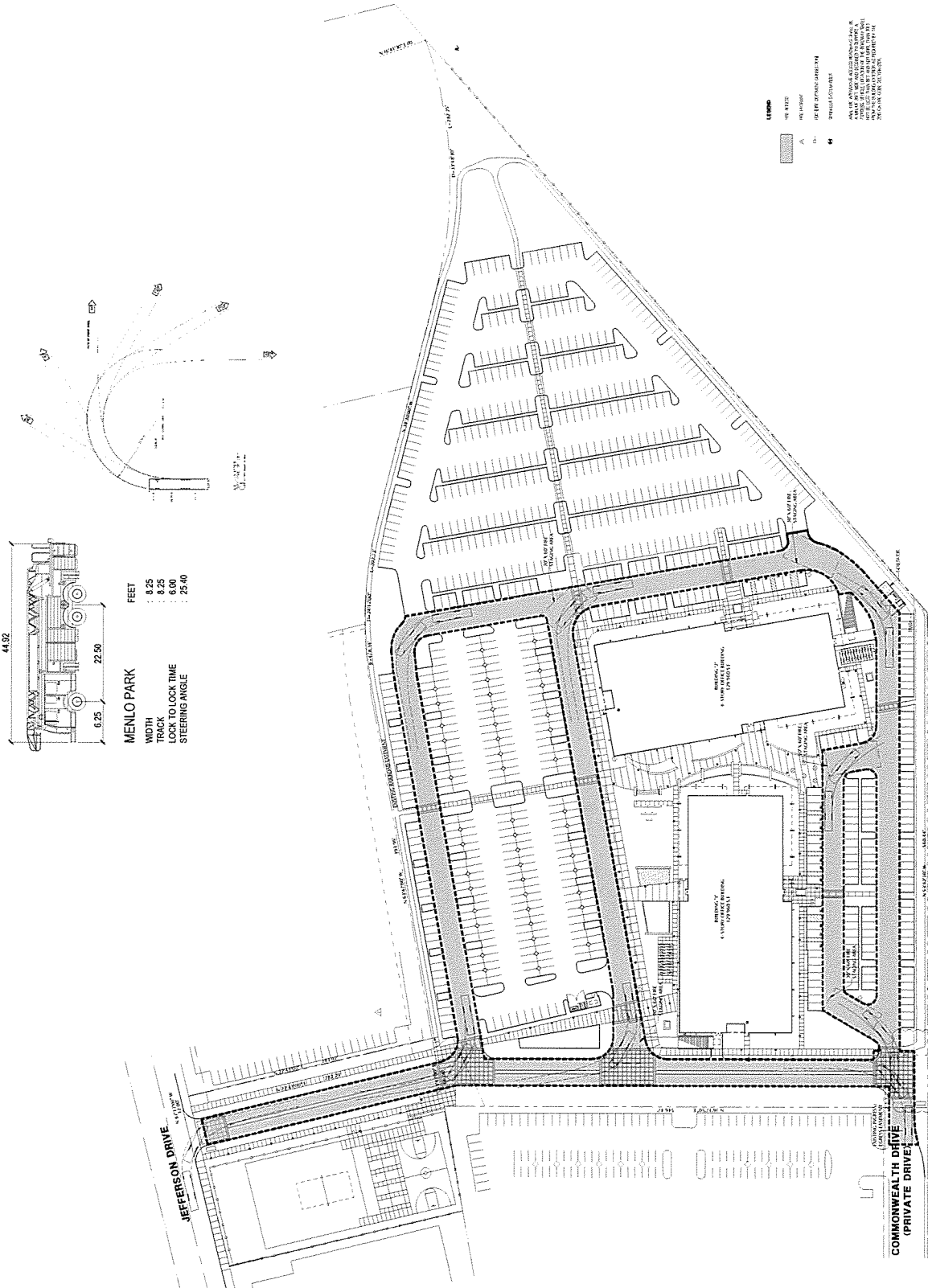
DATE: 05/05/2011
BY: [Signature]
FOR: [Signature]
PROJECT: COMMONWEALTH CORPORATE CENTER
LOCATION: 151 COMMONWEALTH DRIVE AND 164 JEFFERSON DRIVE
SCALE: 1" = 40' (PLAN)
DATE: 05/05/2011
BY: [Signature]
FOR: [Signature]
PROJECT: COMMONWEALTH CORPORATE CENTER
LOCATION: 151 COMMONWEALTH DRIVE AND 164 JEFFERSON DRIVE
SCALE: 1" = 40' (PLAN)



EMERGENCY VEHICLE ACCESS
AUGUST 2011

A1.02A

PROJECT NO. 11040



BAYSHORE FREEWAY
(STATE HIGHWAY 101)

COMMONWEALTH DRIVE
(PRIVATE DRIVE)

1 EMERGENCY VEHICLE ACCESS SITE PLAN

380



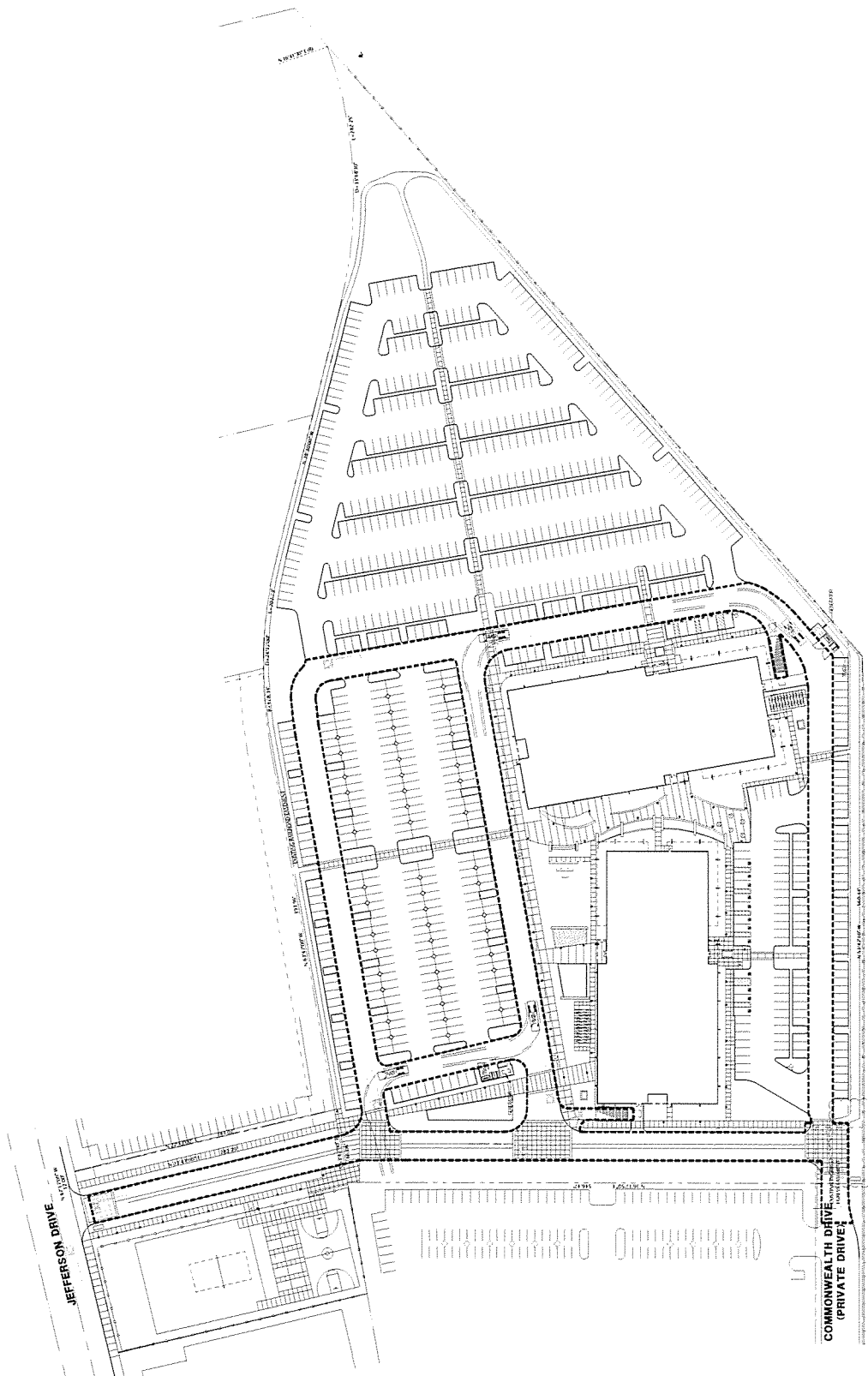
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151 Commonwealth Drive and 164 Jefferson Drive
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A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER

SOBRATO
ARCHITECT
151 COMMONWEALTH DRIVE AND 164 JEFFERSON DRIVE
MENLO PARK, CALIFORNIA 94025
A PLANNING DEPARTMENT SUBMITTAL FOR
COMMONWEALTH CORPORATE CENTER



151 COMMONWEALTH DRIVE AND 164 JEFFERSON DRIVE
MENLO PARK, CALIFORNIA 94025
A PLANNING DEPARTMENT SUBMITTAL FOR
COMMONWEALTH CORPORATE CENTER



1 VEHICLE ACCESS SITE PLAN - TRASH AND DELIVERY
SCALE: 1/8" = 1'-0"

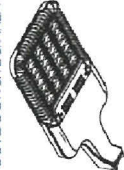
B9



DATE	DESCRIPTION
07/07/02	PLAYING DEPARTMENT 1000000
09/03/02	PLAYING DEPARTMENT 1000000
26/03/02	FINC COMPANY'S
26/03/02	FINC COMPANY'S
08/09/02	PLAYING DEPARTMENT 1000000
03/12/02	PLAYING DEPARTMENT 1000000
29/04/03	PLAYING DEPARTMENT 1000000
25/08/03	MOVEMENT SIGNIFICATION

[illegible]

ECOFORM
OUTDOOR SITE & AREA



Running Schedule	Day	Week	Arrangement	Con. Level	Unit	Ref	Description	Formula
1	A2	1	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
2	A2	2	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
3	A2	3	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
4	A2	4	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
5	A2	5	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
6	A2	6	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
7	A2	7	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
8	A2	8	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
9	A2	9	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
10	A2	10	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
11	A2	11	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
12	A2	12	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
13	A2	13	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
14	A2	14	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
15	A2	15	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
16	A2	16	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
17	A2	17	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
18	A2	18	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
19	A2	19	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
20	A2	20	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
21	A2	21	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
22	A2	22	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
23	A2	23	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
24	A2	24	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
25	A2	25	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
26	A2	26	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
27	A2	27	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
28	A2	28	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
29	A2	29	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
30	A2	30	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
31	A2	31	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
32	A2	32	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
33	A2	33	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
34	A2	34	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
35	A2	35	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
36	A2	36	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
37	A2	37	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
38	A2	38	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
39	A2	39	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
40	A2	40	1000	1000	1000	1000	Series 1000	$1000 - 1000 \times 1000$
41	A2	41	1000	1000	1000	1000	Series 1000	$$

Circulation Summary									
Label	Qty	Unit	Avg	Max	Min	Avg/Mn	Max/Mn	# Pts	Description
SA	1	hourance	2.28	3.35	100	2.24	3.78	957	Typical Forest Parking
SB	1	hourance	2.23	5.40	100	2.23	5.45	1429	Typical Forest Parking
SC	1	hourance	2.10	3.20	107	2.04	2.99	777	Typical Forest Parking

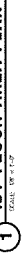
PHILIPS



SOBRATO

[illegible]

A2.01



BUILDING AREA	F.A.R.
RESIDENTIAL SINGLE-FAMILY	100%
RESIDENTIAL TWO-UNIT	100%
RESIDENTIAL THREE-UNIT	100%
RESIDENTIAL FOUR-UNIT	100%
RESIDENTIAL FIVE-UNIT	100%
RESIDENTIAL SIX-UNIT	100%
RESIDENTIAL SEVEN-UNIT	100%
RESIDENTIAL EIGHT-UNIT	100%
RESIDENTIAL NINE-UNIT	100%
RESIDENTIAL TEN-UNIT	100%
RESIDENTIAL ELEVEN-UNIT	100%
RESIDENTIAL TWELVE-UNIT	100%
RESIDENTIAL THIRTEEN-UNIT	100%
RESIDENTIAL FOURTEEN-UNIT	100%
RESIDENTIAL FIFTEEN-UNIT	100%
RESIDENTIAL SIXTEEN-UNIT	100%
RESIDENTIAL SEVENTEEN-UNIT	100%
RESIDENTIAL EIGHTEEN-UNIT	100%
RESIDENTIAL NINETEEN-UNIT	100%
RESIDENTIAL TWENTY-UNIT	100%
RESIDENTIAL TWENTY-ONE UNIT	100%
RESIDENTIAL TWENTY-TWO UNIT	100%
RESIDENTIAL TWENTY-THREE UNIT	100%
RESIDENTIAL TWENTY-FOUR UNIT	100%
RESIDENTIAL TWENTY-FIVE UNIT	100%
RESIDENTIAL TWENTY-SIX UNIT	100%
RESIDENTIAL TWENTY-SEVEN UNIT	100%
RESIDENTIAL TWENTY-EIGHT UNIT	100%
RESIDENTIAL TWENTY-NINE UNIT	100%
RESIDENTIAL THIRTY UNIT	100%
RESIDENTIAL THIRTY-ONE UNIT	100%
RESIDENTIAL THIRTY-TWO UNIT	100%
RESIDENTIAL THIRTY-THREE UNIT	100%
RESIDENTIAL THIRTY-FOUR UNIT	100%
RESIDENTIAL THIRTY-FIVE UNIT	100%
RESIDENTIAL THIRTY-SIX UNIT	100%
RESIDENTIAL THIRTY-SEVEN UNIT	100%
RESIDENTIAL THIRTY-EIGHT UNIT	100%
RESIDENTIAL THIRTY-NINE UNIT	100%
RESIDENTIAL FORTY UNIT	100%
RESIDENTIAL FORTY-ONE UNIT	100%
RESIDENTIAL FORTY-TWO UNIT	100%
RESIDENTIAL FORTY-THREE UNIT	100%
RESIDENTIAL FORTY-FOUR UNIT	100%
RESIDENTIAL FORTY-FIVE UNIT	100%
RESIDENTIAL FORTY-SIX UNIT	100%
RESIDENTIAL FORTY-SEVEN UNIT	100%
RESIDENTIAL FORTY-EIGHT UNIT	100%
RESIDENTIAL FORTY-NINE UNIT	100%
RESIDENTIAL FIFTY UNIT	100%
RESIDENTIAL FIFTY-ONE UNIT	100%
RESIDENTIAL FIFTY-TWO UNIT	100%
RESIDENTIAL FIFTY-THREE UNIT	100%
RESIDENTIAL FIFTY-FOUR UNIT	100%
RESIDENTIAL FIFTY-FIVE UNIT	100%
RESIDENTIAL FIFTY-SIX UNIT	100%
RESIDENTIAL FIFTY-SEVEN UNIT	100%
RESIDENTIAL FIFTY-EIGHT UNIT	100%
RESIDENTIAL FIFTY-NINE UNIT	100%
RESIDENTIAL SIXTY UNIT	100%
RESIDENTIAL SIXTY-ONE UNIT	100%
RESIDENTIAL SIXTY-TWO UNIT	100%
RESIDENTIAL SIXTY-THREE UNIT	100%
RESIDENTIAL SIXTY-FOUR UNIT	100%
RESIDENTIAL SIXTY-FIVE UNIT	100%
RESIDENTIAL SIXTY-SIX UNIT	100%
RESIDENTIAL SIXTY-SEVEN UNIT	100%
RESIDENTIAL SIXTY-EIGHT UNIT	100%
RESIDENTIAL SIXTY-NINE UNIT	100%
RESIDENTIAL SEVENTY UNIT	100%
RESIDENTIAL SEVENTY-ONE UNIT	100%
RESIDENTIAL SEVENTY-TWO UNIT	100%
RESIDENTIAL SEVENTY-THREE UNIT	100%
RESIDENTIAL SEVENTY-FOUR UNIT	100%
RESIDENTIAL SEVENTY-FIVE UNIT	100%
RESIDENTIAL SEVENTY-SIX UNIT	100%
RESIDENTIAL SEVENTY-SEVEN UNIT	100%
RESIDENTIAL SEVENTY-EIGHT UNIT	100%
RESIDENTIAL SEVENTY-NINE UNIT	100%
RESIDENTIAL EIGHTY UNIT	100%
RESIDENTIAL EIGHTY-ONE UNIT	100%
RESIDENTIAL EIGHTY-TWO UNIT	100%
RESIDENTIAL EIGHTY-THREE UNIT	100%
RESIDENTIAL EIGHTY-FOUR UNIT	100%
RESIDENTIAL EIGHTY-FIVE UNIT	100%
RESIDENTIAL EIGHTY-SIX UNIT	100%
RESIDENTIAL EIGHTY-SEVEN UNIT	100%
RESIDENTIAL EIGHTY-EIGHT UNIT	100%
RESIDENTIAL EIGHTY-NINE UNIT	100%
RESIDENTIAL NINETY UNIT	100%
RESIDENTIAL NINETY-ONE UNIT	100%
RESIDENTIAL NINETY-TWO UNIT	100%
RESIDENTIAL NINETY-THREE UNIT	100%
RESIDENTIAL NINETY-FOUR UNIT	100%
RESIDENTIAL NINETY-FIVE UNIT	100%
RESIDENTIAL NINETY-SIX UNIT	100%
RESIDENTIAL NINETY-SEVEN UNIT	100%
RESIDENTIAL NINETY-EIGHT UNIT	100%
RESIDENTIAL HUNDRED UNIT	100%

NOTE: ALL CALCULATIONS ARE TAKEN TO ACCOUNT FOR

[illegible]

PROJECT NO. 112943
A2.02
SECOND AND THIRD FLOOR
AREA CALCULATIONS



MONTHLY BAL CALCULATION AND YTD BAL TO ACCOUNT FOR			
DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/01	OPENING BALANCE	100.00	100.00
2/1/01	PAYROLL	10.00	90.00
3/1/01	RENT	20.00	70.00
4/1/01	UTILITIES	5.00	65.00
5/1/01	SALES	30.00	95.00
6/1/01	PAYROLL	10.00	85.00
7/1/01	RENT	20.00	65.00
8/1/01	UTILITIES	5.00	60.00
9/1/01	SALES	35.00	95.00
10/1/01	PAYROLL	10.00	85.00
11/1/01	RENT	20.00	65.00
12/1/01	UTILITIES	5.00	60.00
1/1/02	SALES	40.00	100.00
2/1/02	PAYROLL	10.00	90.00
3/1/02	RENT	20.00	70.00
4/1/02	UTILITIES	5.00	65.00
5/1/02	SALES	30.00	95.00
6/1/02	PAYROLL	10.00	85.00
7/1/02	RENT	20.00	65.00
8/1/02	UTILITIES	5.00	60.00
9/1/02	SALES	35.00	95.00
10/1/02	PAYROLL	10.00	85.00
11/1/02	RENT	20.00	65.00
12/1/02	UTILITIES	5.00	60.00
1/1/03	SALES	40.00	100.00
2/1/03	PAYROLL	10.00	90.00
3/1/03	RENT	20.00	70.00
4/1/03	UTILITIES	5.00	65.00
5/1/03	SALES	30.00	95.00
6/1/03	PAYROLL	10.00	85.00
7/1/03	RENT	20.00	65.00
8/1/03	UTILITIES	5.00	60.00
9/1/03	SALES	35.00	95.00
10/1/03	PAYROLL	10.00	85.00
11/1/03	RENT	20.00	65.00
12/1/03	UTILITIES	5.00	60.00
1/1/04	SALES	40.00	100.00
2/1/04	PAYROLL	10.00	90.00
3/1/04	RENT	20.00	70.00
4/1/04	UTILITIES	5.00	65.00
5/1/04	SALES	30.00	95.00
6/1/04	PAYROLL	10.00	85.00
7/1/04	RENT	20.00	65.00
8/1/04	UTILITIES	5.00	60.00
9/1/04	SALES	35.00	95.00
10/1/04	PAYROLL	10.00	85.00
11/1/04	RENT	20.00	65.00
12/1/04	UTILITIES	5.00	60.00
1/1/05	SALES	40.00	100.00
2/1/05	PAYROLL	10.00	90.00
3/1/05	RENT	20.00	70.00
4/1/05	UTILITIES	5.00	65.00
5/1/05	SALES	30.00	95.00
6/1/05	PAYROLL	10.00	85.00
7/1/05	RENT	20.00	65.00
8/1/05	UTILITIES	5.00	60.00
9/1/05	SALES	35.00	95.00
10/1/05	PAYROLL	10.00	85.00
11/1/05	RENT	20.00	65.00
12/1/05	UTILITIES	5.00	60.00
1/1/06	SALES	40.00	100.00
2/1/06	PAYROLL	10.00	90.00
3/1/06	RENT	20.00	70.00
4/1/06	UTILITIES	5.00	65.00
5/1/06	SALES	30.00	95.00
6/1/06	PAYROLL	10.00	85.00
7/1/06	RENT	20.00	65.00
8/1/06	UTILITIES	5.00	60.00
9/1/06	SALES	35.00	95.00
10/1/06	PAYROLL	10.00	85.00
11/1/06	RENT	20.00	65.00
12/1/06	UTILITIES	5.00	60.00
1/1/07	SALES	40.00	100.00
2/1/07	PAYROLL	10.00	90.00
3/1/07	RENT	20.00	70.00
4/1/07	UTILITIES	5.00	65.00
5/1/07	SALES	30.00	95.00
6/1/07	PAYROLL	10.00	85.00
7/1/07	RENT	20.00	65.00
8/1/07	UTILITIES	5.00	60.00
9/1/07	SALES	35.00	95.00
10/1/07	PAYROLL	10.00	85.00
11/1/07	RENT	20.00	65.00
12/1/07	UTILITIES	5.00	60.00
1/1/08	SALES	40.00	100.00
2/1/08	PAYROLL	10.00	90.00
3/1/08	RENT	20.00	70.00
4/1/08	UTILITIES	5.00	65.00
5/1/08	SALES	30.00	95.00
6/1/08	PAYROLL	10.00	85.00
7/1/08	RENT	20.00	65.00
8/1/08	UTILITIES	5.00	60.00
9/1/08	SALES	35.00	95.00
10/1/08	PAYROLL	10.00	85.00
11/1/08	RENT	20.00	65.00
12/1/08	UTILITIES	5.00	60.00
1/1/09	SALES	40.00	100.00
2/1/09	PAYROLL	10.00	90.00
3/1/09	RENT	20.00	70.00
4/1/09	UTILITIES	5.00	65.00
5/1/09	SALES	30.00	95.00
6/1/09	PAYROLL	10.00	85.00
7/1/09	RENT	20.00	65.00
8/1/09	UTILITIES	5.00	60.00
9/1/09	SALES	35.00	95.00
10/1/09	PAYROLL	10.00	85.00
11/1/09	RENT	20.00	65.00
12/1/09	UTILITIES	5.00	60.00
1/1/10	SALES	40.00	100.00
2/1/10	PAYROLL	10.00	90.00
3/1/10	RENT	20.00	70.00
4/1/10	UTILITIES	5.00	65.00
5/1/10	SALES	30.00	95.00
6/1/10	PAYROLL	10.00	85.00
7/1/10	RENT	20.00	65.00
8/1/10	UTILITIES	5.00	60.00
9/1/10	SALES	35.00	95.00
10/1/10	PAYROLL	10.00	85.00
11/1/10	RENT	20.00	65.00
12/1/10	UTILITIES	5.00	60.00
1/1/11	SALES	40.00	100.00
2/1/11	PAYROLL	10.00	90.00
3/1/11	RENT	20.00	70.00
4/1/11	UTILITIES	5.00	65.00
5/1/11	SALES	30.00	95.00
6/1/11	PAYROLL	10.00	85.00
7/1/11	RENT	20.00	65.00
8/1/11	UTILITIES	5.00	60.00
9/1/11	SALES	35.00	95.00
10/1/11	PAYROLL	10.00	85.00
11/1/11	RENT	20.00	65.00
12/1/11	UTILITIES	5.00	60.00
1/1/12	SALES	40.00	100.00
2/1/12	PAYROLL	10.00	90.00
3/1/12	RENT	20.00	70.00
4/1/12	UTILITIES	5.00	65.00
5/1/12	SALES	30.00	95.00
6/1/12	PAYROLL	10.00	85.00
7/1/12	RENT	20.00	65.00
8/1/12	UTILITIES	5.00	60.00
9/1/12	SALES	35.00	95.00
10/1/12	PAYROLL	10.00	85.00
11/1/12	RENT	20.00	65.00
12/1/12	UTILITIES	5.00	60.00
1/1/13	SALES	40.00	100.00
2/1/13	PAYROLL	10.00	90.00
3/1/13	RENT	20.00	70.00
4/1/13	UTILITIES	5.00	65.00
5/1/13	SALES	30.00	95.00
6/1/13	PAYROLL	10.00	85.00
7/1/13	RENT	20.00	65.00
8/1/13	UTILITIES	5.00	60.00
9/1/13	SALES	35.00	95.00
10/1/13	PAYROLL	10.00	85.00
11/1/13	RENT	20.00	65.00
12/1/13	UTILITIES	5.00	60.00
1/1/14	SALES	40.00	100.00
2/1/14	PAYROLL	10.00	90.00
3/1/14	RENT	20.00	70.00
4/1/14	UTILITIES	5.00	65.00
5/1/14	SALES	30.00	95.00
6/1/14	PAYROLL	10.00	85.00
7/1/14	RENT	20.00	65.00
8/1/14	UTILITIES	5.00	60.00
9/1/14	SALES	35.00	95.00
10/1/14	PAYROLL	10.00	85.00
11/1/14	RENT	20.00	65.00
12/1/14	UTILITIES	5.00	60.00
1/1/15	SALES	40.00	100.00
2/1/15	PAYROLL	10.00	90.00
3/1/15	RENT	20.00	70.00
4/1/15	UTILITIES	5.00	65.00
5/1/15	SALES	30.00	95.00
6/1/15	PAYROLL	10.00	85.00
7/1/15	RENT	20.00	65.00
8/1/15	UTILITIES	5.00	60.00
9/1/15	SALES	35.00	95.00
10/1/15	PAYROLL	10.00	85.00
11/1/15	RENT	20.00	65.00
12/1/15	UTILITIES	5.00	60.00
1/1/16	SALES	40.00	100.00
2/1/16	PAYROLL	10.00	90.00
3/1/16	RENT	20.00	70.00
4/1/16	UTILITIES	5.00	65.00
5/1/16	SALES	30.00	95.00
6/1/16	PAYROLL	10.00	85.00
7/1/16	RENT	20.00	65.00
8/1/16	UTILITIES	5.00	60.00
9/1/16	SALES	35.00	95.00
10/1/16	PAYROLL	10.00	85.00
11/1/16	RENT	20.00	65.00
12/1/16	UTILITIES	5.00	60.00
1/1/17	SALES	40.00	100.00
2/1/17	PAYROLL	10.00	90.00
3/1/17	RENT	20.00	70.00
4/1/17	UTILITIES	5.00	65.00
5/1/17	SALES	30.00	95.00
6/1/17	PAYROLL	10.00	85.00
7/1/17	RENT	20.00	65.00
8/1/17	UTILITIES	5.00	60.00
9/1/17	SALES	35.00	95.00
10/1/17	PAYROLL	10.00	85.00
11/1/17	RENT	20.00	65.00
12/1/17	UTILITIES	5.00	60.00
1/1/18	SALES	40.00	100.00
2/1/18	PAYROLL	10.00	90.00
3/1/18	RENT	20.00	70.00
4/1/18	UTILITIES	5.00	65.00
5/1/18	SALES	30.00	95.00
6/1/18	PAYROLL	10.00	85.00
7/1/18	RENT	20.00	65.00
8/1/18	UTILITIES	5.00	60.00
9/1/18	SALES	35.00	95.00
10/1/18	PAYROLL	10.00	85.00
11/1/18	RENT	20.00	65.00
12/1/18	UTILITIES	5.00	60.00
1/1/19	SALES	40.00	100.00
2/1/19	PAYROLL	10.00	90.00
3/1/19	RENT	20.00	70.00
4/1/19	UTILITIES	5.00	65.00
5/1/19	SALES	30.00	95.00
6/1/19	PAYROLL	10.00	85.00
7/1/19	RENT	20.00	65.00
8/1/19	UTILITIES	5.00	60.00
9/1/19	SALES	35.00	95.00
10/1/19	PAYROLL	10.00	85.00
11/1/19	RENT	20.00	65.00
12/1/19	UTILITIES	5.00	60.00
1/1/20	SALES	40.00	100.00
2/1/20	PAYROLL	10.00	90.00
3/1/20	RENT	20.00	70.00
4/1/20	UTILITIES	5.00	65.00
5/1/20	SALES	30.00	95.00
6/1/20	PAYROLL	10.00	85.00
7/1/20	RENT	20.00	65.00
8/1/20	UTILITIES	5.00	60.00
9/1/20	SALES	35.00	95.00
10/1/20	PAYROLL	10.00	85.00
11/1/20	RENT	20.00	65.00
12/1/20	UTILITIES	5.00	60.00
1/1/21	SALES	40.00	100.00
2/1/21	PAYROLL	10.00	90.00
3/1/21	RENT	20.00	70.00
4/1/21	UTILITIES	5.00	65.00
5/1/21	SALES	30.00	95.00
6/1/21	PAYROLL	10.00	85.00
7/1/21	RENT	20.00	65.00
8/1/21	UTILITIES	5.00	60.00
9/1/21	SALES	35.00	95.00
10/1/21	PAYROLL	10.00	85.00
11/1/21	RENT	20.00	65.00
12/1/21	UTILITIES	5.00	60.00
1/1/22	SALES	40.00	100.00
2/1/22	PAYROLL	10.00	90.00
3/1/22	RENT	20.00	70.00
4/1/22	UTILITIES	5.00	65.00
5/1/22	SALES	30.00	95.00
6/1/22	PAYROLL	10.00	85.00
7/1/22	RENT	20.00	65.00
8/1/22	UTILITIES	5.00	60.00
9/1/22	SALES	35.00	95.00
10/1/22	PAYROLL	10.00	85.00
11/1/22	RENT	20.00	65.00
12/1/22	UTILITIES	5.00	60.00
1/1/23	SALES	40.00	100.00
2/1/23	PAYROLL	10.00	90.00
3/1/23	RENT	20.00	70.00
4/1/23	UTILITIES	5.00	65.00
5/1/23	SALES	30.00	95.00
6/1/23	PAYROLL	10.00	85.00
7/1/23	RENT	20.00	65.00
8/1/23	UTILITIES	5.00	60.00
9/1/23	SALES	35.00	95.00
10/1/23	PAYROLL	10.00	85.00
11/1/23	RENT	20.00	65.00
12/1/23	UTILITIES	5.00	60.00
1/1/24	SALES	40.00	100.00
2/1/24	PAYROLL	10.00	90.00
3/1/24	RENT	20.00	70.00
4/1/24	UTILITIES	5.00	65.00
5/1/24	SALES	30.00	95.00
6/1/24	PAYROLL	10.00	85.00
7/1/24	RENT	20.00	65.00
8/1/24	UTILITIES	5.00	60.00
9/1/24	SALES	35.00	95.00
10/1/24	PAYROLL	10.00	85.00
11/1/24	RENT	20.00	65.00
12/1/24	UTILITIES	5.00	60.00
1/1/25	SALES	40.00	100.00
2/1/25	PAYROLL	10.00	90.00
3/1/25	RENT	20.00	70.00
4/1/25	UTILITIES	5.00	65.00
5/1/25	SALES	30.00	9

[illegible]

B14



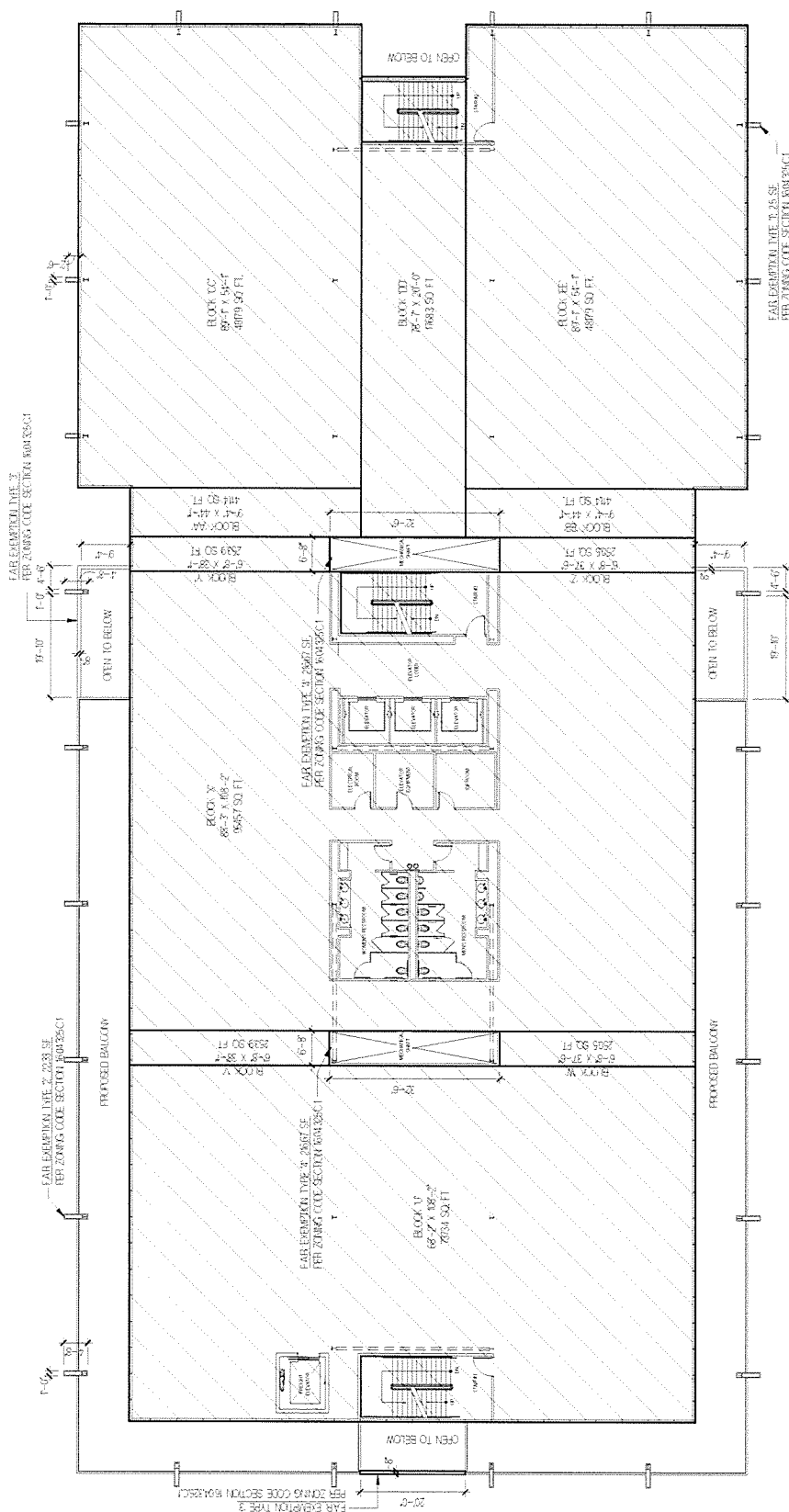
A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBRATO[illegible]

FOURTH FLOOR
AREA CALCULATIONS

A2.03

PROJECT NO. 112943



4TH FLOOR AREA PLAN

[illegible]

BUILDING COVERAGE	
1	100% TO 125% OF REPAIR COST
2	125% TO 150% OF REPAIR COST
3	150% TO 200% OF REPAIR COST
4	200% TO 250% OF REPAIR COST
5	250% TO 300% OF REPAIR COST
6	300% TO 350% OF REPAIR COST
7	350% TO 400% OF REPAIR COST
8	400% TO 450% OF REPAIR COST
9	450% TO 500% OF REPAIR COST
10	500% TO 550% OF REPAIR COST
11	550% TO 600% OF REPAIR COST
12	600% TO 650% OF REPAIR COST
13	650% TO 700% OF REPAIR COST
14	700% TO 750% OF REPAIR COST
15	750% TO 800% OF REPAIR COST
16	800% TO 850% OF REPAIR COST
17	850% TO 900% OF REPAIR COST
18	900% TO 950% OF REPAIR COST
19	950% TO 1000% OF REPAIR COST
20	1000% TO 1050% OF REPAIR COST
21	1050% TO 1100% OF REPAIR COST
22	1100% TO 1150% OF REPAIR COST
23	1150% TO 1200% OF REPAIR COST
24	1200% TO 1250% OF REPAIR COST
25	1250% TO 1300% OF REPAIR COST
26	1300% TO 1350% OF REPAIR COST
27	1350% TO 1400% OF REPAIR COST
28	1400% TO 1450% OF REPAIR COST
29	1450% TO 1500% OF REPAIR COST
30	1500% TO 1550% OF REPAIR COST
31	1550% TO 1600% OF REPAIR COST
32	1600% TO 1650% OF REPAIR COST
33	1650% TO 1700% OF REPAIR COST
34	1700% TO 1750% OF REPAIR COST
35	1750% TO 1800% OF REPAIR COST
36	1800% TO 1850% OF REPAIR COST
37	1850% TO 1900% OF REPAIR COST
38	1900% TO 1950% OF REPAIR COST
39	1950% TO 2000% OF REPAIR COST
40	2000% TO 2050% OF REPAIR COST
41	2050% TO 2100% OF REPAIR COST
42	2100% TO 2150% OF REPAIR COST
43	2150% TO 2200% OF REPAIR COST
44	2200% TO 2250% OF REPAIR COST
45	2250% TO 2300% OF REPAIR COST
46	2300% TO 2350% OF REPAIR COST
47	2350% TO 2400% OF REPAIR COST
48	2400% TO 2450% OF REPAIR COST
49	2450% TO 2500% OF REPAIR COST
50	2500% TO 2550% OF REPAIR COST
51	2550% TO 2600% OF REPAIR COST
52	2600% TO 2650% OF REPAIR COST
53	2650% TO 2700% OF REPAIR COST
54	2700% TO 2750% OF REPAIR COST
55	2750% TO 2800% OF REPAIR COST
56	2800% TO 2850% OF REPAIR COST
57	2850% TO 2900% OF REPAIR COST
58	2900% TO 2950% OF REPAIR COST
59	2950% TO 3000% OF REPAIR COST
60	3000% TO 3050% OF REPAIR COST
61	3050% TO 3100% OF REPAIR COST
62	3100% TO 3150% OF REPAIR COST
63	3150% TO 3200% OF REPAIR COST
64	3200% TO 3250% OF REPAIR COST
65	3250% TO 3300% OF REPAIR COST
66	3300% TO 3350% OF REPAIR COST
67	3350% TO 3400% OF REPAIR COST
68	3400% TO 3450% OF REPAIR COST
69	3450% TO 3500% OF REPAIR COST
70	3500% TO 3550% OF REPAIR COST
71	3550% TO 3600% OF REPAIR COST
72	3600% TO 3650% OF REPAIR COST
73	3650% TO 3700% OF REPAIR COST
74	3700% TO 3750% OF REPAIR COST
75	3750% TO 3800% OF REPAIR COST
76	3800% TO 3850% OF REPAIR COST
77	3850% TO 3900% OF REPAIR COST
78	3900% TO 3950% OF REPAIR COST
79	3950% TO 4000% OF REPAIR COST
80	4000% TO 4050% OF REPAIR COST
81	4050% TO 4100% OF REPAIR COST
82	4100% TO 4150% OF REPAIR COST
83	4150% TO 4200% OF REPAIR COST
84	4200% TO 4250% OF REPAIR COST
85	4250% TO 4300% OF REPAIR COST
86	4300% TO 4350% OF REPAIR COST
87	4350% TO 4400% OF REPAIR COST
88	4400% TO 4450% OF REPAIR COST
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93	4650% TO 4700% OF REPAIR COST
94	4700% TO 4750% OF REPAIR COST
95	4750% TO 4800% OF REPAIR COST
96	4800% TO 4850% OF REPAIR COST
97	4850% TO 4900% OF REPAIR COST
98	4900% TO 4950% OF REPAIR COST
99	4950% TO 5000% OF REPAIR COST
100	5000% TO 5050% OF REPAIR COST
101	5050% TO 5100% OF REPAIR COST
102	5100% TO 5150% OF REPAIR COST
103	5150% TO 5200% OF REPAIR COST
104	5200% TO 5250% OF REPAIR COST
105	5250% TO 5300% OF REPAIR COST
106	5300% TO 5350% OF REPAIR COST
107	5350% TO 5400% OF REPAIR COST
108	5400% TO 5450% OF REPAIR COST
109	5450% TO 5500% OF REPAIR COST
110	5500% TO 5550% OF REPAIR COST
111	5550% TO 5600

doi:10.1371/journal.pone.0141402.g002

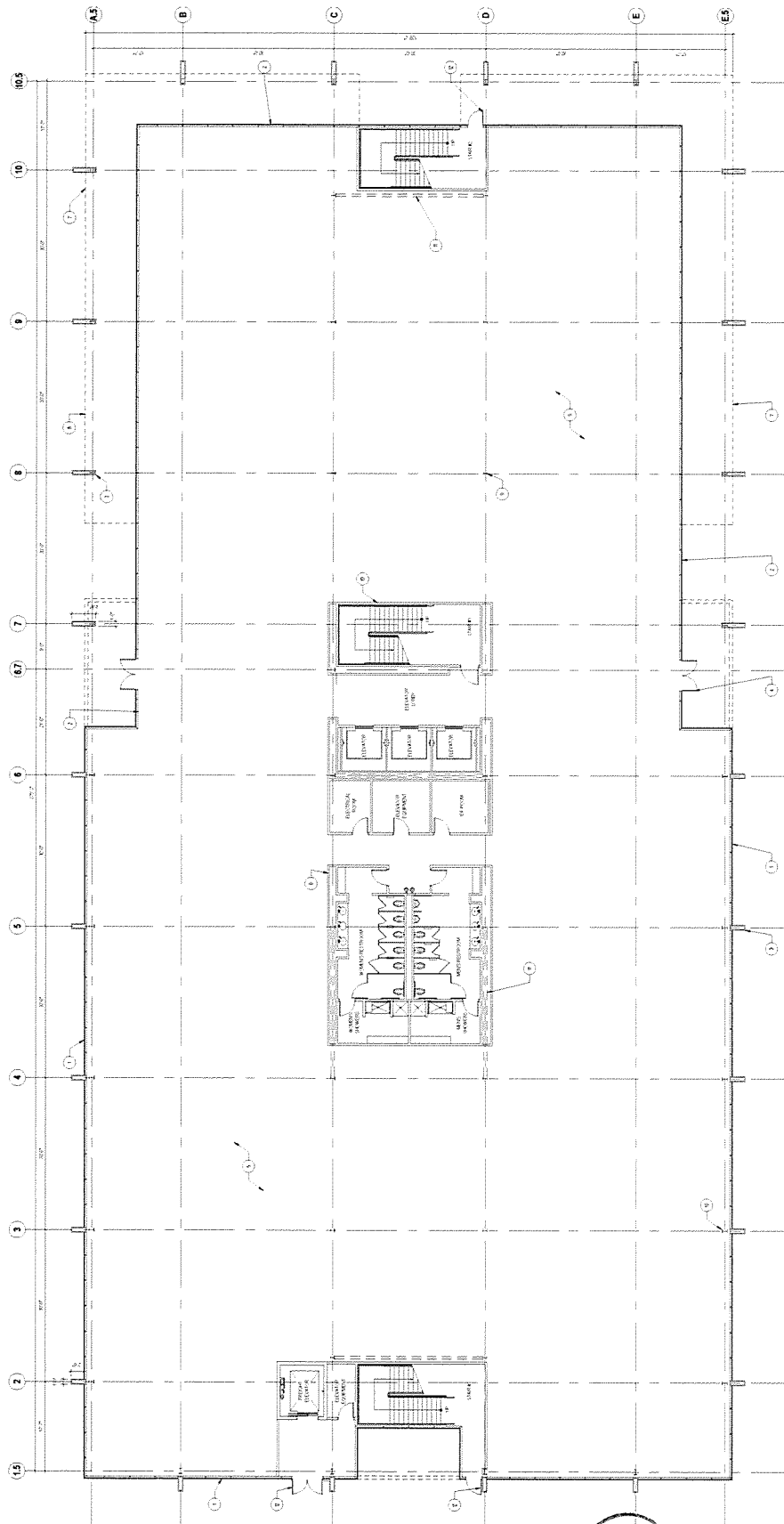


A Planning Department Submittal for
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Menlo Park, California 94025

SOBRATO[illegible]

OFFICE BUILDINGS
FIRST LEVEL FLOOR PLAN

A2.11



1 OFFICE BUILDING FIRST LEVEL FLOOR PLAN

KEY NOTES

- [illegible]

B16



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A Planning Department Submittal for
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SOBRATO

DATE **DESCRIPTION**

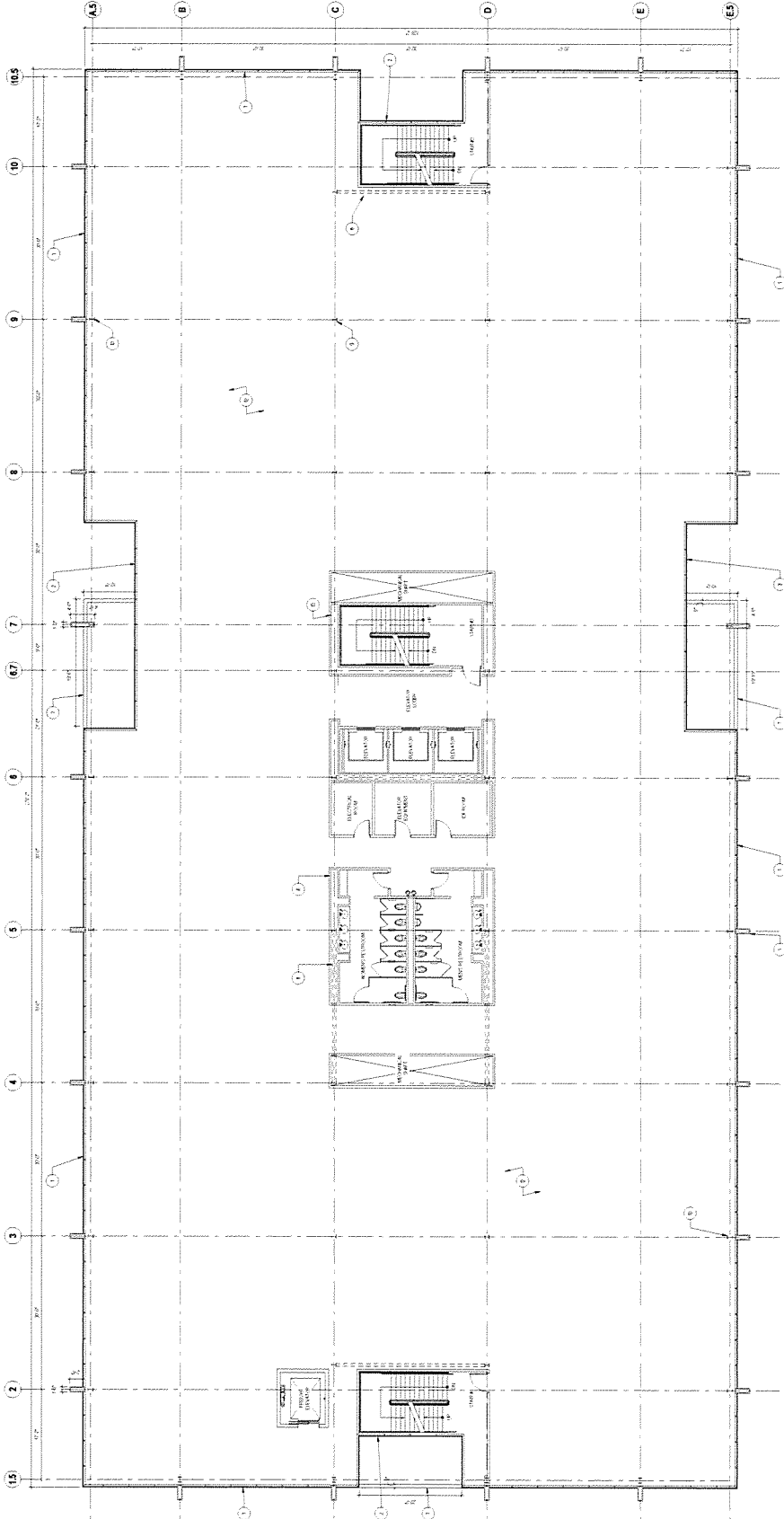
07/01/01 SOBRATO CONCEPTS PRELIMINARY
08/01/01 SOBRATO CONCEPTS PRELIMINARY
09/01/01 SOBRATO CONCEPTS PRELIMINARY
10/01/01 SOBRATO CONCEPTS PRELIMINARY
11/01/01 SOBRATO CONCEPTS PRELIMINARY
12/01/01 SOBRATO CONCEPTS PRELIMINARY



OFFICE BUILDING
TYPICAL UPPER FLOOR PLAN

A2.12

PROJECT NO. 11243



1 OFFICE BUILDING - TYPICAL UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

- KEY NOTES**
1. FLOOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 2. FLOOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 3. FLOOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 4. FLOOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
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 12. FLOOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 13. FLOOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 14. FLOOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 15. FLOOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

B17



OFFICE BUILDING ROOF PLAN

KEY NOTES

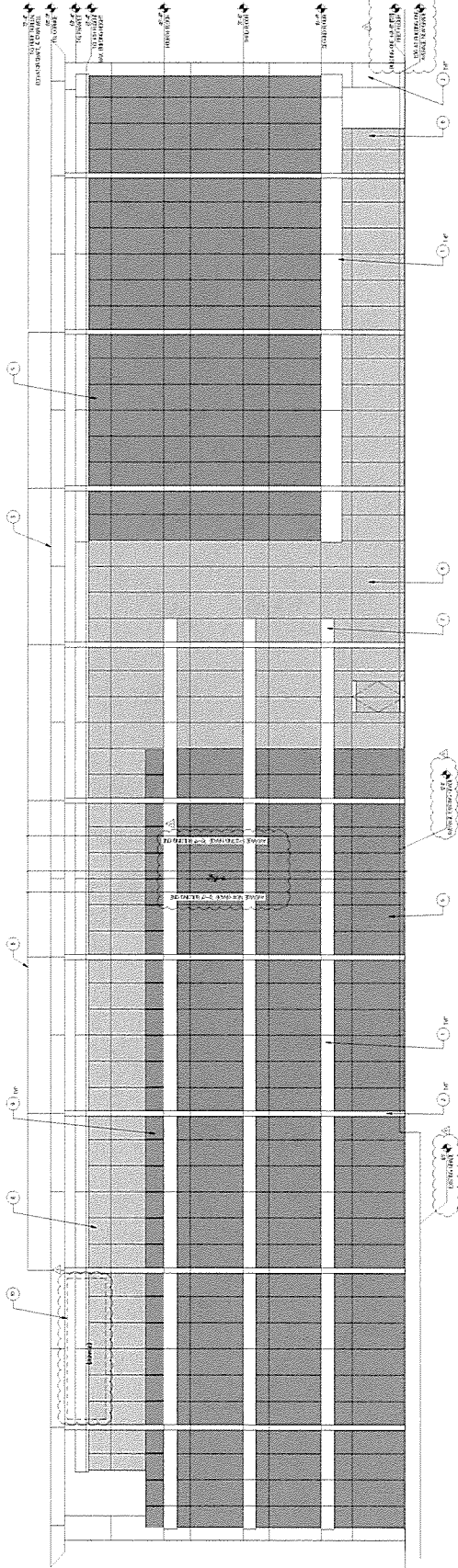
- | | | |
|-----|---|-----|
| 1 | THE READER IS ASKED TO PROVIDE THE FOLLOWING INFORMATION: | 1 |
| 2 | NAME (LAST, FIRST, MIDDLE INITIAL) _____ | 2 |
| 3 | DATE OF BIRTH (MM/DD/YYYY) _____ | 3 |
| 4 | DATE OF DEATH (MM/DD/YYYY) _____ | 4 |
| 5 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 5 |
| 6 | DATE OF DEATH (MM/DD/YYYY) _____ | 6 |
| 7 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 7 |
| 8 | DATE OF DEATH (MM/DD/YYYY) _____ | 8 |
| 9 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 9 |
| 10 | DATE OF DEATH (MM/DD/YYYY) _____ | 10 |
| 11 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 11 |
| 12 | DATE OF DEATH (MM/DD/YYYY) _____ | 12 |
| 13 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 13 |
| 14 | DATE OF DEATH (MM/DD/YYYY) _____ | 14 |
| 15 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 15 |
| 16 | DATE OF DEATH (MM/DD/YYYY) _____ | 16 |
| 17 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 17 |
| 18 | DATE OF DEATH (MM/DD/YYYY) _____ | 18 |
| 19 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 19 |
| 20 | DATE OF DEATH (MM/DD/YYYY) _____ | 20 |
| 21 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 21 |
| 22 | DATE OF DEATH (MM/DD/YYYY) _____ | 22 |
| 23 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 23 |
| 24 | DATE OF DEATH (MM/DD/YYYY) _____ | 24 |
| 25 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 25 |
| 26 | DATE OF DEATH (MM/DD/YYYY) _____ | 26 |
| 27 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 27 |
| 28 | DATE OF DEATH (MM/DD/YYYY) _____ | 28 |
| 29 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 29 |
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| 37 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 37 |
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| 39 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 39 |
| 40 | DATE OF DEATH (MM/DD/YYYY) _____ | 40 |
| 41 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 41 |
| 42 | DATE OF DEATH (MM/DD/YYYY) _____ | 42 |
| 43 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 43 |
| 44 | DATE OF DEATH (MM/DD/YYYY) _____ | 44 |
| 45 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 45 |
| 46 | DATE OF DEATH (MM/DD/YYYY) _____ | 46 |
| 47 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 47 |
| 48 | DATE OF DEATH (MM/DD/YYYY) _____ | 48 |
| 49 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 49 |
| 50 | DATE OF DEATH (MM/DD/YYYY) _____ | 50 |
| 51 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 51 |
| 52 | DATE OF DEATH (MM/DD/YYYY) _____ | 52 |
| 53 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 53 |
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| 72 | DATE OF DEATH (MM/DD/YYYY) _____ | 72 |
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| 75 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 75 |
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| 80 | DATE OF DEATH (MM/DD/YYYY) _____ | 80 |
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| 82 | DATE OF DEATH (MM/DD/YYYY) _____ | 82 |
| 83 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 83 |
| 84 | DATE OF DEATH (MM/DD/YYYY) _____ | 84 |
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| 90 | DATE OF DEATH (MM/DD/YYYY) _____ | 90 |
| 91 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 91 |
| 92 | DATE OF DEATH (MM/DD/YYYY) _____ | 92 |
| 93 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 93 |
| 94 | DATE OF DEATH (MM/DD/YYYY) _____ | 94 |
| 95 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 95 |
| 96 | DATE OF DEATH (MM/DD/YYYY) _____ | 96 |
| 97 | DATE OF INTERVIEW (MM/DD/YYYY) _____ | 97 |
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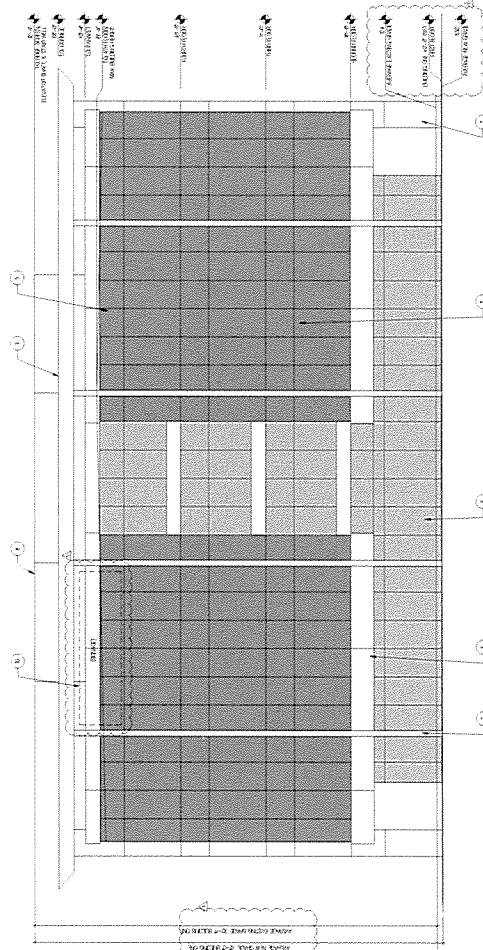
OFFICE BUILDINGS AND
EXTERIOR ELEVATIONS

A3.01

PROJECT NO. 12345



1 BUILDING '1' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING '1' EAST ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

1. BUILDING 1 - EXTERIOR WALLS AND FLOORING
2. BUILDING 1 - EXTERIOR WALLS AND FLOORING
3. BUILDING 1 - EXTERIOR WALLS AND FLOORING
4. BUILDING 1 - EXTERIOR WALLS AND FLOORING
5. BUILDING 1 - EXTERIOR WALLS AND FLOORING
6. BUILDING 1 - EXTERIOR WALLS AND FLOORING
7. BUILDING 1 - EXTERIOR WALLS AND FLOORING
8. BUILDING 1 - EXTERIOR WALLS AND FLOORING
9. BUILDING 1 - EXTERIOR WALLS AND FLOORING
10. BUILDING 1 - EXTERIOR WALLS AND FLOORING

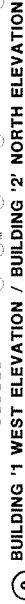
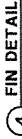


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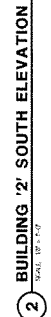
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08-03	PLATEAU OF CANTONMENT SPENT
08-20	PLATEAU OF CANTONMENT SPENT
08-26	PLATEAU OF CANTONMENT SPENT
09-03	PLATEAU OF CANTONMENT SPENT
09-13	PLATEAU OF CANTONMENT SPENT
09-29	PLATEAU OF CANTONMENT SPENT



PROJECT NO.	112943
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[illegible]

B2D

[illegible]

KEY NOTES

1. **WAP** TO CHECK A NUMBER IS EVEN OR ODD USING **IF** STATEMENT
2. **PROGRAM** TO CALCULATE THE SUM OF SQUARES OF FIRST 10 NUMBERS
3. **WRITE** A PROGRAM TO CHECK A NUMBER IS EVEN OR ODD USING **IF** STATEMENT
4. **WAP** TO FIND AVERAGE OF TWO NUMBERS
5. **PROGRAM** TO CHECK A NUMBER IS EVEN OR ODD USING **IF** STATEMENT
6. **PROGRAM** TO CHECK A NUMBER IS EVEN OR ODD USING **IF** STATEMENT
7. **WAP** TO CHECK A NUMBER IS EVEN OR ODD USING **IF** STATEMENT
8. **WAP** TO CHECK A NUMBER IS EVEN OR ODD USING **IF** STATEMENT
9. **WAP** TO CHECK A NUMBER IS EVEN OR ODD USING **IF** STATEMENT
10. **WAP** TO CHECK A NUMBER IS EVEN OR ODD USING **IF** STATEMENT



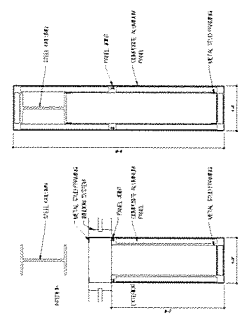
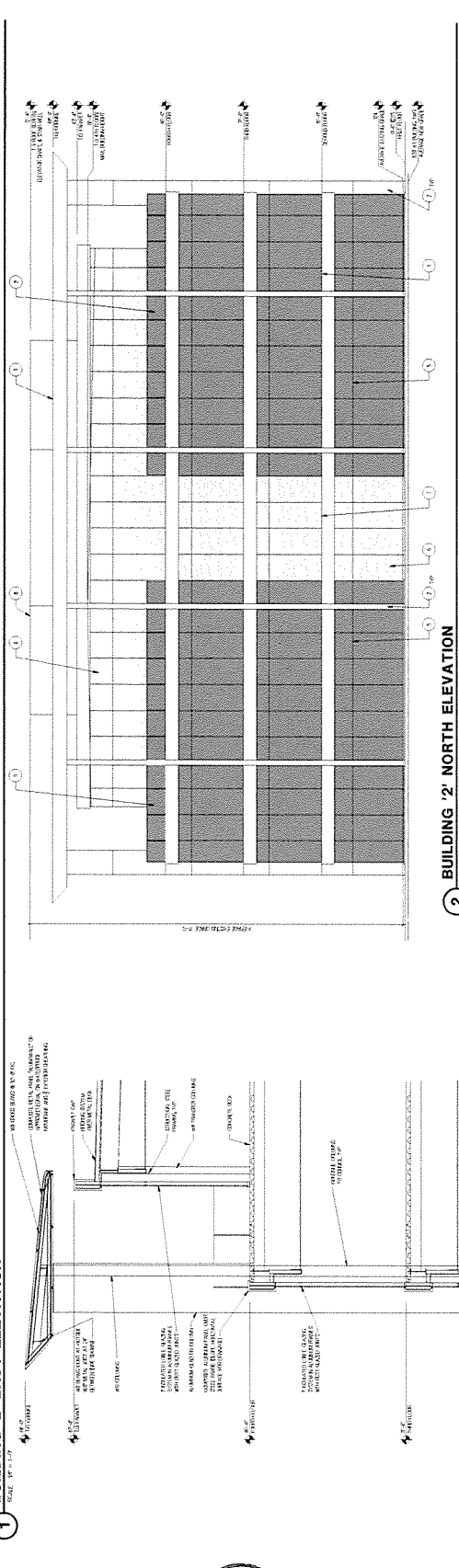
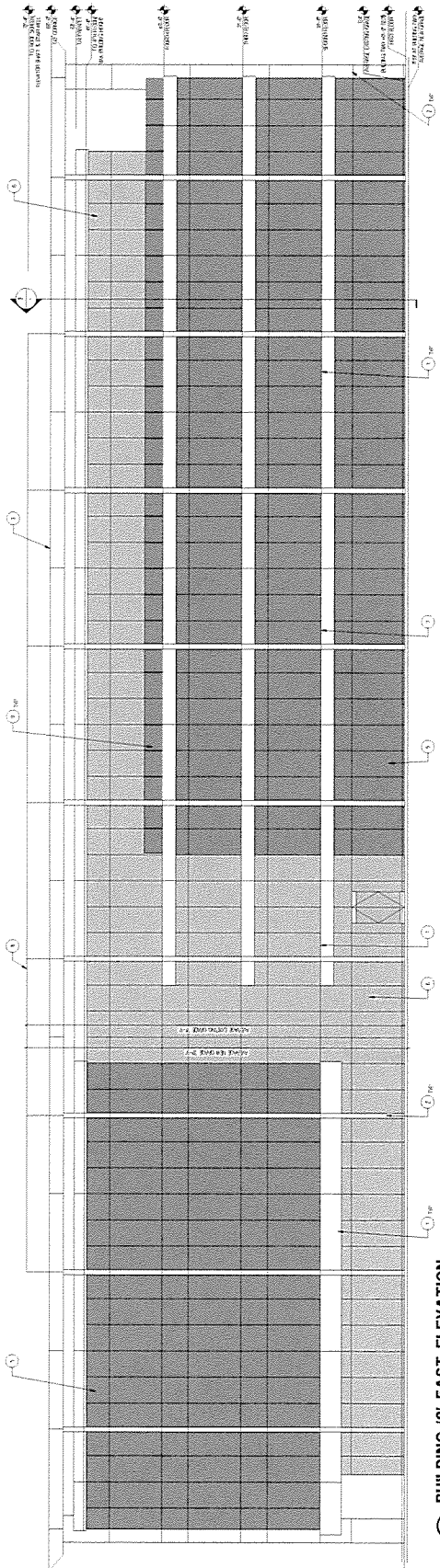
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SOBRATO

DATE	DESCRIPTION
07-19-86	PAYROLL (EMPLOYMENT) DEBITING
08-19-86	PAYROLL (EMPLOYMENT) DEBITING
08-26-86	PAYROLL (EMPLOYMENT) DEBITING
08-28-86	PAYROLL (EMPLOYMENT) DEBITING
09-05-86	PAYROLL (EMPLOYMENT) DEBITING
09-12-86	PAYROLL (EMPLOYMENT) DEBITING
09-29-86	PAYROLL (EMPLOYMENT) DEBITING



A3.04



B22



1-17

11-17

KEY NOTES

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

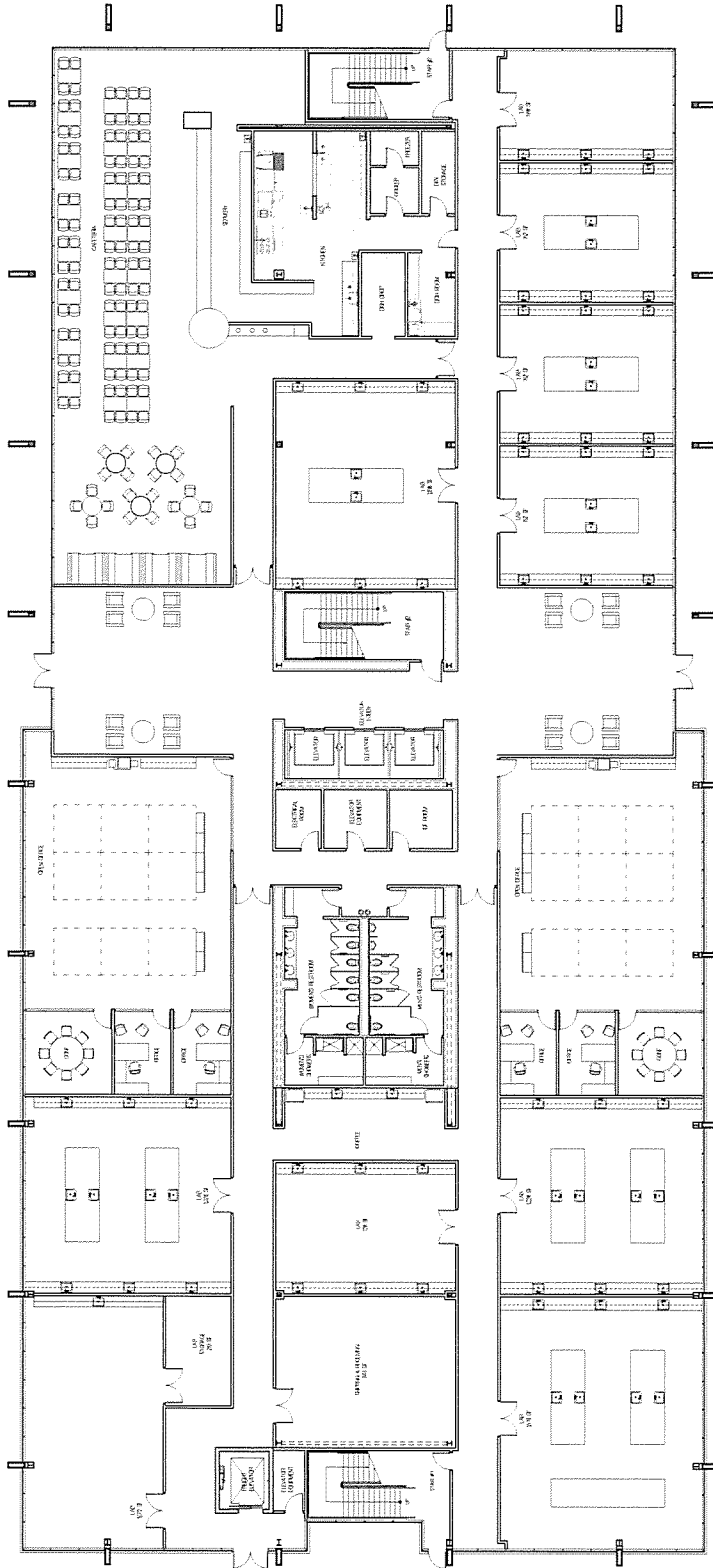
A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBRATO[illegible]

PLATE DATA SECTION

A4.01

PROJECT NO. 11293



1 CONCEPTUAL FIRST FLOOR SPACE PLAN

SCALE: 1/8" = 1'-0"

B24



ARCTEC
ARCHITECTURAL TECHNOLOGIES
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025
Tel: 650.321.1000
Fax: 650.321.1001
www.arctec.com

COMMONWEALTH CORPORATE CENTER
A Planning Department Submittal for
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBRATO

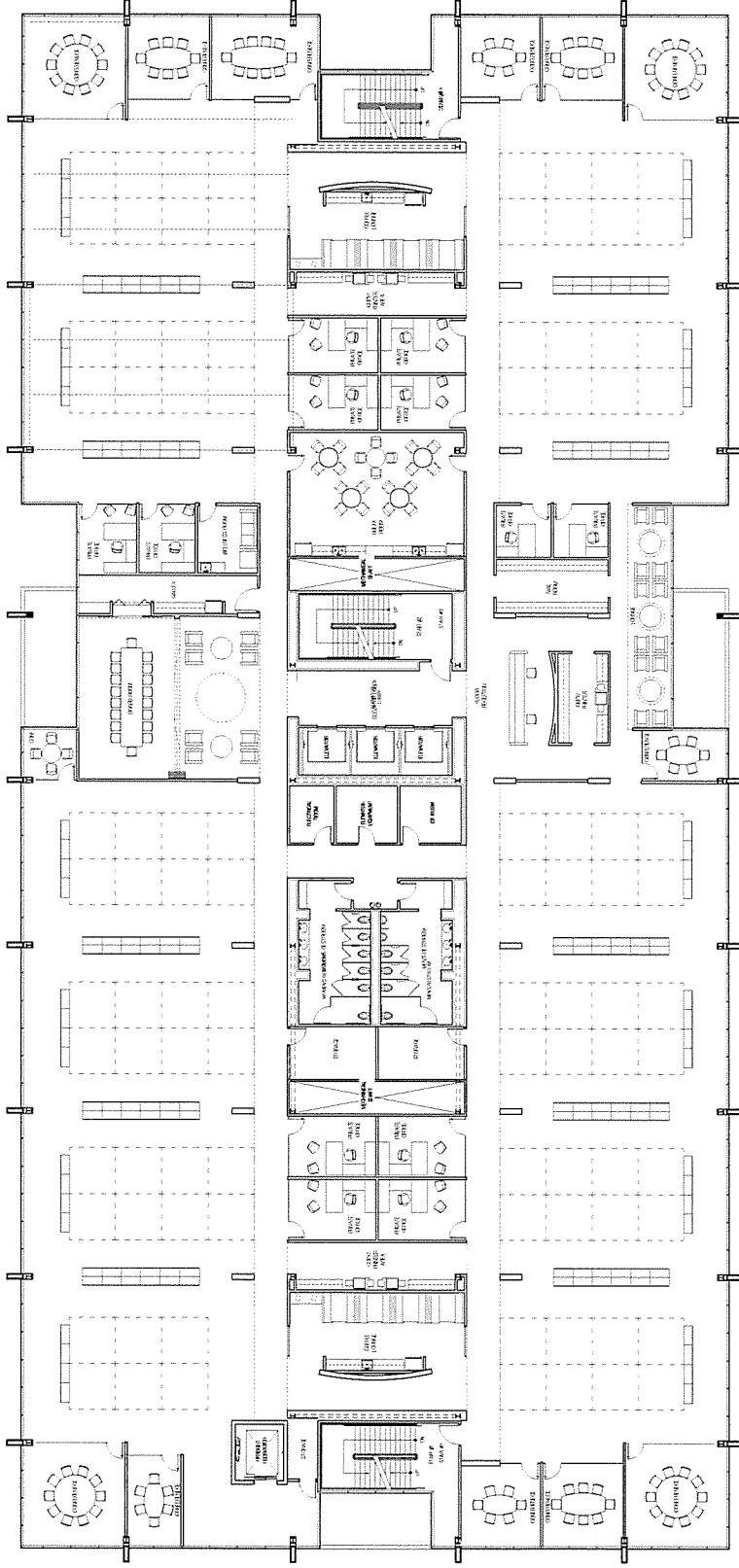
DATE	DESCRIPTION
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02/01/11	REVISIONS
03/01/11	REVISIONS
04/01/11	REVISIONS
05/01/11	REVISIONS
06/01/11	REVISIONS
07/01/11	REVISIONS
08/01/11	REVISIONS
09/01/11	REVISIONS
10/01/11	REVISIONS
11/01/11	REVISIONS
12/01/11	REVISIONS



CONCEPTUAL UPPER FLOOR
SPACE PLAN

AT12.12

PROJECT NO. 11024



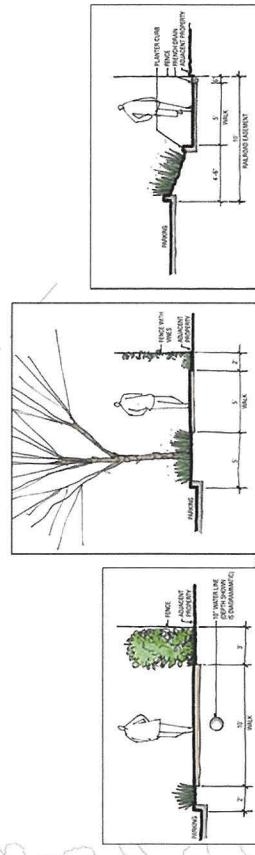
1 CONCEPTUAL UPPER LEVEL SPACE PLAN

SCALE: 1/8" = 1'-0"

B25

DATE	DESCRIPTION
12/20/12	PLANNING DEPARTMENT SUBMITTAL
12/21/12	COMMENTS FROM PLANNING DEPARTMENT
12/21/12	COMMENTS FROM PLANNING DEPARTMENT
12/21/12	COMMENTS FROM PLANNING DEPARTMENT
12/21/12	COMMENTS FROM PLANNING DEPARTMENT
12/21/12	COMMENTS FROM PLANNING DEPARTMENT
12/21/12	COMMENTS FROM PLANNING DEPARTMENT
12/21/12	COMMENTS FROM PLANNING DEPARTMENT
12/21/12	COMMENTS FROM PLANNING DEPARTMENT
12/21/12	COMMENTS FROM PLANNING DEPARTMENT
12/21/12	COMMENTS FROM PLANNING DEPARTMENT

Tree Replacement Data	Quantity	Notes
Planting Area	27	
Planting Area	18	
Planting Area	1	
Planting Area	9	
Planting Area	21	
Planting Area	21	
Planting Area	46	
Planting Area	464	
Planting Area	465	



LANDSCAPE FURNITURE SCHEDULE

RECYCLE RECEPTACLES/ASH URNS
Recycling 5 gal. Ash Urns, by Nard Industries, surface mount, lower aluminum. Contractor to submit samples to Landscape Architect for approval prior to fabrication. Contractor to provide unit price. Quantity: 6.

GRATES AND TREE GUARDS
Ash Urn, by Nard Industries, surface mount, lower aluminum. Contractor to submit samples to Landscape Architect for approval prior to fabrication. Contractor to provide unit price. Quantity: 6.

GRASS
Type 1: 8022 Concrete, Natural, 5'x5', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 2: 8023 Concrete, Natural, 4'x4', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 3: 8024 Concrete, Natural, 3'x3', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 4: 8025 Concrete, Natural, 2'x2', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 5: 8026 Concrete, Natural, 1'x1', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 6: 8027 Concrete, Natural, 1/2'x1/2', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 7: 8028 Concrete, Natural, 1/4'x1/4', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 8: 8029 Concrete, Natural, 1/8'x1/8', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 9: 8030 Concrete, Natural, 1/16'x1/16', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 10: 8031 Concrete, Natural, 1/32'x1/32', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 11: 8032 Concrete, Natural, 1/64'x1/64', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 12: 8033 Concrete, Natural, 1/128'x1/128', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 13: 8034 Concrete, Natural, 1/256'x1/256', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 14: 8035 Concrete, Natural, 1/512'x1/512', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 15: 8036 Concrete, Natural, 1/1024'x1/1024', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 16: 8037 Concrete, Natural, 1/2048'x1/2048', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 17: 8038 Concrete, Natural, 1/4096'x1/4096', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 18: 8039 Concrete, Natural, 1/8192'x1/8192', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 19: 8040 Concrete, Natural, 1/16384'x1/16384', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 20: 8041 Concrete, Natural, 1/32768'x1/32768', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 21: 8042 Concrete, Natural, 1/65536'x1/65536', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 22: 8043 Concrete, Natural, 1/131072'x1/131072', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 23: 8044 Concrete, Natural, 1/262144'x1/262144', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 24: 8045 Concrete, Natural, 1/524288'x1/524288', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 25: 8046 Concrete, Natural, 1/1048576'x1/1048576', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 26: 8047 Concrete, Natural, 1/2097152'x1/2097152', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 27: 8048 Concrete, Natural, 1/4194304'x1/4194304', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 28: 8049 Concrete, Natural, 1/8388608'x1/8388608', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 29: 8050 Concrete, Natural, 1/16777216'x1/16777216', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 30: 8051 Concrete, Natural, 1/33554432'x1/33554432', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 31: 8052 Concrete, Natural, 1/67108864'x1/67108864', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 32: 8053 Concrete, Natural, 1/134217728'x1/134217728', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 33: 8054 Concrete, Natural, 1/268435456'x1/268435456', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 34: 8055 Concrete, Natural, 1/536870912'x1/536870912', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 35: 8056 Concrete, Natural, 1/1073741824'x1/1073741824', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 36: 8057 Concrete, Natural, 1/2147483648'x1/2147483648', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 37: 8058 Concrete, Natural, 1/4294967296'x1/4294967296', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 38: 8059 Concrete, Natural, 1/8589934592'x1/8589934592', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 39: 8060 Concrete, Natural, 1/17179869184'x1/17179869184', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 40: 8061 Concrete, Natural, 1/34359738368'x1/34359738368', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 41: 8062 Concrete, Natural, 1/68719476736'x1/68719476736', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 42: 8063 Concrete, Natural, 1/137438953472'x1/137438953472', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 43: 8064 Concrete, Natural, 1/274877906944'x1/274877906944', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 44: 8065 Concrete, Natural, 1/549755813888'x1/549755813888', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 45: 8066 Concrete, Natural, 1/1099511627776'x1/1099511627776', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 46: 8067 Concrete, Natural, 1/2199023255552'x1/2199023255552', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 47: 8068 Concrete, Natural, 1/4398046511104'x1/4398046511104', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 48: 8069 Concrete, Natural, 1/8796093022208'x1/8796093022208', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 49: 8070 Concrete, Natural, 1/17592186044416'x1/17592186044416', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 50: 8071 Concrete, Natural, 1/35184372088832'x1/35184372088832', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 51: 8072 Concrete, Natural, 1/70368744177664'x1/70368744177664', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 52: 8073 Concrete, Natural, 1/140737488355328'x1/140737488355328', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 53: 8074 Concrete, Natural, 1/281474976710656'x1/281474976710656', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 54: 8075 Concrete, Natural, 1/562949953421312'x1/562949953421312', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 55: 8076 Concrete, Natural, 1/1125899906842624'x1/1125899906842624', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 56: 8077 Concrete, Natural, 1/2251799813685248'x1/2251799813685248', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 57: 8078 Concrete, Natural, 1/4503599627370496'x1/4503599627370496', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 58: 8079 Concrete, Natural, 1/9007199254740992'x1/9007199254740992', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 59: 8080 Concrete, Natural, 1/18014398509481984'x1/18014398509481984', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 60: 8081 Concrete, Natural, 1/36028797018963968'x1/36028797018963968', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 61: 8082 Concrete, Natural, 1/72057594037927936'x1/72057594037927936', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 62: 8083 Concrete, Natural, 1/144115188075855872'x1/144115188075855872', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 63: 8084 Concrete, Natural, 1/288230376151711744'x1/288230376151711744', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 64: 8085 Concrete, Natural, 1/576460752303423488'x1/576460752303423488', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 65: 8086 Concrete, Natural, 1/1152921504606846976'x1/1152921504606846976', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 66: 8087 Concrete, Natural, 1/2305843009213693952'x1/2305843009213693952', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 67: 8088 Concrete, Natural, 1/4611686018427387904'x1/4611686018427387904', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 68: 8089 Concrete, Natural, 1/9223372036854775808'x1/9223372036854775808', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 69: 8090 Concrete, Natural, 1/18446744073709551616'x1/18446744073709551616', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 70: 8091 Concrete, Natural, 1/36893488147419103232'x1/36893488147419103232', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 71: 8092 Concrete, Natural, 1/73786976294838206464'x1/73786976294838206464', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 72: 8093 Concrete, Natural, 1/147573952589676412928'x1/147573952589676412928', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 73: 8094 Concrete, Natural, 1/295147905179352825856'x1/295147905179352825856', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 74: 8095 Concrete, Natural, 1/590295810358705651712'x1/590295810358705651712', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 75: 8096 Concrete, Natural, 1/1180591620717411303424'x1/1180591620717411303424', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 76: 8097 Concrete, Natural, 1/2361183241434822606848'x1/2361183241434822606848', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 77: 8098 Concrete, Natural, 1/4722366482869645213696'x1/4722366482869645213696', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 78: 8099 Concrete, Natural, 1/9444732965739290427392'x1/9444732965739290427392', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 79: 8100 Concrete, Natural, 1/18889465931478580854784'x1/18889465931478580854784', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 80: 8101 Concrete, Natural, 1/37778931862957161709568'x1/37778931862957161709568', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 81: 8102 Concrete, Natural, 1/75557863725914323419136'x1/75557863725914323419136', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 82: 8103 Concrete, Natural, 1/151115727451828646838272'x1/151115727451828646838272', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 83: 8104 Concrete, Natural, 1/302231454903657293676544'x1/302231454903657293676544', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 84: 8105 Concrete, Natural, 1/604462909807314587353088'x1/604462909807314587353088', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 85: 8106 Concrete, Natural, 1/1208925819614629174706176'x1/1208925819614629174706176', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 86: 8107 Concrete, Natural, 1/2417851639229258349412352'x1/2417851639229258349412352', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 87: 8108 Concrete, Natural, 1/4835703278458516698824704'x1/4835703278458516698824704', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 88: 8109 Concrete, Natural, 1/9671406556917033397649408'x1/9671406556917033397649408', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 89: 8110 Concrete, Natural, 1/19342813113834066795298816'x1/19342813113834066795298816', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 90: 8111 Concrete, Natural, 1/38685626227668133590597632'x1/38685626227668133590597632', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 91: 8112 Concrete, Natural, 1/77371252455336267181195264'x1/77371252455336267181195264', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 92: 8113 Concrete, Natural, 1/154742504910672534362390528'x1/154742504910672534362390528', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 93: 8114 Concrete, Natural, 1/309485009821345068724781056'x1/309485009821345068724781056', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 94: 8115 Concrete, Natural, 1/618970019642690137449562112'x1/618970019642690137449562112', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 95: 8116 Concrete, Natural, 1/1237940039285380274899124224'x1/1237940039285380274899124224', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 96: 8117 Concrete, Natural, 1/2475880078570760549798248448'x1/2475880078570760549798248448', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 97: 8118 Concrete, Natural, 1/4951760157141521099596496896'x1/4951760157141521099596496896', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 98: 8119 Concrete, Natural, 1/9903520314283042199192993792'x1/9903520314283042199192993792', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 99: 8120 Concrete, Natural, 1/19807040628566084398385987584'x1/19807040628566084398385987584', by Icosynth, 205-216-0925. Quantity: 5.

GRASS
Type 100: 8121 Concrete, Natural, 1/39614081257132168796771975168'x1/39614081257132168796771975168', by Icosynth, 205-216-0925. Quantity: 5.

TRAIL SECTION A
Scale: 3/8" = 1'-0"

TRAIL SECTION B
Scale: 3/8" = 1'-0"

TRAIL SECTION C
Scale: 3/8" = 1'-0"

ADJACENT PARCEL (OFFICE USE)

JEFFERSON DRIVE

COMMONWEALTH DRIVE

BAYSHORE FREEWAY (STATE HWY 101)

RAILROAD ADJACENT

TRAIL SECTION A (this sheet)

TRAIL SECTION B (this sheet)

TRAIL SECTION C (this sheet)

BUILDING 1

BUILDING 2

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

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ENTRY

ENTRY

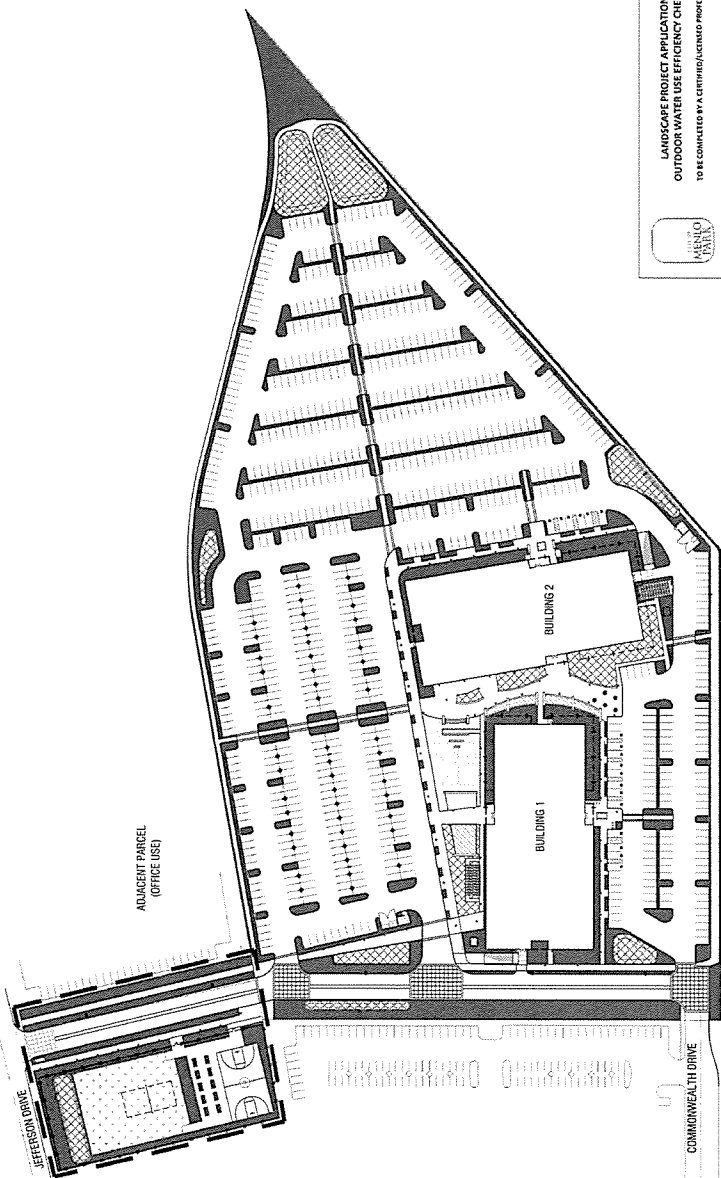
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




ENTRY

ENTRY

B26

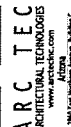
BAYSHORE FREEWAY
(STATE HWY 101)

WATER USE LEGEND

- | | |
|---|-----------------------------------|
|  | Wucol's Low: 17,625 sf |
|  | Wucol's Moderate: 2,387 sf |
|  | Wucol's High: N/A |
|  | Water Features: N/A |
|  | Special Landscape Area: 11,745 sf |
- * Based upon total landscape area of 31,756 sf

* Based upon total landscape area of 31 756 sq

[illegible][illegible]



California
99 American Boulevard, Suite 340
San Jose, California 95131
P 408-496-6626 F 408-496-1121



1

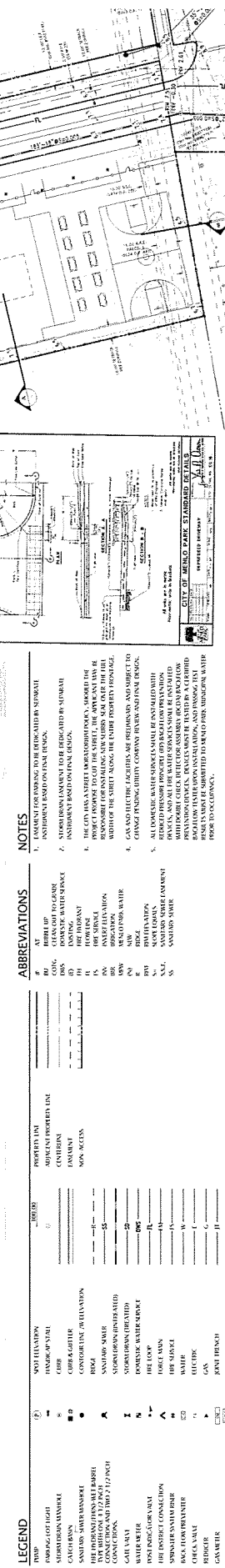
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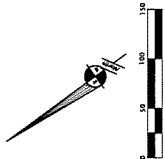
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29 12	PL FARMING OF FARM 1000 30 12 1000 1000 1000
13 14	PL FARMING OF FARM 1000 30 12 1000 1000 1000
29 14	PL FARMING OF FARM 1000 30 12 1000 1000 1000
07 14	PL FARMING OF FARM 1000 30 12 1000 1000 1000
15 14	PL FARMING OF FARM 1000 30 12 1000 1000 1000

PRELIMINARY
PAVING, DRAINAGE
& UTILITY PLAN

C2.0

PROJECT NO. A11009-2

[illegible]



IMPERVIOUS/PERVIOUS AREA TABLE

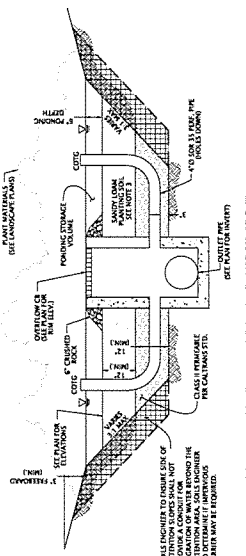
EXISTING	AREA (S.F.)	% TOTAL
IMPROVED	540577	83.4
PREVIOUS	37885	6.8
TOTAL	578462	100.0
C-FACTOR	0.66	

PROPOSED	AREA (S.F.)	% TOTAL
IMPROVED	448420	77.5
PREVIOUS	130052	22.5
TOTAL	578472	100.0
C-FACTOR	0.77	

BIOTREATMENT AREA CALCULATIONS

RED TREATMENT AREA	IMPROVED AREA	IMPROVEMENT AREA	TREATING AREA	ACTUAL TREATMENT AREA (1)
0	16608	1,37	2248	33000
0	47443	1,09	1888	2895
0	35046	0,87	1162	1133
0	32063	0,74	1283	1248
0	32805	1,34	2331	2312
0	51148	1,95	3265	3350
0	91798	10,29	17937	18881
TOTAL				

* REQUIRED NOT TREATMENT AREA IS 4% OF THE IMPERVIOUS AREA WITHIN THE CONTRIBUTING WATERSHED AREA

[illegible]

BIOTREATMENT AREA DETAIL

515

- SOIL VOLUMETRIC WATER CONTENT, θ_v , IS CONSIDERED TO BE THE OPERATING STATE OF THE SOIL DURING BULK FLOW. AT THE BOTTOM OF RETENTION AREA, SHALL HAVE A MINIMUM PROTECTION RATE OF 3 INCHES/HOUR AND A MAXIMUM PROTECTION RATE OF 10 INCHES/HOUR. IN SITU TESTING SHALL BE CONDUCTED TO VERIFY THAT THE MATERIAL MEETS THE PROTECTION REQUIREMENTS.
- RETENTION AREAS SHALL BE CONSTRUCTED USING PROTECTOR MATERIALS, IDENTIFIED SOIL SHALL BE INSTALLED, 25-30% NO MAXIMUM CORROSION OF 25-30% CONSTRUCTION, 20-30% TOPSOIL WITH LESS THAN 1% MAXIMUM CLAY CONTENT AND 1% MAXIMUM LEAD CONTENT. IDENTIFIED SOIL SHALL BE IMPORTED AND SUBJECT TO OBSERVATION AND TESTING BY THE SOILS ENGINEER.
- NO MAXIMUM CORROSION OF 25-30% CONSTRUCTION, 20-30% TOPSOIL WITH LESS THAN 1% MAXIMUM CLAY CONTENT AND 1% MAXIMUM LEAD CONTENT SHALL BE PLACED IN THE BULKFLOW AREA.
- NO MAXIMUM CORROSION OF 25-30% CONSTRUCTION, 20-30% TOPSOIL WITH LESS THAN 1% MAXIMUM CLAY CONTENT, AND 20-30% NO MAXIMUM CORROSION OF 25-30% CONSTRUCTION, 20-30% TOPSOIL WITH LESS THAN 1% MAXIMUM CLAY CONTENT, AND 20-30%



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A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
151 Commonwealth Drive
Menlo Park, California 94025
Phone: (650) 771-5641
Fax: (650) 771-5642

THE SOBRATO ENGINEERING

DATE: 05/05/2010
PROJECT: PLANNING DEPARTMENT SUBMITTAL
DRAWING: TREE SURVEY & DISPOSITION PLAN
PLANNING DEPARTMENT SUBMITTAL
05/05/10 PLANNING DEPARTMENT SUBMITTAL

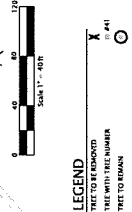
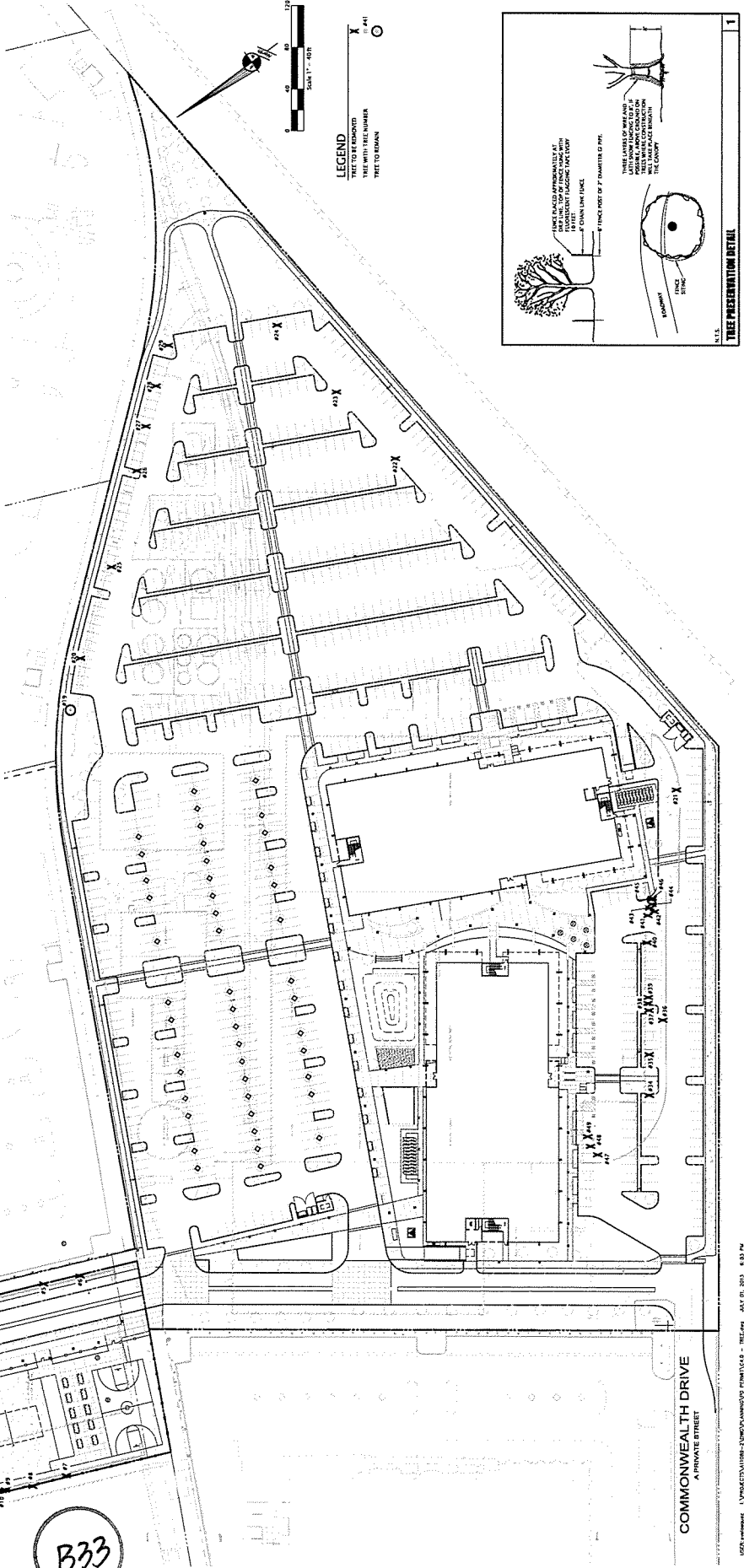
TREE SURVEY &
DISPOSITION PLAN

C4.0

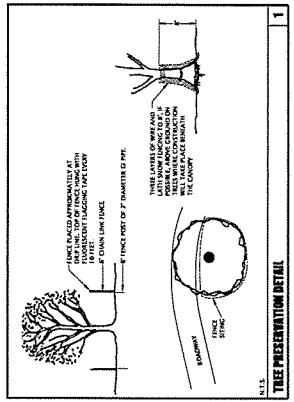
PROJECT NO: A116842

Number	Name	Height	Trunk Type	Spread	Condition	Location	Disposition
27	Cast redwood	2' 2"	No	11'	7'	151 Commonwealth	To Be Removed
28	Cast redwood	5' 8"	No	12'	10'	151 Commonwealth	To Be Removed
29	Cast redwood	7'	No	14'	8'	151 Commonwealth	To Be Removed
30	Not Used						
31	Not Used						
32	Not Used						
33	Not Used						
34	Invasive cedar	22' 8"	Yes	20'-7"	20'	151 Commonwealth	To Be Removed
35	Invasive cedar	23' 4"	Yes	Low Branching	20'	151 Commonwealth	To Be Removed
36	Invasive cedar	18' 8"	Yes	30'	18'	151 Commonwealth	To Be Removed
37	Invasive cedar	21' 8"	Yes	30'	27'	151 Commonwealth	To Be Removed
38	Presquepaine gum	6.3, 5.8'	No	Multi Trunk	10'	151 Commonwealth	To Be Removed
39	Presquepaine gum	10' 8"	No	Low Branching	12'	151 Commonwealth	To Be Removed
40	Presquepaine gum	6.3, 5.7, 5.6'	No	Multi Trunk	12'	151 Commonwealth	To Be Removed
41	Presquepaine gum	14' 4"	No	Multi Trunk	14'	151 Commonwealth	To Be Removed
42	Presquepaine gum	6.3, 5.7, 5.1'	No	Multi Trunk	14'	151 Commonwealth	To Be Removed
43	Hollyhock juniper	8' 8"	No	8'	14'	151 Commonwealth	To Be Removed
44	Hollyhock juniper	7' 8"	No	8'	14'	151 Commonwealth	To Be Removed
45	Hollyhock juniper	8' 8"	No	11'	8'	151 Commonwealth	To Be Removed
46	Hollyhock juniper	9' 8"	No	14'	8'	151 Commonwealth	To Be Removed
47	Shore dollar gum	25' 8"	Yes	55'	50'	151 Commonwealth	To Be Removed
48	Shore dollar gum	12' 2"	No	18'	20'	151 Commonwealth	To Be Removed
49	Shore dollar gum	18' 8"	Yes	30'	24'	151 Commonwealth	To Be Removed

Number	Name	Height	Trunk Type	Spread	Condition	Location	Disposition
1	Backwood acacia	13' 2"	No	18'	22'	164 Jefferson	To Be Removed
2	American sweet gum	6' 2"	No	20'	10'	164 Jefferson	To Be Removed
3	Red toothbrush	15' 7"	Yes	24'	22'	164 Jefferson	To Be Removed
4	Red toothbrush	19' 1"	Yes	24'	20'	164 Jefferson	To Be Removed
5	Red toothbrush	18' 1"	Yes	32'	24'	164 Jefferson	To Be Removed
6	Backwood acacia	3' 8"	Yes	30'	30'	164 Jefferson	To Be Removed
7	Backwood acacia	16' 2"	Yes	20'	30'	164 Jefferson	To Be Removed
8	Backwood acacia	12' 4"	Yes	22'	14'	164 Jefferson	To Be Removed
9	Backwood acacia	9' 2"	No	22'	14'	164 Jefferson	To Be Removed
10	Backwood acacia	8.2, 7.2'	Yes	20'	16'	164 Jefferson	To Be Removed
11	Backwood acacia	20' 1"	Yes	20'	30'	164 Jefferson	To Be Removed
12	Backwood acacia	16' 2"	Yes	20'	35'	164 Jefferson	To Be Removed
13	American sweet gum	8' 2"	No	30'	12'	164 Jefferson	To Be Removed
14	American sweet gum	11' 9"	No	30'	20'	164 Jefferson	To Be Removed
15	American sweet gum	12' 8"	No	20'	20'	164 Jefferson	To Be Removed
16	American sweet gum	15' 3"	Yes	30'	22'	164 Jefferson	To Be Removed
17	American sweet gum	15' 3"	Yes	30'	20'	164 Jefferson	To Be Removed
18	American sweet gum	13' 5"	No	30'	20'	164 Jefferson	To Be Removed
19	Cast redwood	12' 4", 13' 9"	Yes	Low Branching	25'	151 Commonwealth	To Be Removed
20	Invasive cedar	11' 9"	No	20'	8'	151 Commonwealth	To Be Removed
21	Arbutus	25' 0"	Yes	30'	30'	151 Commonwealth	To Be Removed
22	Shore dollar gum	25' 9"	Yes	32'	38'	151 Commonwealth	To Be Removed
23	Shore dollar gum	29' 2"	Yes	32'	30'	151 Commonwealth	To Be Removed
24	Shore dollar gum	24' 3"	Yes	32'	30'	151 Commonwealth	To Be Removed
25	Invasive cedar	21' 3"	Yes	32'	12'	151 Commonwealth	To Be Removed
26	Invasive cedar	15' 8"	Yes	22'	20'	151 Commonwealth	To Be Removed



LEGEND
TREE TO BE REMOVED
TREE WITH TREE NUMBER
TREE TO REMAIN



TREE PRESERVATION DETAIL
N.T.S.

B333

[illegible][illegible]

1. RECORD OWNERS	514 E. L. CAMPBELL ROAD, SUITE 200 DALLAS, TEXAS 75201
2. MAILING UNIT	THE SORORA ORGANIZATION 10000 W. LAKESHORE DRIVE, SUITE 400 CHURCH ROCK, CO 80514
3. MAY PREPARED BY	CONCEPTS THAT THROUVE A/E & ARCHITECT CIVIL ENGINEERS & SURVEYORS, INC. 10000 W. LAKESHORE DRIVE, SUITE 400 CHURCH ROCK, CO 80514 CONTACT: JENNIFER HALL, V.P. \$134 503-241-6328 & 503-243-2480
4. A.P.A. #	NATIONAL
5. EXISTING USE	NO CHANGE
6. PROPOSED ZONING	U-2, DENSE INDUSTRIAL
7. PROPOSED ZONING	NO CHANGE
8. GENERAL PLAN	UNITED NATIONS
9. PROPOSED NUMBER OF LOTS	1
10. PROPOSED NUMBER OF LOTS	1
11. ALTERNATES ARE APPROPRIATE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> ACRES
12. ALTERNATES ARE APPROPRIATE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> ACRES
13. TENTATIVE MAPS ARE PREPARED BY AN ELIGIBLE ENGINEER OR A FERRYMAN	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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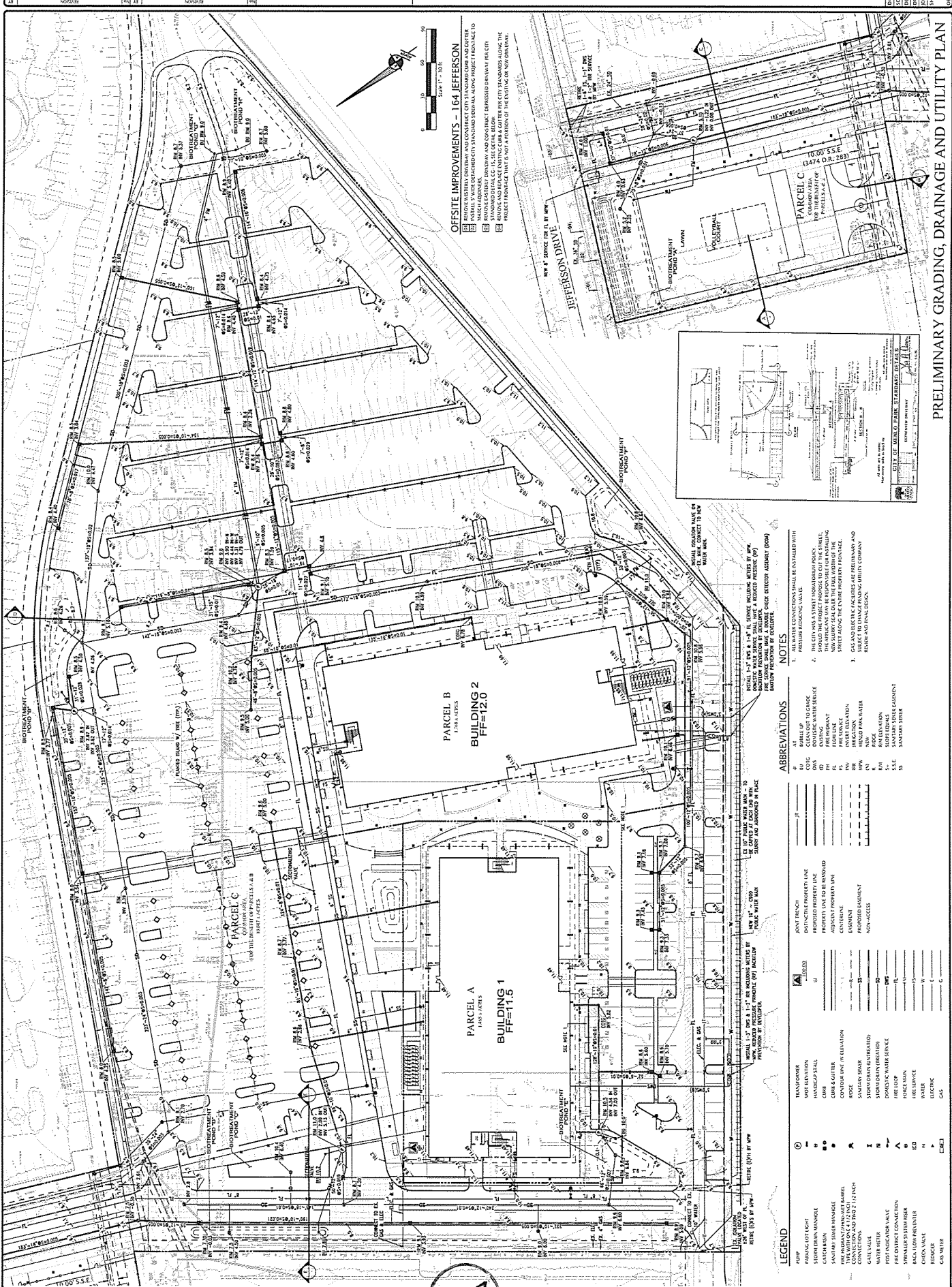
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DATE	SEPT_2013
CASE	1* - 40*
RESCUER	FOIA
OPERATOR	EN
28	A11089-2
HEET	1

[illegible]

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN



537

SECTIONS

DATE: 04/11/2017
 DRAWN BY: J. L. WRIGHT
 CHECKED BY: J. L. WRIGHT
 PROJECT: 151 COMMONWEALTH DRIVE & 164 JEFFERSON DRIVE
 SHEET: 5

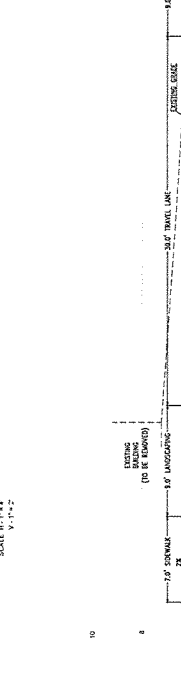
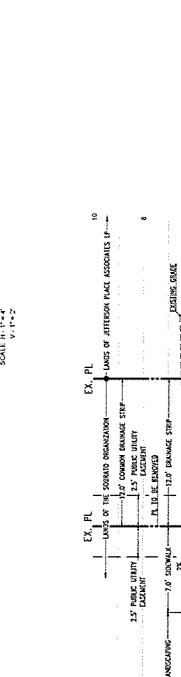
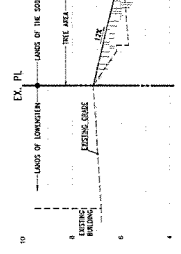
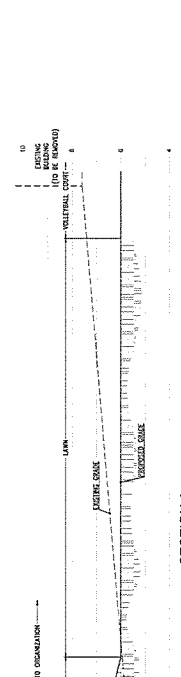
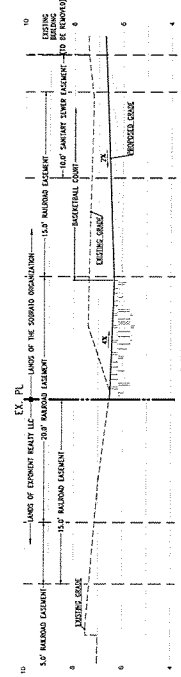
151 COMMONWEALTH DRIVE & 164 JEFFERSON DRIVE
 FOR: THE SORRATO ORGANIZATION
 TENTATIVE PARCEL MAP

CIVIL ENGINEERS & SURVEYORS, INC.
 1315 South Broadway, Suite 220
 San Jose, California 95128
 (408) 277-1041

KIER & WRIGHT

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
2	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
3	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
4	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
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8	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
9	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
10	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
11	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
12	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
13	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
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15	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
16	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
17	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
18	REVISED PER CITY COMMENTS - 3/15/17	3/15/17
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20	REVISED PER CITY COMMENTS - 3/15/17	3/15/17



838

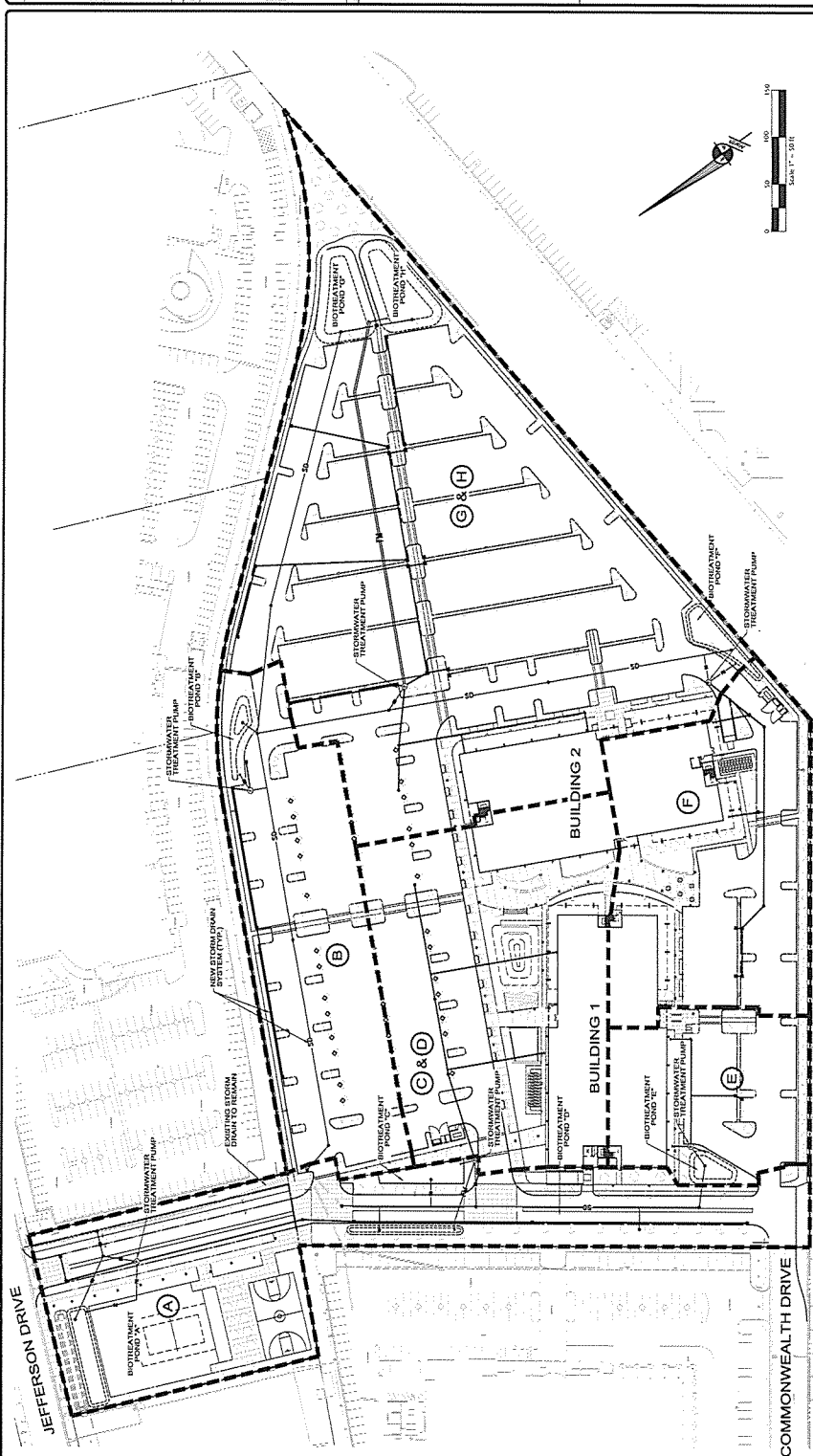
REVISION	DATE	BY	CHK
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REVISED PER CITY COMMENTS - 7/15/14
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REVISED PER CITY COMMENTS - 7/15/14

151 COMMONWEALTH DRIVE & 164 JEFFERSON DRIVE
FOR: THE SORRATO ORGANIZATION
CIVIL ENGINEERS & SURVEYORS, INC.
1500 Santa Barbara Boulevard, Suite 200
Santa Barbara, California 93101
(805) 272-2655
KIER & WRIGHT

TENTATIVE PARCEL MAP
FOR: THE SORRATO ORGANIZATION
151 COMMONWEALTH DRIVE & 164 JEFFERSON DRIVE

MCULO PARK
DATE: 11/15/14
DRAWN BY: JK
CHECKED BY: JK
SCALE: 1" = 100'
SHEET 6 OF 6
PROJECT: 151 COMMONWEALTH DRIVE & 164 JEFFERSON DRIVE



TREATMENT TRIBUTARY AREAS AND TREATMENT METHODS

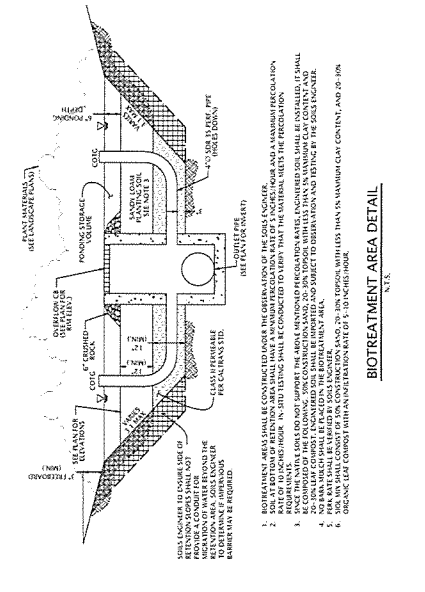
INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
1. VISUAL INSPECTION OF THE TREATMENT AREA AFTER EACH RAIN EVENT FOR 20% OF THE TREATMENT AREA.	POST CONSTRUCTION
2. VISUAL INSPECTION OF THE TREATMENT AREA AFTER EACH RAIN EVENT FOR 20% OF THE TREATMENT AREA.	SEMI-ANNUAL
3. VISUAL INSPECTION OF THE TREATMENT AREA AFTER EACH RAIN EVENT FOR 20% OF THE TREATMENT AREA.	ANNUAL
4. VISUAL INSPECTION OF THE TREATMENT AREA AFTER EACH RAIN EVENT FOR 20% OF THE TREATMENT AREA.	ANNUAL
5. VISUAL INSPECTION OF THE TREATMENT AREA AFTER EACH RAIN EVENT FOR 20% OF THE TREATMENT AREA.	ANNUAL
6. VISUAL INSPECTION OF THE TREATMENT AREA AFTER EACH RAIN EVENT FOR 20% OF THE TREATMENT AREA.	ANNUAL
7. VISUAL INSPECTION OF THE TREATMENT AREA AFTER EACH RAIN EVENT FOR 20% OF THE TREATMENT AREA.	ANNUAL
8. VISUAL INSPECTION OF THE TREATMENT AREA AFTER EACH RAIN EVENT FOR 20% OF THE TREATMENT AREA.	ANNUAL
9. VISUAL INSPECTION OF THE TREATMENT AREA AFTER EACH RAIN EVENT FOR 20% OF THE TREATMENT AREA.	ANNUAL
10. VISUAL INSPECTION OF THE TREATMENT AREA AFTER EACH RAIN EVENT FOR 20% OF THE TREATMENT AREA.	ANNUAL

IMPERVIOUS/PERVIOUS AREA TABLE

EXISTING	AREA (S.F.)	% TOTAL
IMPERVIOUS	5407.77	91.4
PERVIOUS	3785.1	6.6
TOTAL	9192.87	100.0
C-ACTOR	0.86	
PROPOSED	AREA (S.F.)	% TOTAL
IMPERVIOUS	4792.78	75.9
PERVIOUS	1391.94	24.1
TOTAL	6184.72	100.0
C-ACTOR	0.76	

BIOTREATMENT AREA CALCULATIONS

BIOTREATMENT AREA	IMPERVIOUS AREA	PERVIOUS AREA	REQUIRED TREATMENT AREA	ACTUAL TREATMENT AREA
1	5407.77	3785.1	2172	2200
2	5407.77	3785.1	2172	2200
3	5407.77	3785.1	2172	2200
4	5407.77	3785.1	2172	2200
5	5407.77	3785.1	2172	2200
6	5407.77	3785.1	2172	2200
7	5407.77	3785.1	2172	2200
8	5407.77	3785.1	2172	2200
9	5407.77	3785.1	2172	2200
10	5407.77	3785.1	2172	2200
TOTAL	5407.77	3785.1	2172	2200



PRELIMINARY STORMWATER MANAGEMENT PLAN

B39

Attachment C
RECOMMENDED ACTIONS FOR PLANNING COMMISSION –
Commonwealth Corporate Center Project

Environmental Review

1. Recommend that the City Council Adopt a Resolution Certifying the Environmental Impact Report for the Commonwealth Corporate Center (Attachment D).
2. Recommend that the City Council Adopt a Resolution adopting the findings required by the California Environmental Quality Act, Certifying the Environmental Impact Report, Adopting the Statement of Overriding Considerations, and Adopting the Mitigation Monitoring and Reporting Program for the property located at 151 Commonwealth Drive and 164 Jefferson Drive (Attachments E and F).

Rezoning

3. Recommend that the City Council Introduce an Ordinance Rezoning the property at 151 Commonwealth Drive and 164 Jefferson Drive from M-2 (General Industrial) to M-2(X) (General Industrial, Conditional Development Overlay) (Attachments G and H).

Conditional Development Permit

4. Recommend that the City Council Adopt a Resolution Approving a Conditional Development Permit for the property located at 151 Commonwealth Drive and 164 Jefferson Drive (Attachments I and J).

Tentative Parcel Map

5. Recommend that the City Council Adopt a Resolution Approving a Tentative Parcel Map for the properties located at 151 Commonwealth Drive and 164 Jefferson Drive (Attachment K).

Heritage Tree Removal Permits

6. Recommend that the City Council Adopt a Resolution Approving the Heritage Tree Removal Permits for the properties located at 151 Commonwealth Drive and 164 Jefferson Drive (Attachments L and M).

Below Market Rate Housing Agreement

7. Recommend that the City Council Adopt a Resolution Approving a Below Market Rate Housing Agreement with The Sobrato Organization for the property located at 151 Commonwealth Drive and 164 Jefferson Drive (Attachments N and O).

**DRAFT
RESOLUTION NO. _____**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO
PARK, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL
IMPACT REPORT FOR THE COMMONWEALTH CORPORATE
CENTER PROJECT LOCATED AT 151 COMMONWEALTH DRIVE AND
164 JEFFERSON DRIVE**

WHEREAS, The Sobrato Organization (“Project Sponsor”) submitted an application to construct two four-story office buildings at 151 Commonwealth Drive and 164 Jefferson Drive in the City of Menlo Park (“City”); and

WHEREAS, the California Environmental Quality Act (“CEQA”, Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts and mitigation measures that, in the City’s view, justify approval of the Project; and

WHEREAS, the City released a Notice of Preparation (“NOP”) for the Project on August 6, 2012 for a 30-day public review period; and

WHEREAS, the City held a public scoping meeting on August 30, 2012, before the City’s Planning Commission; and

WHEREAS, comments received by the City on the NOP and at the public scoping meeting were taken into account during preparation of the Draft Environmental Impact Report; and

WHEREAS, a Notice of Completion was filed with the State Clearinghouse on February 28, 2014; and

WHEREAS, the Draft EIR was released on February 28, 2014 for a 45-day review and comment period that ended on April 14, 2014; and.

WHEREAS, during the public review period included one Planning Commission hearing on March 24, 2014, which was open to the public; and.

WHEREAS, during the public review period comments on the Draft EIR were received from one public agency, one individual, and several members of the Planning Commission; and

WHEREAS, all comments on the environmental issues received during the public comment period were evaluated and responded to in writing by the City as the Lead Agency in accordance with Section 15088 of the CEQA Guidelines; and

WHEREAS, the comments on the Draft EIR and the written responses were packaged into a Response to Comments Document that was published on July 10, 2014, and copies of the Response to Comments Document were made available at the Community Development Department, on the City's website, and at the Menlo Park and Belle Haven Libraries; and

WHEREAS, after notice having been lawfully given, a public hearing was held before the City Planning Commission on July 21, 2014 whereat all persons interested therein might appear and be heard; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; 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 find that the Final EIR was prepared in compliance with CEQA, and to certify the Final EIR pursuant to CEQA; and

WHEREAS, after notice having been lawfully given, a public hearing was held before the City Council of the City of Menlo Park on _____, 2014 whereat all persons interested therein might appear and be heard; and

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

WHEREAS, on _____, 2014, the City Council of the City of Menlo Park reviewed and considered all the information in the Final EIR and all the testimony and evidence submitted in this matter found that the Final EIR was prepared in compliance with CEQA; and

WHEREAS, after closing the public hearing, the City Council acting on its independent judgment and analysis voted affirmatively to certify the Final EIR pursuant to CEQA.

NOW, THEREFORE, BE IT RESOLVED that the City of Menlo Park, acting by and through its City Council hereby certifies the Final EIR pursuant to the CEQA.

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 _____, 2014, 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 _____, 2014.

Pamela Aguilar
City Clerk

**DRAFT
RESOLUTION NO. _____**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO
PARK ADOPTING FINDINGS REQUIRED BY THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT, STATEMENT OF OVERRIDING
CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING
AND REPORTING PROGRAM FOR THE PROPERTY LOCATED AT
151 COMMONWEALTH DRIVE AND 164 JEFFERSON DRIVE AND
ALSO KNOWN AS ASSESSORS PARCEL NUMBERS 055-243-240
AND 055-243-050**

WHEREAS, The Sobrato Organization (“Project Sponsor”) submitted an application to construct two office buildings at 151 Commonwealth Drive and 164 Jefferson Drive in the City of Menlo Park (“City”); and

WHEREAS, the City released a Notice of Preparation (“NOP”) for the Project on August 6, 2012 for a 30-day public review period. The City held a public scoping meeting on August 30, 2012 before the City’s Planning Commission. Comments received by the City on the NOP and at the public scoping meeting were taken into account during preparation of the Draft Environmental Impact Report (“EIR”); and

WHEREAS, the Draft EIR was released on February 28, 2014 for a 45-day extended review period that ended on April 14, 2014. The public review period included one Planning Commission hearing on March 24, 2014, which was open to the public. Comments on the Draft EIR were received from one public agency, one individual, and several members of the Planning Commission. On July 10, 2014, the City published a Response to Comments Document. The Draft EIR and Response to Comments Document constitute the Final EIR; and

WHEREAS, the California Environmental Quality Act (“CEQA”, Pub. Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts and mitigation measures that, in the City’s view, justify approval of the Project; 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 held before the City Planning Commission on July 21, 2014 whereat all persons interested therein might appear and be heard; and

WHEREAS, the City Planning Commission having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter, voted affirmatively to recommend to the City Council to make the findings required by CEQA, adopt the

Statement of Overriding Considerations and adopt the Mitigation Monitoring and Reporting Program; and

WHEREAS, after notice having been lawfully given, a public hearing was held before the City Council on _____, 2014 whereat all persons interested therein might appear and be heard; and

WHEREAS, the City Council having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter, voted affirmatively to make the findings required by CEQA, adopt the Statement of Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby makes the following findings with respect to the Project's significant effects on the environment as identified in the Final EIR and hereby adopts the Mitigation Monitoring and Reporting Program ("MMRP"):

I. RECORD OF PROCEEDINGS

For purposes of CEQA and these findings, the record of proceedings consists of the following documents and testimony:

- (a) The NOP and all other public notices issued by the City in conjunction with the Project;
- (b) All applications for approvals and development entitlements related to the Project and submitted to the City;
- (c) The Draft EIR for the Project, dated February 2014;
- (d) All comments submitted by agencies or members of the public during the public comment period on the Draft EIR;
- (e) The Final EIR for the Project, including comments received on the Draft EIR, responses to those comments, and the technical appendices, dated July 2014;
- (f) The MMRP for the Project;
- (h) All reports, studies, memoranda, maps, staff reports, or other planning documents related to the Project prepared by the City, or consultants to the City with respect to the City's compliance with the requirements of CEQA and with respect to the City's action on the Project;
- (i) All documents submitted to the City (including the Planning Commission and City Council) by other public agencies or members of the public in connection with the Project, up through the close of the public review period on April 14, 2014;

(j) Any minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held by the City in connection with the Project;

(k) All matters of common knowledge to the Planning Commission and City Council, including, but not limited to:

- (i) The City's General Plan and other applicable policies;
- (ii) The City's Zoning Ordinance and other applicable ordinances;
- (iii) Information regarding the City's fiscal status; and
- (iv) Applicable City policies and regulations;

(l) Any other materials required for the record of proceedings by Public Resources Code §21167.6(e).

The documents described above comprising the record of proceedings are located in the Community Development Department, City of Menlo Park, 701 Laurel Street, Menlo Park, California 94025. The custodian of these documents is the Community Development Director or his/her designee.

II. FINDINGS FOR SIGNIFICANT IMPACTS AVOIDED OR MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL

The EIR for the Project concluded that there would be significant environmental impacts.

A. AESTHETICS

Impact AES-2: The Project could create a new source of substantial light or glare that could adversely affect daytime or nighttime views in the area.

Mitigation Measure AES-2.1: Design Lighting to Meet Minimum Safety and Security Standards. Concurrent with the building permit submittal, the Project Sponsor shall incorporate lighting design specifications to meet minimum safety and security standards. The comprehensive site lighting plans shall be subject to review and approval by the City's Community Development Department Planning Division prior to building permit issuance of the first building on that site. The following measures shall be included in all lighting plans.

- Luminaries shall be designed with cutoff-type fixtures or features that cast low-angle illumination to minimize incidental spillover of light onto adjacent private properties. Fixtures that shine light upward or horizontally shall not spill any light onto adjacent private properties.
- Luminaries shall provide accurate color rendering and natural light qualities. Low-pressure sodium and high-pressure sodium fixtures that are not color-corrected shall not be used, except as part of an approved sign or landscape plan.

- Luminary mountings shall be downcast and pole heights minimized to reduce potential for back scatter into the nighttime sky and incidental spillover light onto adjacent properties and undeveloped open space. Light poles shall be no higher than 20 feet. Luminary mountings shall be treated with non-glare finishes.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that the lighting designs are feasible and would reduce potential light spillage impacts to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to light spillage would not be significant.

Mitigation Measure AES-2.2: Treat Reflective Surfaces. The Project Sponsor shall ensure application of low-emissivity coating on exterior glass surfaces of the proposed structures. The low-emissivity coating shall reduce visible light reflection of the visible light that strikes the glass exterior and prevent interior light from being emitted brightly through the glass.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that the anti-reflection designs are feasible and would reduce light reflection and glare impacts to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to light reflection and glare would not be significant.

B. AIR QUALITY

Impact AQ-2: The Project could result in the violation of a BAAQMD air quality standard or substantial contribution to an existing or projected air quality violation during Project construction.

Mitigation Measure AQ-2.2: Implement BAAQMD Basic Construction Mitigation Measures to Reduce Construction-Related Dust. BAAQMD does not have mass emission thresholds for fugitive emissions, but considers dust impacts to be less than significant if Best Management Practices (BMPs) are employed to reduce these emissions. Therefore, the Project Sponsor shall require all construction contractors to implement the basic construction mitigation measures recommended by BAAQMD to reduce fugitive dust emissions. Emission reduction measures shall include, at a minimum, the following measures. Additional measures may be identified by BAAQMD or contractor as appropriate.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- 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.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- 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.

A publicly visible sign shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that dust control measures are feasible and would ensure that air emissions during construction impacts remain at a less-than-significant level.

Remaining Impacts: Any remaining impacts related to construction air emissions would not be significant.

C. GREENHOUSE GAS EMISSIONS

Impact GHG-1: The Project would generate greenhouse gas emissions during Project construction.

Mitigation Measure GHG-1.1: Implement BAAQMD Best Management Practices (BMPs) for Construction. The Project Sponsor shall require all construction contractors to implement the BMPs recommended by the BAAQMD to reduce GHG emissions. Emission reduction measures shall include, at a minimum, the use of local building materials of at least 10 percent, the reuse of materials, such as concrete on site of at least 20 percent, and the use of alternative fueled vehicles for construction vehicles/equipment.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that BAAQMD BMPs are

feasible and would reduce potential greenhouse gas impacts to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to greenhouse gas emissions would not be significant.

D. NOISE

Impact NOI-1: The Project could generate construction equipment noise in excess of 85 dBA L_{MAX} at 50 feet from the construction equipment.

Mitigation Measure NOI-1.1: Implement noise control measures to reduce construction noise during Project construction. The Project Sponsor shall implement the following measures during demolition and construction of the Project as needed to maintain off-site construction-related noise at 90 dBA or less. The noise control measures may include, but are not limited to, the following.

- To the extent feasible, the noisiest construction activities (primarily demolition and grading activities) shall be scheduled during times that would have the least impact on nearby office uses. This could include restricting construction activities in the areas of potential impact to the early and late hours of the work day, such as from 8:00 a.m. to 10:00 a.m. or 4:00 p.m. to 6:00 p.m. Monday through Friday.
- Equipment and trucks used for Project construction shall use 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).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for Project 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 can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Construction contractors, to the maximum extent feasible, shall be required to use “quiet” gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting. Stationary noise sources, such as temporary generators, shall be located at least 50 feet from the property line and as far from nearby sensitive receptors as possible, and shall be located at least muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures.
- Install temporary noise barriers eight feet in height around the construction site to minimize construction noise to 90 dBA as measured at the applicable property lines of the adjacent uses, unless an acoustical engineer submits documentation that confirms that the barriers are not necessary to achieve the attenuation levels.

- Trucks shall be prohibited from idling along streets serving the construction site for more than five minutes.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that the noise control measures are feasible and would reduce potential construction equipment noise impacts to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to construction equipment noise would not be significant.

E. CULTURAL RESOURCES

Impact CUL-2: The Project has the potential to encounter and damage or destroy previously unknown subsurface archaeological resources during construction.

Mitigation Measure CUL-2.1: Perform construction monitoring, evaluate uncovered archaeological features, and mitigate potential disturbance for identified significant resources at the Project Site. Prior to demolition, excavation, grading, or other construction-related activities on the Project Site, the applicant shall hire a qualified professional archaeologist (i.e., one who meets the Secretary of the Interior's professional qualifications for archaeology or one under the supervision of such a professional) to monitor, to the extent determined necessary by the archaeologist, Project-related earth-disturbing activities (e.g., grading, excavation, trenching). In the event that any prehistoric or historic-period subsurface archaeological features or deposits, including locally darkened soil (midden), that could conceal cultural deposits, animal bone, obsidian, and/or mortar are discovered during demolition/ construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the discovery shall be halted immediately, and the Planning and Building Divisions shall be notified within 24 hours. City staff shall consult with the Project archeologist to assess the significance of the find. Impacts on any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by the City and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. If Native American archaeological, ethnographic, or spiritual resources are discovered, all identification and treatment of the resources shall be conducted by a qualified archaeologist and Native American representatives who are approved by the local Native American community as scholars of the cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians who meet the Secretary of the Interior's professional qualifications for archaeology and/or architectural history.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that monitoring, evaluation, and mitigation of archaeological features is feasible and would reduce potential impacts to archaeological features to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to archaeological features would not be significant.

Impact CUL-3: The Project could destroy a unique paleontological resource or site or unique geologic feature.

Mitigation Measure CUL-3.1: Conduct protocol and procedures for encountering paleontological resources. Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors shall receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and shall follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified paleontologist, who shall evaluate its significance. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist shall develop and implement an excavation and salvage plan in accordance with SVP standards. Construction work in these areas shall be halted or diverted to allow recovery of fossil remains in a timely manner. Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, repaired, sorted, and cataloged. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall then be deposited in a scientific institution with paleontological collections. A final paleontological mitigation plan report shall be prepared that outlines the results of the mitigation program. The City shall be responsible for ensuring that monitor's recommendations regarding treatment and reporting are implemented.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that the protocol and procedures for encountering paleontological resources is feasible and would reduce potential impacts to paleontological features to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to paleontological features would not be significant.

Impact CUL-4: The Project has the potential to encounter or discover human remains during excavation or construction.

Mitigation Measure CUL-4.1: Comply with state regulations regarding the discovery of human remains at the Project Site. If human remains are discovered during any construction activities, all ground-disturbing activity within 50 feet of the remains shall be halted immediately, and the County Coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. Additionally, the Building Division shall be notified. If the remains are determined by the County Coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The Project Sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Menlo Park Community Development Department Planning Division shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in State CEQA Guidelines Section 15064.5(e) and Public Resources Code Section 5097.98. The applicant shall implement approved mitigation, to be verified by the Planning Division, before the resumption of ground-disturbing activities within 50 feet of where the remains were discovered.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that the State regulations for discovery of human remains during construction are feasible and would reduce potential impacts to human remains at a less-than-significant level.

Remaining Impacts: Any remaining impacts related to human remains would not be significant.

Impact C-CUL-2: Construction activities on the Project site and other cumulative development could result in impacts on archaeological resources.

Mitigation Measure: Mitigation Measures CUL-2.1, CUL-3.1, and CUL-4.1, prescribe discovery procedures for any previously unknown archaeological, paleontological resources, or human remains encountered during Project construction.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant

environmental effect as identified in the EIR. The City finds compliance with these mitigation measures would reduce the Project's contribution to the cumulative impacts associated with the loss of archaeological, paleontological resources, and the disturbance of human remains to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to cumulative archaeological resource impacts would not be significant.

F. HAZARDS AND HAZARDOUS MATERIALS

Impact HAZ-2: The Project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Mitigation Measure HAZ-2.1: Utilize engineering controls and Best Management Practices (BMPs) during construction. During construction the contractor shall employ use of BMPs to minimize human exposure to potential contaminants. Engineering controls and Construction BMPs shall include the following.

- Contractor employees working on site shall be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training.
- Contractor shall monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation.
- Contractor shall water/mist soil as its being excavated and loaded onto transportation trucks.
- Contractor shall place any stockpiled soil in areas shielded from prevailing winds.

Contractor shall cover the bottom of excavated areas with sheeting when work is not being performed.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that measures to reduce accidental release of hazardous materials are feasible and would reduce potential impacts to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to accidental release of hazardous materials would not be significant.

Mitigation Measure HAZ-2.2: Develop Construction Activity Dust Control Plan (DCP) and Asbestos Dust Management Plan (ADMP). Prior to commencement of site grading, the Project Sponsor shall retain a qualified professional to prepare a DCP/ADMP. The DCP shall incorporate the applicable BAAQMD pertaining to fugitive dust control. The ADMP shall be submitted to and approved by the BAAQMD prior to the beginning of construction, and the Project Sponsor must ensure the implementation of all specified

dust control measures throughout the construction of the Project. The ADMP shall require compliance with specific control measures to the extent deemed necessary by the BAAQMD to meet its standard.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that preparation of a Construction Activity Dust Control Plan and Asbestos Dust Management Plan is feasible and would reduce potential construction dust and asbestos impacts to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to construction dust and asbestos would not be significant.

Impact HAZ-3: The Project could emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. As such, the impact would be potentially significant.

Mitigation Measure: Implementation of Mitigation Measures HAZ-2.1, and HAZ-2.2 would reduce the impact to schools.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that measures to reduce exposure of hazardous emissions to schools are feasible and would reduce potential impacts to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to exposure of hazardous emissions to schools would not be significant.

G. BIOLOGICAL RESOURCES

Impact BIO-1: The Project could have an impact on species identified as candidate, sensitive, or special-status in local or regional plans, policies, or regulations.

Mitigation Measure BIO-1.1: Identify and protect roosting and breeding bats on the Project site and provide alternative roosting habitat. The Project Sponsor shall implement the following measures to protect roosting and breeding bats found in a tree or structure to be removed with the implementation of the Project. Prior to tree removal or demolition activities, the Project Sponsor shall retain a qualified biologist to conduct a focused survey for bats and potential roosting sites within buildings to be demolished or trees to be removed. The surveys can be conducted by visual identification and can

assume presence of hoary and/or pallid bats or the bats can be identified to a species-level with the use of a bat echolocation detector such as an “Anabat” unit. If no roosting sites or bats are found, a letter report confirming absence shall be sent to the California Department of Fish and Wildlife (CDFW) and no further mitigation is required. If roosting sites or hoary bats are found, then the following monitoring and exclusion, and habitat replacement measures shall be implemented. The letter or surveys and supplemental documents shall be provided to the City of Menlo Park (City) prior to demolition permit issuance.

- a. If bats are found roosting outside of nursery season (May 1st through October 1st), then they shall be evicted as described under (c) below. If bats are found roosting during the nursery season, then they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (c). Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. A 250-foot (or as determined in consultation with CDFW) buffer zone shall be established around the roosting site within which no construction or tree removal shall occur.
- b. Eviction of bats shall be conducted using bat exclusion techniques, developed by Bat Conservation International (BCI) and in consultation with CDFW that allow the bats to exit the roosting site but prevent re-entry to the site. This would include, but not be limited to, the installation of one-way exclusion devices. The devices shall remain in place for seven days and then the exclusion points and any other potential entrances shall be sealed. This work shall be completed by a BCI-recommended exclusion professional. The exclusion of bats shall be timed and carried concurrently with any scheduled bird exclusion activities.
- c. Each roost lost (if any) will be replaced in consultation with the Department of Fish and Game and may include construction and installation of BCI-approved bat boxes suitable to the bat species and colony size excluded from the original roosting site. Roost replacement will be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the structures may be removed or sealed.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that the identification and protection of roosting and breeding bats is feasible and would reduce potential impacts to roosting and breeding bats to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to roosting and breeding bats would not be significant.

Impact BIO-2: The removal of trees, shrubs, or woody vegetation during Project construction could have an impact on the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. In addition, the proposed buildings and lighting would have the potential to injure or cause death to birds from collision and other factors.

Mitigation Measure BIO-2.1: Conduct pre-construction surveys for nesting migratory birds. The Project Sponsor shall implement the following measures to reduce impacts to nesting migratory birds.

- a. To facilitate compliance with state and federal law (CDFW Code and the MBTA) and prevent impacts on nesting birds, the Project Sponsor shall avoid the removal of trees, shrubs, or weedy vegetation February 15 through August 31 during the bird nesting period. If no vegetation or tree removal is proposed during the nesting period, no surveys are required. If it is not feasible to avoid the nesting period, a survey for nesting birds shall be conducted by a qualified wildlife biologist no earlier than seven days prior to the removal of trees, shrubs, weedy vegetation, buildings, or other construction activity.
- b. Survey results shall be valid for the tree removals for 21 days following the survey. If the trees are not removed within the 21-day period, then a new survey shall be conducted. The area surveyed shall include all construction areas as well as areas within 150 feet outside the boundaries of the areas to be cleared or as otherwise determined by the biologist.

In the event that an active nest for a protected species of bird is discovered in the areas to be cleared or in other habitats within 150 feet of construction boundaries, clearing and construction shall be postponed for at least 2 weeks or until the biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that preconstruction surveys are feasible and would reduce potential impacts to nesting birds to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to nesting birds would not be significant.

Mitigation Measure BIO-2.2: Implement Bird-Safe Design Standards into Project Buildings and Lighting Design. All new buildings and lighting features constructed or installed at the Project site shall be implemented to at least a level of “Select Bird-Safe Building” standards as defined in the City of San Francisco Planning Department’s “Standards for Bird-Safe Buildings,” adopted July 14, 2011. These design features shall

include minimization of bird hazards as defined in the standards. With respect to lighting, the Project site shall:

- Be designed to minimize light pollution including light trespass, over-illumination, glare, light clutter, and skyglow while using bird-friendly lighting colors when possible.
- Avoid uplighting, light spillage, event search lights, and use green and blue lights when possible.
- Turn off unneeded interior and exterior lighting from dusk to dawn during migrations: February 15 through May 31 and August 15 through November 30.

Include window coverings on rooms where interior lighting is used at night that adequately block light transmission and motion sensors or controls to extinguish lights in unoccupied spaces.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR. The City finds that bird-safe design standards are feasible and would reduce potential bird hazards to a less-than-significant level.

Remaining Impacts: Any remaining impacts related to birds would not be significant.

III. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS

The Final EIR for the Project concluded that there would be significant environmental impacts. The City finds that by incorporating into the Project all the mitigation measures outlined in the MMRP, the impacts are reduced. However, even after mitigation, some impacts are significant and unavoidable. The City finds that there is no additional feasible mitigation that could be imposed beyond what is detailed herein. For the reasons set forth in the Statement of Overriding Considerations below, the City finds that there are economic, legal, social, technological or other benefits of the Project that override the significant and unavoidable impacts.

A. TRANSPORTATION

Impact TRA-1: Increases in traffic generated by the Project under Near Term 2015 Plus Project Conditions would result in increased delays during AM and PM Peak Hours causing a potentially significant impact on the operation of several of the study intersections.

Mitigation Measure TRA-1.1: Implement Intersection Improvements to address Near Term Effects on Study Intersections. The following mitigation measures were considered to reduce potentially significant impacts on study intersections.

a. Marsh Road and Bayfront Expressway (#1)

A portion of the proposed mitigation measure for the intersection of Marsh Road and Bayfront Expressway is the same as the mitigation measure proposed for the Housing Element Environmental Assessment (EA) (TR-1g, TR-2w). The measure includes restriping the existing southbound approach of Haven Avenue from one shared left-turn and through lane, one through lane, and one right-turn lane to one shared left-turn and through lane, one shared through and right-turn lane, and one right-turn lane (the single through-lane will be combined with a right-turn lane). The improvements also include bicycle and pedestrian enhancements to the Haven Avenue approach. The improvements to the southbound leg are the responsibility of the St. Anton (Haven Avenue Residential) development per the Housing Element EA and are currently in the design phase.

Additionally, the eastbound approach of Marsh Road would be widened to accommodate a third right-turn lane. This has potentially significant secondary effects on bicyclists by requiring them to cross multiple lanes of traffic to make a left-turn or proceed through the intersection; and on pedestrians by increasing the crossing distance, exacerbating the multiple threat scenario (where vehicles block sight lines between drivers in adjacent lanes and crossing pedestrians), and exposure time to vehicle traffic. This improvement would therefore be required to include enhancements to bicycle and pedestrian infrastructure along Marsh Road in the area between the US 101 NB off-ramp and Bayfront Expressway to reduce the secondary effects of this mitigation measure. The Project Sponsor is responsible for the third right-turn lane and bicycle/pedestrian improvements for the eastbound approach on Marsh Road.

Prior the issuance of a grading permit, the Project Sponsor shall prepare detailed improvement construction plans for the proposed mitigation measures on the eastbound approach at the intersection of Marsh Road and Bayfront Expressway for review and approval by the Public Works Director. Prior to the issuance of a building permit for the shell, the Project Sponsor shall provide a bond for improvements in the amount equal to the estimated construction cost for the intersection improvements plus a 15 percent contingency. Complete plans shall include all necessary requirements to construct the improvements in the public right-of-way, including grading and drainage improvements, utility relocations, traffic signal relocations/modifications, tree protection requirements, and signage and striping modifications. The plans shall be subject to review and approval of the Public Works Director prior to submittal to Caltrans.

The Project Sponsor shall complete and submit a Caltrans encroachment permit within 30 days of receiving City approval of the plans. The Project Sponsor shall commence the construction of the improvements within 180 days of receiving Caltrans approval Caltrans and any other applicable agencies and diligently prosecute such construction until it is completed. If Caltrans does not approve the proposed intersection improvements within five years from the CDP effective date, and the Project Sponsor demonstrates that it has worked diligently to pursue Caltrans approval to the satisfaction

of the Public Works Director, in his/her sole discretion, then the Project Sponsor shall be relieved of responsibility to construct the improvement and the bond shall be released by the City after the Project Sponsor submits funds equal to the bid construction cost to the City. The City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, and transit improvements and TDM programs, throughout the City with priority given to portions of the City east of US 101. Construction of this improvement, or in the case that Caltrans does not approve the intersection improvement, payment of funds equal to the bid construction cost to the City, by the Project Sponsor shall count as a future credit toward payment of the Transportation Impact Fee (TIF) pursuant to the TIF Ordinance. Although the proposed mitigation would fully mitigate the impact, it remains significant and unavoidable because the intersection is under the jurisdiction of Caltrans and the City cannot guarantee the mitigation measure would be implemented.

b. Marsh Road and US 101 Northbound Off-Ramp (#3)

The proposed mitigation measures for the intersection of Marsh Road and the US 101 northbound off-ramp includes widening the northbound off-ramp to add a second right-turn lane. This would be accomplished by widening the western side of the approach and shifting the existing lanes, resulting in two left-turn lanes and two right-turn lanes. This improvement will require relocation of existing traffic signal poles, utility relocation, tree removal, and reconstruction of the curb ramp on the southwest corner of the intersection.

According to the Facebook East Campus Development Agreement (FECPPDA), Facebook is responsible for implementing this mitigation measure. However, even though the proposed mitigation would fully mitigate the impact, the impact remains significant and unavoidable because the intersection is under the jurisdiction of Caltrans and the City cannot guarantee the mitigation measure would be implemented.

c. Independence Drive and Constitution Drive (#8)

A potential mitigation measure for the intersection of Independence Drive and Constitution Drive would include restricting left-turns from Constitution Drive to Independence Drive. This restriction would affect less than five vehicles during each peak hour. Because the number of affected vehicles is small, it is anticipated that traffic patterns would shift to alternative routes if peak hour congestion warrants. The impact remains significant and unavoidable because it is infeasible. No other feasible mitigation measures are available for this intersection at this time.

d. Chrysler Drive and Bayfront Expressway (#9)

The proposed mitigation measure for the intersection of Chrysler Drive and Bayfront Expressway includes restriping the existing eastbound right-turn lane to a shared left/right-turn lane.

According to the FECPPDA, Facebook is responsible for implementing this mitigation measure. However, although the proposed measure would fully mitigate the

impact, it remains significant and unavoidable because the intersection is under the jurisdiction of Caltrans and the City cannot guarantee the mitigation measure would be implemented.

e. Chrysler Drive and Jefferson Drive (#11)

A potential mitigation measure for the intersection of Chrysler Drive and Jefferson Drive includes signalizing the intersection. With the addition of Project traffic, the intersection meets the peak hour signal warrants defined in the California Manual on Uniform Traffic Control Devices (California MUTCD) during the PM Peak Hour (Appendix 3.3-G). However, the California MUTCD includes eight criteria used to evaluate the potential installation of a traffic signal and cautions that installing a signal should only occur after “an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.” While signalizing the intersection would mitigate the Project’s peak hour impact, only one of the eight criteria is met and given intersection spacing, installation of a signal would not be good traffic engineering practice. After conducting a comprehensive traffic study, the City will have discretion as to if and when a traffic signal may be installed based on California MUTCD requirements. Thus, at this time, the City cannot guarantee that a traffic signal would be installed, and therefore, the impact remains significant and unavoidable.

As a partial mitigation measure, the Project Sponsor shall be required to construct sidewalks along 138 and 160 Jefferson Drive and the Jefferson Drive frontage of 1150 Chrysler Drive, as well as install a crosswalk and Americans with Disabilities Act (ADA)-compliant pedestrian curb ramps across the Jefferson Drive leg of the Chrysler Drive and Jefferson Drive intersection, and contribute a fair share contribution toward the future improvement of this intersection, which may include future signalization (if determined to be appropriate at a later date) or installation of other traffic control devices such as a roundabout or traffic circle. If a traffic signal is not installed, the City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, and transit improvements and TDM programs, throughout the City. The design of the sidewalks and related improvements shall be prepared by the Project Sponsor, in collaboration with the City’s Transportation Manager to work around obstacles in the public right-of-way, such as utility poles and heritage trees. The sidewalks and related improvements shall be constructed by the Project Sponsor and approved by the Public Works Director prior to the final inspection of the proposed buildings. The fair share contribution for intersection improvements shall be paid prior to the issuance of a building permit. Construction of these improvements is not eligible for TIF credit.

f. Chrysler Drive and Independence Drive (#12)

The proposed mitigation measure for the intersection of Chrysler Drive and Independence Drive includes signalizing the intersection. The signal warrant is met for the PM Peak Hour as shown in Appendix 3.3-G. However, the California MUTCD includes eight criteria used to evaluate the potential installation of a traffic signal and cautions that installing a signal should only occur after “an engineering study indicates

that installing a traffic control signal will improve the overall safety and/or operation of the intersection.” While signalizing the intersection would mitigate the Project’s peak hour impact, only one of the eight criteria is met and given intersection spacing, installation of a signal would not be good traffic engineering practice. After conducting a comprehensive traffic study, the City will have discretion as to if and when a traffic signal may be installed based on California MUTCD requirements. Thus, at this time, the City cannot guarantee that a traffic signal would be installed, and therefore, the impact remains significant and unavoidable.

As a partial mitigation measure, the Project Sponsor shall be required to construct sidewalks along the Chrysler Drive frontage of 1150 Chrysler Drive, as well as install a crosswalk and ADA-compliant pedestrian curb ramps across the east leg of Chrysler Drive at the Chrysler Drive and Independence Drive intersection, and contribute a fair share contribution toward the future improvement of this intersection, which may include future signalization (if determined to be appropriate at a later date) or installation of other traffic control devices such as a roundabout or traffic circle. If a traffic signal is not installed, the City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, and transit improvements and TDM programs, throughout the City. The design of the sidewalks and related improvements prepared by the Project Sponsor, in collaboration with the City’s Transportation Manager to work around obstacles in the public right-of-way, such as utility poles and heritage trees. The sidewalks and related improvements shall be constructed by the Project Sponsor and approved by the Public Works Director prior to the final inspection of the proposed buildings. The fair share contribution for intersection improvements shall be paid prior to the issuance of a building permit. Construction of these improvements is not eligible for a TIF credit.

g. Chilco Street and Constitution Drive (#14)

The proposed mitigation measure for the Chilco Street and Constitution Drive intersection includes striping the southbound approach to include one left-turn lane and one shared through/right-turn lane. The striping improvements shall be installed by the Project Sponsor and approved by the Public Works Director prior to the final inspection of the proposed buildings. Alternatively, the Project Sponsor may choose to pay the cost of the approved striping improvement to the City prior to final inspection so that the City can use the Project Sponsor’s funds to install the proposed improvements. Payment toward construction of these improvements is not eligible for a TIF credit. With the implementation of this mitigation measure, the impact would be reduced to a less-than-significant level.

h. Willow Road and Bayfront Expressway (#15)

The proposed mitigation measure for the Willow Road and Bayfront Expressway intersection includes the addition of a third right-turn lane for the eastbound approach on Willow Road. This improvement is identified in the City’s TIF and also includes construction of a shoulder-side bike path between the railroad crossing and Bayfront Expressway on the eastbound approach.

According to the FECFDA, Facebook is responsible for implementing this mitigation measure. Although the proposed mitigation would fully mitigate the impact, it remains significant and unavoidable because the intersection is under the jurisdiction of Caltrans and the City cannot guarantee the mitigation measure would be implemented.

i. Willow Road and Newbridge Street (#19)

A potential mitigation measure for the intersection of Willow Road and Newbridge Street includes restriping the southbound approach on Newbridge Street from one left-turn lane, one through lane, and one right-turn lane to one shared left-turn and through lane, one shared through and right-turn lane, and one right-turn lane, adding one additional receiving lane on the south leg of Newbridge Street accordingly, and adding a westbound shared through and right-turn lane, and an additional receiving lane for the westbound through traffic.

According to the FECFDA, Facebook is responsible for the improvements to the westbound approach. Restriping the left-turn lane and through lane on the southbound approach to a shared through and right-turn lane and a shared through and right-turn lane carries potentially significant secondary effects on bicyclists, making it difficult for them to position appropriately in the intersection and navigate, and for pedestrians, because of the multiple lanes of traffic permitted to turn across the crosswalk that could affect their walk phase. Additionally, providing a receiving lane on the south leg of Newbridge Street is not feasible due to right-of-way acquisition and property impacts in the City of East Palo Alto.

Although the proposed mitigation would fully mitigate the impact, it remains significant and unavoidable because the improvement is infeasible. No other feasible mitigation measures are available for this intersection at this time.

j. University Avenue and Bayfront Expressway (#25)

A potential mitigation measure for the intersection of University Avenue and Bayfront Expressway includes adding a fourth southbound through lane. The additional southbound through lane, and required southbound receiving lane, are not feasible due to the right-of-way acquisition that would be needed from multiple property owners, potential occurrence of wetlands, relocation of the Bay Trail, and substantial intersection modifications, which are under Caltrans jurisdiction.

Although the proposed mitigation would fully mitigate the impact, the impact remains significant and unavoidable because the improvement is infeasible. No other feasible mitigation measures are available for this intersection at this time.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Mitigation Measure TRA-1.1 involves intersection improvements to mitigate or reduce the impacts of the Project. However, intersection impacts would remain significant and unavoidable since the impact cannot be fully mitigated as described above under each specific intersection.

Remaining Impacts: The Project-specific impacts at the affected intersections would remain significant and unavoidable.

Impact TRA-2: Increases in traffic associated with the Project under the Near Term 2015 Plus Project Conditions would result in increased ADT volumes on Project area roadway segments resulting in potentially significant impacts.

Mitigation Measure TRA-2.1: Implement Roadway Segment Improvements to address Near Term Effects. The following mitigation measures were considered to reduce potentially significant impacts on study area roadway segments.

a. *Constitution Drive between Independence Drive and Chrysler Drive (G)*

As a partial mitigation measure to reduce the Project's impact on this roadway segment, the Project Sponsor shall be required to construct a Class III bicycle route on Constitution Drive between Independence Drive and Chrysler Drive. The facility, at a minimum, shall include bicycle route signs and shared-lane markings. This improvement was identified in the City's Comprehensive Bicycle Development Plan (2005).

The Project Sponsor shall install the proposed bicycle improvements prior to final inspection. Payment toward construction of these improvements is not eligible for a TIF credit.

b. *Constitution Drive between Jefferson Drive and Chilco Street (I)*

As a partial mitigation measure to reduce the Project's impact on this roadway segment, the Project Sponsor shall be required to construct a Class III bicycle route on Constitution Drive between Independence Drive and Chilco Street. The facility, at a minimum, shall include bicycle route signs and shared-lane markings. This improvement was identified in the City's Comprehensive Bicycle Development Plan (2005).

The Project Sponsor shall install the proposed bicycle improvements prior to final inspection. Payment toward construction of these improvements is not eligible for a TIF credit.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: To improve daily roadway operations a typical mitigation measure would seek to widen roads to add travel lanes and capacity. However, intersection impacts would remain significant and unavoidable since the impact cannot be fully mitigated as described above under each specific road segment.

Remaining Impacts: The Project-specific impacts to roadway segments would remain significant and unavoidable.

Impact TRA-3: Increases in traffic associated with the Project under the Near Term 2015 Plus Project Conditions would result in potentially significant impacts on several Routes of Regional Significance.

Mitigation Measure TRA-3.1: The following mitigation measures were considered to reduce potentially significant impacts on Regional Routes of Significance.

Routes of Regional Significance could be widened to add travel lanes, but the routes are under the jurisdiction of Caltrans. Adding a travel lane would increase capacity, but adding an additional lane to the roadway is not a feasible mitigation measure due to right-of-way constraints. Therefore, the following impacts remain significant and unavoidable.

- a. SR 84 between Willow Road and University Avenue
- b. SR 84 between University Avenue and the County Line
- c. US 101 between Marsh Road and Willow Road
- d. US 101 between Willow Road and University Avenue
- e. US 101 south of University Avenue

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: A typical mitigation measure would seek to widen the road to add travel lanes and capacity. However, impacts to Routes of Regional Significance would remain significant and unavoidable because these roadways are not under the jurisdiction of the City. In addition, freeway improvement projects, which add travel lanes are planned and funded on a regional scale and would be too costly for a single project to be expected to fund.

Remaining Impacts: The Project-specific impacts at the foregoing Routes of Regional Significance would remain significant and unavoidable.

Impact TRA-6: Increases in traffic associated with the Project under the Cumulative 2030 Plus Project Conditions would result in increased delays at several intersections during peak hours causing a potentially significant impact on the operation of several study intersections.

Mitigation Measure TRA-6.1: Implement Intersection Improvements to address Cumulative 2030 Conditions Effects on Study Intersections. The following mitigation measures were considered to reduce potentially significant impacts on study intersections.

- a. *Marsh Road and Bayfront Expressway (#1)*
See Near Term 2015 Plus Project Conditions TRA-1.1a.
- b. *Marsh Road and US 101 Northbound Off-Ramp (#3)*
See Near Term 2015 Plus Project Conditions TRA-1.1b.
- c. *Marsh Road and US 101 Southbound Off-Ramp (#4)*

A potential mitigation measure for the intersection of Marsh Road and US 101 southbound off-ramp includes widening the southbound off-ramp and adding an additional right-turn lane along with restriping the existing right-turn lanes into a shared

left and right-turn lane and adding an additional receiving lane on eastbound Marsh Road accordingly. However, this improvement is not feasible due to the right-of-way requirements that would be needed for the receiving lane on the eastbound Marsh Road bridge over US 101.

Although the proposed mitigation would fully mitigate the impact, the impact remains significant and unavoidable because the improvement is infeasible. No other feasible mitigation measures are available for this intersection at this time.

d. Marsh Road and Scott Drive (#5)

A potential mitigation measure for the intersection of Marsh Road and Scott Drive includes widening the westbound approach and adding a shared right-turn and through lane. The west side of Marsh Road would also need to be widened to accommodate an additional receiving lane. This improvement would require relocation of existing traffic signal poles, utility relocation, and relocation and reconstruction of the sidewalk and curb ramp on the southwest corner of the intersection. The improvement would also require acquisition of right-of-way, which is not feasible.

While the intersection is under City jurisdiction, the east leg of the intersection is located within Caltrans right-of-way, requiring coordination between the two jurisdictions for implementation of the improvements described above. As such, the City cannot guarantee the mitigation measure would be implemented. Although the proposed mitigation would fully mitigate the impact, the impact remains significant and unavoidable because the improvement is infeasible. No other feasible mitigation measures are available for this intersection at this time.

e. Marsh Road and Middlefield Road (#7)

The proposed mitigation measure for the intersection of Marsh Road and Middlefield Road includes the addition of a second southbound left-turn lane on Middlefield Road and one receiving lane on Marsh Road accordingly. This measure has been identified in past studies, and, is potentially feasible to construct within the existing right-of-way on Marsh Road. However, based on consultation with the Town of Atherton, widening Marsh Road may require covering Atherton Channel and removal of numerous heritage trees, and, thus, the Town of Atherton considers it infeasible. No other feasible mitigation measure has been identified by the Town of Atherton at the time this EIR was prepared. Because the improvement is under the Town of Atherton jurisdiction, which considers the improvements infeasible, the City cannot guarantee it would be implemented. Therefore, the impact remains significant and unavoidable.

f. Independence Drive and Constitution Drive (#8)

See Near Term 2015 Plus Project Conditions TRA-1.1c.

g. Chrysler Drive and Bayfront Expressway (#9)

See Near Term 2015 Plus Project Conditions TRA-1.1d.

h. Chrysler Drive and Jefferson Drive (#11)

See Near Term 2015 Plus Project Conditions TRA-1.1e.

- i. Chilco Street and Constitution Drive (#14)*
See Near Term 2015 Plus Project Conditions TRA-1.1g.
- j. Willow Road and Bayfront Expressway (#15)*
See Near Term 2015 Plus Project Conditions TRA-1.1h.
- k. Willow Road and Newbridge Street (#19)*
See Near Term 2015 Plus Project Conditions TRA-1.1i.
- l. Willow Road and Middlefield Road (#24)*

The proposed mitigation measure for the intersection of Willow Road and Middlefield Road includes widening the eastbound approach to add a second through lane on Willow Road. This improvement is identified in the City's TIF. Prior to the issuance of a building permit the Project Sponsor shall pay the adopted TIF in effect at the time the permit is issued. Payment of the TIF would reduce this cumulative impact to a less-than-significant level.

- m. University Avenue and Bayfront Expressway (#25)*
See Near Term 2015 Plus Project Conditions TRA-1.1j.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: These mitigation measures involve intersection improvements to mitigate or reduce the impacts of the Project. However, intersection impacts would not be reduced to less than significant because many improvements require obtaining additional right-of-way and several intersections are not under the City's jurisdiction.

Remaining Impacts: The Project-specific impacts to intersections would remain significant and unavoidable.

Impact TRA-7: Increases in traffic associated with the Project under the Cumulative 2030 Plus Project Conditions would result in increased average daily traffic causing a potentially significant impact on the operation of several study roadway segments.

Mitigation Measure TRA-7.1: Implement Roadway Segment Improvements to address Cumulative 2030 Conditions. The following mitigation measures were considered to reduce potentially significant impacts on roadway segments.

- a. Constitution Drive between Independence Drive and Chrysler Drive (G)*
See Near Term 2015 Plus Project Conditions TRA-2.1.
- b. Constitution Drive between Jefferson Drive and Chilco Street (I)*
See Near Term 2015 Plus Project Conditions TRA-2.1.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Mitigation Measure TR-7.1 involves roadway improvements to mitigate or reduce the impacts of the Project on roadway segment operations. However, to improve roadway operations, a typical mitigation measure would seek to widen the road to add travel lanes and capacity. These roadway impacts would not be reduced to less than significant because much of the City and surrounding areas are built out, making roadway widening difficult because right-of-way acquisition impacts local property owners.

Remaining Impacts: The Project-specific impacts to roadway segment operations would remain significant and unavoidable.

Impact TRA-8: Increases in traffic associated with the Project under the Cumulative 2030 Plus Project Conditions would result in potentially significant impacts on several Routes of Regional Significance.

Mitigation Measure TRA-8.1: Implement Routes of Regional Significance Improvements to address Cumulative 2030 Conditions Effects. The following mitigation measures were considered to reduce potentially significant impacts on Regional Routes of Significance. Routes of Regional Significance could be widened to add travel lanes, but the freeways are under the jurisdiction of Caltrans. Adding a travel lane would increase capacity, but adding an additional lane to the roadway is not a feasible mitigation measure due to right-of-way constraints. Therefore, the following impacts remain significant and unavoidable.

- a. SR 84 between Willow Road and University Avenue
- b. SR 84 between US 101 and Bayfront Expressway
- c. US 101 between Marsh Road and Willow Road
- d. US 101 between Willow Road and University Avenue
- e. US 101 south of University Avenue

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Mitigation Measure TRA-8.1 involves roadway improvements to mitigate or reduce the impacts of the Project on Routes of Regional Significance. A typical mitigation measure would seek to widen the road to add travel lanes and capacity. However, impacts to Routes of Regional Significance would not be reduced to less-than-significant levels because these roadways are not under the jurisdiction of the City. In addition, freeway improvement projects, which add travel lanes, are planned and funded on a regional scale and would be too costly for a single project to be expected to fund.

Remaining Impacts: The Project-specific impacts to Routes of Regional Significance would remain significant and unavoidable.

B. AIR QUALITY

Impact AQ-2: The Project could result in the violation of a BAAQMD air quality standard or substantial contribution to an existing or projected air quality violation during Project construction.

Mitigation Measure AQ-2.1: Implement Tailpipe Emission Reduction for Project Construction. NO_x emissions generated during construction are primarily contributed by tailpipe exhaust emissions from diesel powered construction equipment and haul trucks. Therefore, in order to reduce the NO_x emissions, mitigation measures to reduce tailpipe exhaust emissions during construction shall be implemented according to the mitigation measures recommended by the BAAQMD's CEQA Guidelines. The Project Sponsor shall require all construction contractors to implement the Basic Construction Mitigation Measures and Additional Construction Mitigation Measures recommended by BAAQMD to control tailpipe emissions. Emission reduction measures shall include at least the following measures and may include other measures identified as appropriate by the air district and/or contractor:

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities in the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.

The Project shall develop a plan that demonstrates that the offroad equipment (more than 50 horsepower) to be used in construction of the Project (i.e., owned, leased, and subcontractor vehicles) shall achieve a Project-wide fleet-average 20 percent NO_x reduction and 45 percent PM reduction compared with the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.

- All construction equipment, diesel trucks, and generators shall be required to be equipped with Best Available Control Technology for emission reductions of NO_x and PM.

All contractors shall be required to use equipment that meets ARB's most recent certification standard for offroad heavy-duty diesel engines.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Mitigation Measure AQ-2.1 involves implementing Basic Construction Mitigation Measures and Additional Construction Mitigation Measures to mitigate or reduce the impacts of the Project.

Remaining Impacts: The NO_x impacts would remain significant and unavoidable.

Impact C-AQ-2: Construction activities associated with the Project, in combination with other construction activities in the City, could generate substantial NO_x emissions in excess of BAAQMD threshold.

Mitigation Measure: Mitigation Measure AQ-1, as discussed in Impact AQ-2, has been identified to reduce the exhaust NO_x emissions.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigation: Mitigation Measure AQ-1 would not reduce cumulative construction NO_x emissions below the BAAQMD threshold.

Remaining Impacts: The Project-specific impacts to construction NO_x emissions would remain significant and unavoidable.

C. NOISE

Impact NOI-4: The Project would generate ground-borne vibration levels in excess of 65 VdB at nearby office buildings but would not exceed vibration levels in excess of 80 VdB and noise levels in excess of 43 dBA at nearby residences.

Mitigation Measure NOI-4.1: Notify Nearby Businesses of Project Construction Activities that Could Affect Vibration-Sensitive Equipment. The Project Sponsor shall provide notification to property owners and occupants of vibration-sensitive buildings within 225 feet of construction activities, prior to the start of Project construction, informing them of the estimated start date and duration of vibration-generating construction activities, such as would occur during site preparation, demolition, excavation, and grading. This notification shall include information warning about potential for impacts related to vibration-sensitive equipment. The Project Sponsor shall provide a phone number for the property owners and occupants to call if they have vibration-sensitive equipment on their sites. A copy of the notification and any responses shall be provided to the Planning Division prior to building permit issuance.

Mitigation Measure NOI-4.2: Implement Construction Best Management Practices to Reduce Construction Vibration. If vibration-sensitive equipment is identified within 225 feet of construction sites, the Project Sponsor shall implement the following measures during construction.

- To the extent feasible, construction activities that could generate high vibration levels at identified vibration-sensitive locations shall be scheduled during times that would have the least impact on nearby office uses. This could include restricting construction activities in the areas of potential impact to the early and late hours of the work day, such as from 8:00 am to 10:00 a.m. or 4:00 p.m. to 6:00 p.m. Monday through Friday, or to those times as may be mutually agreed to the adjacent vibration-sensitive businesses, the Project Sponsor, and the City.

- Stationary sources, such as construction staging areas and temporary generators, hammer mill, or other crushing/breakup equipment, etc. shall be located as far from nearby vibration-sensitive receptors as possible.
- Trucks shall be prohibited from idling along Commonwealth Drive where vibration-sensitive equipment is located, as requested by a vibration-sensitive business.

FINDINGS: Based upon the entire record before the City, the City Council finds that:

Effects of Mitigations: Construction of the Project would have the potential to result in significant ground-borne vibration that would disturb vibration-sensitive land uses. Although implementation of these measures would reduce ground-borne vibration impacts from construction, vibration-sensitive equipment could still be exposed to excessive construction-generated vibration levels. Therefore, this impact is considered significant and unavoidable.

Remaining Impacts: The Project-specific increase in ground-borne vibration would remain significant and unavoidable.

IV. STATEMENT OF OVERRIDING CONSIDERATIONS

The City Council adopts and makes the following Statement of Overriding Considerations regarding the significant unavoidable impacts of the Project. After review of the entire administrative record, the City Council finds that, pursuant to CEQA section 21081(b) and CEQA Guidelines section 15093, specific economic, legal, social, technological and other benefits of the Project outweigh the Project's unavoidable adverse impacts and the City Council finds that the significant and unavoidable adverse impacts are acceptable in light of the Project's benefits.

A. Significant Unavoidable Impacts

With respect to the foregoing findings and in recognition of those facts that are included in the entire administrative record, the City has determined that the Project would result in significant unavoidable transportation impacts to intersections, roadway segments, and Routes of Regional Significance. Significant and unavoidable impacts would also occur associated with an increase in air pollutants due to an increase in vehicle trips and an increase in ambient noise levels associated with an increase in vehicle trips.

The City hereby finds that, where possible, changes or alterations have been required in or incorporated into the Project that substantially lessen the significant environmental effects identified in the Final EIR. The City further finds that there are no additional feasible mitigation measures that could be imposed to reduce and/or eliminate the significant and unavoidable impacts listed above. These impacts could not be reduced to a less-than-significant level by feasible changes, mitigation measures or alterations to the Project.

B. Overriding Considerations

The City Council finds that each of the overriding considerations set forth below constitutes a separate and independent ground for a finding that the benefits of the Project outweigh its significant adverse environmental impacts and is an overriding consideration warranting approval of the Project.

The Project will redevelop an unoccupied site and the Project Sponsor has offered a number of public and community benefits to the City including, committing to build the buildings LEED Gold or equivalent; contributing \$150,000 to be used by the City for capital improvement projects; dedicating an easement for future public access from Commonwealth Drive to the Dumbarton Rail Corridor; and providing a sales tax guarantee of a minimum of \$75,000 per year in sales tax to the City for each of the first 10 years of project occupancy.

Having identified the significant environmental effects of the Project, adopted all feasible mitigation measures, identified all unavoidable significant impacts, and balanced the specific economic, legal, social, technological, and other benefits of the Project, the City Council has determined that the significant and unavoidable adverse impacts are outweighed by the benefits and may be considered acceptable, and therefore approves the Project as described herein.

V. ADOPTION OF THE MMRP

The City Council hereby adopts the mitigation measures set forth for the Project in the Final EIR and the MMRP attached hereto as Exhibit A and incorporated herein by this reference.

VI. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

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 _____, 2014, 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 _____, 2014.

Pamela Aguilar
City Clerk

Commonwealth Corporate Center Project

Mitigation Monitoring and Reporting Program

Introduction

The California Environmental Quality Act (CEQA) requires the adoption of feasible mitigation measures to reduce the severity and magnitude of significant environmental impacts associated with project development. The Environmental Impact Report (EIR) prepared for the proposed Commonwealth Corporate Center Project (Project) includes mitigation measures to reduce the potential environmental effects of the Project.

CEQA also requires reporting on and monitoring of mitigation measures adopted as part of the environmental review process (Public Resources Code Section 21081.6). This Mitigation Monitoring and Reporting Program (MMRP) is designed to aid the City of Menlo Park in its implementation and monitoring of measures adopted from the certified EIR.

The mitigation measures in this MMRP are assigned the same number they had in the EIR. The MMRP is presented in table format and describes the actions that must take place to implement each mitigation measure, the timing of those actions, the entities responsible for implementing and monitoring the actions, and verification of compliance.

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
AESTHETICS				
IMPACT BEING ADDRESSED: The Project could create a new source of substantial light or glare that could adversely affect daytime or nighttime views in the area. (AES-2)				
<p><i>AES-2.1: Design Lighting to Meet Minimum Safety and Security Standards.</i></p> <p>Concurrent with the building permit submittal, the Project Sponsor shall incorporate lighting design specifications to meet minimum safety and security standards. The comprehensive site lighting plans shall be subject to review and approval by the City's Community Development Department Planning Division prior to building permit issuance of the first building on that site. The following measures shall be included in all lighting plans.</p> <ul style="list-style-type: none"> • Luminaries shall be designed with cutoff-type fixtures or features that cast low-angle illumination to minimize incidental spillover of light onto adjacent private properties. Fixtures that shine light upward or horizontally shall not spill any light onto adjacent private properties. • Luminaries shall provide accurate color rendering and natural light qualities. Low-pressure sodium and high-pressure sodium fixtures that are not color-corrected shall not be used, except as part of an approved sign or landscape plan. • Luminary mountings shall be downcast and pole heights minimized to reduce potential for back scatter into the nighttime sky and incidental spillover light onto adjacent properties and undeveloped open space. Light poles shall be no higher than 20 feet. Luminary mountings shall be treated with non-glare finishes. 	Incorporate lighting design specification to meet minimum safety and security standards.	Submittal of lighting plan concurrent with building permit application	Project Sponsor	City of Menlo Park Community Development Department (CDD)

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p><i>AES-2.2: Treat Reflective Surfaces.</i></p> <p>The Project Sponsor shall ensure application of low-emissivity coating on exterior glass surfaces of the proposed structures. The low-emissivity coating shall reduce visible light reflection of the visible light that strikes the glass exterior and prevent interior light from being emitted brightly through the glass.</p>	Apply low-emissivity coating on exterior glass surfaces of the proposed structures	Concurrent with building permit application	Project Sponsor	CDD
TRANSPORTATION				
<i>IMPACT BEING ADDRESSED: Increases in traffic generated by the Project under Near Term 2015 Plus Project Conditions would result in increased delays during AM and PM Peak Hours causing a potentially significant impact on the operation of several of the study intersections. (TRA-1)</i>				
<p><i>TRA-1.1: Implement Intersection Improvements to address Near Term Effects on Study Intersections.</i></p> <p>The following mitigation measures were considered to reduce potentially significant impacts on study intersections.</p>	See below	See below	See below	See below
<p><i>a. Marsh Road and Bayfront Expressway (#1)</i></p> <p>A portion of the proposed mitigation measure for the intersection of Marsh Road and Bayfront Expressway is the same as the mitigation measure proposed for the Housing Element Environmental Assessment (EA) (TR-1g, TR-2w). The measure includes restriping the existing southbound approach of Haven Avenue from one shared left-turn and through lane, one through lane, and one right-turn lane to one shared left-turn and through lane, one shared through and right-turn lane, and one right-turn lane (the single through-lane will be combined with a right-turn lane). The improvements also include bicycle and pedestrian enhancements to the Haven Avenue approach. The improvements to the southbound leg are the responsibility of the St. Anton (Haven Avenue Residential) development per the Housing Element EA and are currently in the design phase.</p> <p>Additionally, the eastbound approach of Marsh Road would be widened to accommodate a third right-turn</p>	<p>Prepare detailed improvement construction plans for the proposed mitigation measures on the eastbound approach at the intersection of Marsh Road and Bayfront Expressway.</p> <p>Obtain approval for the improvement construction plans and provide a bond for improvements in the amount equal to the estimated construction cost for the intersection improvements plus a 15 percent contingency.</p> <p>Submit plans to the PW (Public Works) Director and Caltrans.</p> <p>Complete and submit a Caltrans encroachment permit.</p>	<p>Prior to issuance of a grading permit</p> <p>Prior to the issuance of a building permit for the shell</p> <p>After approval of the PW Director</p> <p>Within 30 days of receiving City approval</p>	Project Sponsor	PW Caltrans

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p>lane. This has potentially significant secondary effects on bicyclists by requiring them to cross multiple lanes of traffic to make a left-turn or proceed through the intersection; and on pedestrians by increasing the crossing distance, exacerbating the multiple threat scenario (where vehicles block sight lines between drivers in adjacent lanes and crossing pedestrians), and exposure time to vehicle traffic. This improvement would therefore be required to include enhancements to bicycle and pedestrian infrastructure along Marsh Road in the area between the US 101 NB off-ramp and Bayfront Expressway to reduce the secondary effects of this mitigation measure. The Project Sponsor is responsible for the third right-turn lane and bicycle/pedestrian improvements for the eastbound approach on Marsh Road.</p> <p>Prior the issuance of a grading permit, the Project Sponsor shall prepare detailed improvement construction plans for the proposed mitigation measures on the eastbound approach at the intersection of Marsh Road and Bayfront Expressway for review and approval by the Public Works Director. Prior to the issuance of a building permit for the shell, the Project Sponsor shall provide a bond for improvements in the amount equal to the estimated construction cost for the intersection improvements plus a 15 percent contingency. Complete plans shall include all necessary requirements to construct the improvements in the public right-of-way, including grading and drainage improvements, utility relocations, traffic signal relocations/modifications, tree protection requirements, and signage and striping modifications. The plans shall be subject to review and approval of the Public Works Director prior to submittal to Caltrans.</p> <p>The Project Sponsor shall complete and submit a Caltrans encroachment permit within 30 days of receiving City approval of the plans. The Project Sponsor shall commence the construction of the improvements within 180 days of receiving Caltrans</p>	Commence the construction of the improvements.	Within 180 days of Caltrans approval		

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
approval Caltrans and any other applicable agencies and diligently prosecute such construction until it is completed. If Caltrans does not approve the proposed intersection improvements within 5 years from the CDP effective date, and the Project Sponsor demonstrates that it has worked diligently to pursue Caltrans approval to the satisfaction of the Public Works Director, in his/her sole discretion, then the Project Sponsor shall be relieved of responsibility to construct the improvement and the bond shall be released by the City after the Project Sponsor submits funds equal to the bid construction cost to the City. The City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, and transit improvements and TDM programs, throughout the City with priority given to portions of the City east of US 101. Construction of this improvement, or in the case that Caltrans does not approve the intersection improvement, payment of funds equal to the bid construction cost to the City, by the Project Sponsor shall count as a future credit toward payment of the Transportation Impact Fee (TIF) pursuant to the TIF Ordinance. Although the proposed mitigation would fully mitigate the impact, it remains significant and unavoidable because the intersection is under the jurisdiction of Caltrans and the City cannot guarantee the mitigation measure would be implemented.				
<p><i>e. Chrysler Drive and Jefferson Drive (#11)</i></p> <p>A potential mitigation measure for the intersection of Chrysler Drive and Jefferson Drive includes signaling the intersection. With the addition of Project traffic, the intersection meets the peak hour signal warrants defined in the California Manual on Uniform Traffic Control Devices (California MUTCD) during the PM Peak Hour (Appendix 3.3-G). However, the California MUTCD includes eight criteria used to evaluate the potential installation of a traffic signal and cautions that installing a signal should only occur after “an engineering study indicates that installing a traffic</p>	Construct sidewalks, as well as install a crosswalk and Americans with Disabilities Act (ADA)-compliant pedestrian curb ramps, and contribute a fair share contribution toward the future improvement of this intersection. Work with the City’s Transportation Manager during design.	<p>Construction of improvements: prior to the final inspection of the proposed buildings</p> <p>Payment of contribution: prior to the issuance of a building permit</p>	Project Sponsor	<p>City’s Transportation Manger</p> <p>PW</p>

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p>control signal will improve the overall safety and/or operation of the intersection.” While signalizing the intersection would mitigate the Project’s peak hour impact, only one of the eight criteria is met and given intersection spacing, installation of a signal would not be good traffic engineering practice. After conducting a comprehensive traffic study, the City will have discretion as to if and when a traffic signal may be installed based on California MUTCD requirements. Thus, at this time, the City cannot guarantee that a traffic signal would be installed, and therefore, the impact remains significant and unavoidable.</p> <p>As a partial mitigation measure, the Project Sponsor shall be required to construct sidewalks along 138 and 160 Jefferson Drive and the Jefferson Drive frontage of 1150 Chrysler Drive, as well as install a crosswalk and Americans with Disabilities Act (ADA)-compliant pedestrian curb ramps across the Jefferson Drive leg of the Chrysler Drive and Jefferson Drive intersection, and contribute a fair share contribution toward the future improvement of this intersection, which may include future signalization (if determined to be appropriate at a later date) or installation of other traffic control devices such as a roundabout or traffic circle. If a traffic signal is not installed, the City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, and transit improvements and TDM programs, throughout the City. The design of the sidewalks and related improvements shall be prepared by the Project Sponsor, in collaboration with the City’s Transportation Manager to work around obstacles in the public right-of-way, such as utility poles and heritage trees. The sidewalks and related improvements shall be constructed by the Project Sponsor and approved by the Public Works Director prior to the final inspection of the proposed buildings. The fair share contribution for intersection improvements shall be paid prior to the issuance of a building permit. Construction of these improvements is</p>				

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
not eligible for TIF credit.				
<p><i>f. Chrysler Drive and Independence Drive (#12)</i></p> <p>The proposed mitigation measure for the intersection of Chrysler Drive and Independence Drive includes signalizing the intersection. The signal warrant is met for the PM Peak Hour as shown in Appendix 3.3-G. However, the California MUTCD includes eight criteria used to evaluate the potential installation of a traffic signal and cautions that installing a signal should only occur after “an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.” While signalizing the intersection would mitigate the Project’s peak hour impact, only one of the eight criteria is met and given intersection spacing, installation of a signal would not be good traffic engineering practice. After conducting a comprehensive traffic study, the City will have discretion as to if and when a traffic signal may be installed based on California MUTCD requirements. Thus, at this time, the City cannot guarantee that a traffic signal would be installed, and therefore, the impact remains significant and unavoidable.</p> <p>As a partial mitigation measure, the Project Sponsor shall be required to construct sidewalks along the Chrysler Drive frontage of 1150 Chrysler Drive, as well as install a crosswalk and ADA-compliant pedestrian curb ramps across the east leg of Chrysler Drive at the Chrysler Drive and Independence Drive intersection, and contribute a fair share contribution toward the future improvement of this intersection, which may include future signalization (if determined to be appropriate at a later date) or installation of other traffic control devices such as a roundabout or traffic circle. If a traffic signal is not installed, the City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, and</p>	Construct sidewalks, as well as install a crosswalk and ADA-compliant pedestrian curb ramps, and contribute a fair share contribution toward the future improvement of this intersection. Work with the City’s Transportation Manager during design.	<p>Construction of improvements: prior to the final inspection of the proposed buildings</p> <p>Payment of contribution: prior to the issuance of a building permit</p>	Project Sponsor	<p>City’s Transportation Manager</p> <p>PW</p>

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
transit improvements and TDM programs, throughout the City. The design of the sidewalks and related improvements prepared by the Project Sponsor, in collaboration with the City's Transportation Manager to work around obstacles in the public right-of-way, such as utility poles and heritage trees. The sidewalks and related improvements shall be constructed by the Project Sponsor and approved by the Public Works Director prior to the final inspection of the proposed buildings. The fair share contribution for intersection improvements shall be paid prior to the issuance of a building permit. Construction of these improvements is not eligible for a TIF credit.				
<p><i>g. Chilco Street and Constitution Drive (#14)</i></p> <p>The proposed mitigation measure for the Chilco Street and Constitution Drive intersection includes striping the southbound approach to include one left-turn lane and one shared through/right-turn lane. The striping improvements shall be installed by the Project Sponsor and approved by the Public Works Director prior to the final inspection of the proposed buildings. Alternatively, the Project Sponsor may choose to pay the cost of the approved striping improvement to the City prior to final inspection so that the City can use the Project Sponsor's funds to install the proposed improvements. Payment toward construction of these improvements is not eligible for a TIF credit. With the implementation of this mitigation measure, the impact would be reduced to a less-than-significant level.</p>	Install striping improvements.	Prior to final inspection	Project Sponsor	PW
IMPACT BEING ADDRESSED: Increases in traffic associated with the Project under the Near Term 2015 Plus Project Conditions would result in increased ADT volumes on Project area roadway segments resulting in potentially significant impacts. (TRA-2)				
TRA-2.1: Implement Roadway Segment Improvements to address Near Term Effects. The following mitigation measures were considered to reduce potentially significant impacts on study area roadway segments.	See below	See below	See below	See below

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p>a. <i>Constitution Drive between Independence Drive and Chrysler Drive (G)</i></p> <p>As a partial mitigation measure to reduce the Project's impact on this roadway segment, the Project Sponsor shall be required to construct a Class III bicycle route on Constitution Drive between Independence Drive and Chrysler Drive. The facility, at a minimum, shall include bicycle route signs and shared-lane markings. This improvement was identified in the City's Comprehensive Bicycle Development Plan (2005).</p> <p>The Project Sponsor shall install the proposed bicycle improvements prior to final inspection. Payment toward construction of these improvements is not eligible for a TIF credit.</p>	Construct a Class III bicycle route on Constitution Drive between Independence Drive and Chrysler Drive.	Prior to final inspection	Project Sponsor	PW
<p>b. <i>Constitution Drive between Jefferson Drive and Chilco Street (I)</i></p> <p>As a partial mitigation measure to reduce the Project's impact on this roadway segment, the Project Sponsor shall be required to construct a Class III bicycle route on Constitution Drive between Independence Drive and Chilco Street. The facility, at a minimum, shall include bicycle route signs and shared-lane markings. This improvement was identified in the City's Comprehensive Bicycle Development Plan (2005).</p> <p>The Project Sponsor shall install the proposed bicycle improvements prior to final inspection. Payment toward construction of these improvements is not eligible for a TIF credit.</p>	Construct a Class III bicycle route on Constitution Drive between Independence Drive and Chilco Street.	Prior to final inspection	Project Sponsor	PW

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<i>IMPACT BEING ADDRESSED: Increases in traffic associated with the Project under the Cumulative 2030 Plus Project Conditions would result in increased delays at several intersections during peak hours causing a potentially significant impact on the operation of several study intersections. (TRA-6)</i>				
<i>TRA-6.1: Implement Intersection Improvements to address Cumulative 2030 Conditions Effects on Study Intersections.</i> The following mitigation measures were considered to reduce potentially significant impacts on study intersections.	See below	See below	See below	See below
<i>a. Marsh Road and Bayfront Expressway (#1)</i> See Near Term 2015 Plus Project Conditions TRA-1.1a.	See above	See above	See above	See above
<i>b. Marsh Road and US 101 Northbound Off-Ramp (#3)</i> See Near Term 2015 Plus Project Conditions TRA-1.1b.	See above	See above	See above	See above
<i>l. Willow Road and Middlefield Road (#24)</i> The proposed mitigation measure for the intersection of Willow Road and Middlefield Road includes widening the eastbound approach to add a second through lane on Willow Road. This improvement is identified in the City's TIF. Prior to the issuance of a building permit the Project Sponsor shall pay the adopted TIF in effect at the time the permit is issued. Payment of the TIF would reduce this cumulative impact to a less-than-significant level.	Widen the eastbound approach to add a second through lane on Willow Road. Provide payment to the TIF.	Prior to issuance of a building permit	Project Sponsor	PW
<i>IMPACT BEING ADDRESSED: Increases in traffic associated with the Project under the Cumulative 2030 Plus Project Conditions would result in increased average daily traffic causing a potentially significant impact on the operation of several study roadway segments. (TRA-7)</i>				
<i>TRA-7.1: Implement Roadway Segment Improvements to address Cumulative 2030 Conditions.</i> The following mitigation measures were considered to reduce potentially significant impacts on roadway segments.	See above	See above	See above	See above
<i>a. Constitution Drive between Independence Drive and Chrysler Drive (G)</i> See Near Term 2015 Plus Project Conditions TRA-2.1.	See above	See above	See above	See above
<i>b. Constitution Drive between Jefferson Drive and Chilco Street (I)</i>	See above	See above	See above	See above

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
See Near Term 2015 Plus Project Conditions TRA-2.1.				
IMPACT BEING ADDRESSED: Increases in traffic associated with the Project under the Cumulative 2030 Plus Project Conditions would result in potentially significant impacts on several Routes of Regional Significance. (TRA-8)				
AIR QUALITY				
IMPACT BEING ADDRESSED: The Project could result in the violation of a BAAQMD air quality standard or substantial contribution to an existing or projected air quality violation during Project construction. (AQ-2)				
<p><i>AQ-2.1: Implement Tailpipe Emission Reduction for Project Construction.</i></p> <p>NO_x emissions generated during construction are primarily contributed by tailpipe exhaust emissions from diesel powered construction equipment and haul trucks. Therefore, in order to reduce the NO_x emissions, mitigation measures to reduce tailpipe exhaust emissions during construction shall be implemented according to the mitigation measures recommended by the BAAQMD's CEQA Guidelines.</p> <p>The Project Sponsor shall require all construction contractors to implement the Basic Construction Mitigation Measures and Additional Construction Mitigation Measures recommended by BAAQMD to control tailpipe emissions. Emission reduction measures shall include at least the following measures and may include other measures identified as appropriate by the air district and/or contractor:</p> <ul style="list-style-type: none"> • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. • The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities in the same area at any one time shall be 	Implement the Basic Construction Mitigation Measures and Additional Construction Mitigation Measures recommended by BAAQMD to reduce tailpipe exhaust emissions during construction.	During construction	Project Sponsor and Contractor(s)	PW / CDD

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p>limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</p> <p>The Project shall develop a plan that demonstrates that the offroad equipment (more than 50 horsepower) to be used in construction of the Project (i.e., owned, leased, and subcontractor vehicles) shall achieve a Project-wide fleet-average 20 percent NO_x reduction and 45 percent PM reduction compared with the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.</p> <ul style="list-style-type: none"> • All construction equipment, diesel trucks, and generators shall be required to be equipped with Best Available Control Technology for emission reductions of NO_x and PM. • All contractors shall be required to use equipment that meets ARB's most recent certification standard for offroad heavy-duty diesel engines. 				
<p><i>AQ-2.2: Implement BAAQMD Basic Construction Mitigation Measures to Reduce Construction-Related Dust.</i></p> <p>BAAQMD does not have mass emission thresholds for fugitive emissions, but considers dust impacts to be less than significant if BMPs are employed to reduce these emissions. Therefore, the Project Sponsor shall require all construction contractors to implement the basic construction mitigation measures recommended by BAAQMD to reduce fugitive dust emissions. Emission reduction measures shall include, at a minimum, the following measures. Additional measures may be identified by BAAQMD or contractor as appropriate.</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging 	<p>Implement the basic construction mitigation measures recommended by BAAQMD to reduce fugitive dust emissions.</p>	<p>During construction</p>	<p>Project Sponsor and Contractor(s)</p>	<p>PW / CDD</p>

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p>areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</p> <ul style="list-style-type: none"> • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • 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. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • 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. • A publicly visible sign shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. 				
<i>IMPACT BEING ADDRESSED: Construction activities associated with the Project, in combination with other construction activities in the City, could generate substantial NO_x emissions in excess of BAAQMD threshold. (C-AQ-2)</i>				
See Mitigation Measure AQ-1				
GREENHOUSE GAS EMISSIONS				
<i>IMPACT BEING ADDRESSED: The Project would generate greenhouse gas emissions during Project construction. (GHG-1)</i>				
<p><i>GHG-1.1: Implement BAAQMD Best Management Practices for Construction.</i></p> <p>The Project Sponsor shall require all construction contractors to implement the BMPs recommended by the BAAQMD to reduce GHG emissions. Emission reduction measures shall include, at a minimum, the use of local building materials of at least 10 percent, the reuse of materials, such as concrete on site of at least 20</p>	Implement the BMPs recommended by the BAAQMD to reduce GHG emissions.	During construction	Project Sponsor and Contractor(s)	PW / CDD

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
percent, and the use of alternative fueled vehicles for construction vehicles/equipment.				
NOISE				
IMPACT BEING ADDRESSED: The Project could generate construction equipment noise in excess of 85 dBA L_{max} at 50 feet from the construction equipment. (NOI-1)				
<p><i>NOI-1.1: Implement Noise Control Measures to Reduce Construction Noise during Project Construction.</i></p> <p>The Project Sponsor shall implement the following measures during demolition and construction of the Project as needed to maintain off-site construction-related noise at 90 dBA or less. The Noise Control Measures may include, but are not limited to, the following.</p> <ul style="list-style-type: none"> To the extent feasible, the noisiest construction activities (primarily demolition and grading activities) shall be scheduled during times that would have the least impact on nearby office uses. This could include restricting construction activities in the areas of potential impact to the early and late hours of the work day, such as from 8:00 a.m. to 10:00 a.m. or 4:00 p.m. to 6:00 p.m. Monday through Friday. Equipment and trucks used for Project construction shall use 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). Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for Project 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 can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, 	Implement noise control measures to reduce construction noise during construction.	During construction	Project Sponsor and Contractor(s)	CDD

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p>and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</p> <ul style="list-style-type: none"> Construction contractors, to the maximum extent feasible, shall be required to use “quiet” gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting. Stationary noise sources, such as temporary generators, shall be located at least 50 feet from the property line and as far from nearby sensitive receptors as possible, and shall be located at least muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures. Install temporary noise barriers eight feet in height around the construction site to minimize construction noise to 90 dBA as measured at the applicable property lines of the adjacent uses, unless an acoustical engineer submits documentation that confirms that the barriers are not necessary to achieve the attenuation levels. Trucks shall be prohibited from idling along streets serving the construction site for more than five minutes. 				
<i>IMPACT BEING ADDRESSED: The Project would generate ground-borne vibration levels in excess of 65 VdB at nearby office buildings but would not exceed vibration levels in excess of 80 VdB and noise levels in excess of 43 dBA at nearby residences. (NOI-4)</i>				
<p><i>NOI-4.1: Notify Nearby Businesses of Project Construction Activities that Could Affect Vibration-Sensitive Equipment.</i></p> <p>The Project Sponsor shall provide notification to property owners and occupants of vibration-sensitive buildings within 225 feet of construction activities, prior to the start of Project construction, informing them of the estimated start date and duration of vibration-generating construction activities, such as would occur during site preparation, demolition, excavation, and grading. This notification shall include</p>	<p>Provide notification to adjacent property owners and occupants, informing them of the estimated start date and duration of vibration-generating construction activities.</p>	<p>Prior to construction</p>	<p>Project Sponsor</p>	<p>CDD</p>

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
information warning about potential for impacts related to vibration-sensitive equipment. The Project Sponsor shall provide a phone number for the property owners and occupants to call if they have vibration-sensitive equipment on their sites. A copy of the notification and any responses shall be provided to the Planning Division prior to building permit issuance.				
<p><i>NOI-4.2: Implement Construction Best Management Practices to Reduce Construction Vibration.</i></p> <p>If vibration-sensitive equipment is identified within 225 feet of construction sites, the Project Sponsor shall implement the following measures during construction.</p> <ul style="list-style-type: none"> • To the extent feasible, construction activities that could generate high vibration levels at identified vibration-sensitive locations shall be scheduled during times that would have the least impact on nearby office uses. This could include restricting construction activities in the areas of potential impact to the early and late hours of the work day, such as from 8:00 am to 10:00 a.m. or 4:00 p.m. to 6:00 p.m. Monday through Friday, or to those times as may be mutually agreed to the adjacent vibration-sensitive businesses, the Project Sponsor, and the City. • Stationary sources, such as construction staging areas and temporary generators, hammer mill, or other crushing/breakup equipment, etc. shall be located as far from nearby vibration-sensitive receptors as possible. • Trucks shall be prohibited from idling along Commonwealth Drive where vibration-sensitive equipment is located, as requested by a vibration-sensitive business. 	Implement construction best management practices to reduce construction vibration.	Measures shown on plans, construction documents and specification and ongoing through construction	Project Sponsor and Contractor(s)	CDD

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
CULTURAL RESOURCES				
<i>IMPACT BEING ADDRESSED: The Project has the potential to encounter and damage or destroy previously unknown subsurface archaeological resources during construction. (CUL-2)</i>				
<p><i>CUL-2.1: Perform Construction Monitoring, Evaluate Uncovered Archaeological Features, and Mitigate Potential Disturbance for Identified Significant Resources at the Project Site.</i></p> <p>Prior to demolition, excavation, grading, or other construction-related activities on the Project site, the applicant shall hire a qualified professional archaeologist (i.e., one who meets the Secretary of the Interior's professional qualifications for archaeology or one under the supervision of such a professional) to monitor, to the extent determined necessary by the archaeologist, Project-related earth-disturbing activities (e.g., grading, excavation, trenching).</p> <p>In the event that any prehistoric or historic-period subsurface archaeological features or deposits, including locally darkened soil (midden), that could conceal cultural deposits, animal bone, obsidian, and/or mortar are discovered during demolition/construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the discovery shall be halted immediately, and the Planning and Building Divisions shall be notified within 24 hours. City staff shall consult with the Project archeologist to assess the significance of the find. Impacts on any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by the City and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation.</p> <p>If Native American archaeological, ethnographic, or spiritual resources are discovered, all identification and treatment of the resources shall be conducted by a qualified archaeologist and Native American representatives who are approved by the local Native</p>	<p>Retain a qualified archeologist to monitor project-related earth-disturbing activities.</p> <p>Halt all ground-disturbing activity within 100 feet of any discovery of an archaeological feature. Notify the City of Menlo Park Community Development Department within 24 hours.</p> <p>If any Native American resources are discovered, all identification and treatment of the resources shall be conducted by a qualified archaeologist and Native American representatives.</p>	<p>Prior to grading activities and during construction</p>	<p>Qualified Archaeologist retained by Project Sponsor</p>	<p>CDD</p>

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
American community as scholars of the cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians who meet the Secretary of the Interior's professional qualifications for archaeology and/or architectural history.				
IMPACT BEING ADDRESSED: The Project could destroy a unique paleontological resource or site or unique geologic feature. (CUL-3)				
<p><i>CUL-3.1: Conduct Protocol and Procedures for Encountering Paleontological Resources.</i></p> <p>Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors shall receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and shall follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified paleontologist, who shall evaluate its significance.</p> <p>If a fossil is determined to be significant and avoidance is not feasible, the paleontologist shall develop and implement an excavation and salvage plan in accordance with SVP standards. Construction work in these areas shall be halted or diverted to allow recovery of fossil remains in a timely manner. Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, repaired, sorted, and cataloged. Prepared fossils, along with copies of all pertinent field notes, photos, and maps,</p>	<p>Provide training by a qualified professional paleontologist to construction personnel.</p> <p>If paleontological materials are discovered, an excavation and salvage plan shall be developed and construction in the affected area shall be halted.</p>	<p>Prior to grading activities and during construction</p>	<p>Qualified Paleontologist retained by Project Sponsor and Project Sponsor</p>	<p>CDD</p>

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
shall then be deposited in a scientific institution with paleontological collections. A final Paleontological Mitigation Plan Report shall be prepared that outlines the results of the mitigation program. The City shall be responsible for ensuring that monitor's recommendations regarding treatment and reporting are implemented.				
<i>IMPACT BEING ADDRESSED: The Project has the potential to encounter or discover human remains during excavation or construction. (CUL-4)</i>				
<p><i>CUL-4.1: Comply with State Regulations Regarding the Discovery of Human Remains at the Project Site.</i></p> <p>If human remains are discovered during any construction activities, all ground-disturbing activity within 50 feet of the remains shall be halted immediately, and the County Coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. Additionally, the Building Division shall be notified.</p> <p>If the remains are determined by the County Coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The Project Sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Menlo Park Community Development Department Planning Division shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in State CEQA Guidelines Section 15064.5(e) and Public Resources Code Section 5097.98. The applicant shall implement approved</p>	<p>Halt ground-disturbing activities within 50 feet of discovered human remains if human remains are discovered during any construction activities. Notify the County Coroner shall be notified immediately.</p> <p>If remains are determined to be Native American, NAHC guidelines shall be followed and a qualified archaeologist shall determine the Most Likely Descendant.</p>	During construction	Qualified Archeologist retained by the Project Sponsor	CDD

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
mitigation, to be verified by the Planning Division, before the resumption of ground-disturbing activities within 50 feet of where the remains were discovered.				
IMPACT BEING ADDRESSED: Construction activities on the Project site and other cumulative development could result in impacts on archaeological resources. (C-CUL-2)				
See Mitigation Measures CUL-2.1, CUL-3.1, and CUL-4.1				
HAZARDS AND HAZARDOUS MATERIALS				
IMPACT BEING ADDRESSED: The Project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. (HAZ-2)				
<p><i>HAZ-2.1: Engineering Controls and Best Management Practices during Construction.</i></p> <p>During construction the contractor shall employ use of BMPs to minimize human exposure to potential contaminants. Engineering controls and Construction BMPs shall include the following.</p> <ul style="list-style-type: none"> Contractor employees working on site shall be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training. Contractor shall monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation. Contractor shall water/mist soil as its being excavated and loaded onto transportation trucks. Contractor shall place any stockpiled soil in areas shielded from prevailing winds. Contractor shall cover the bottom of excavated areas with sheeting when work is not being performed. 	Employ the use of BMPs to minimize human exposure to potential contaminants.	During construction	Project Sponsor and Contractor(s)	CDD

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p><i>HAZ-2.2: Develop Construction Activity Dust Control Plan (DCP) and Asbestos Dust Management Plan (ADMP).</i></p> <p>Prior to commencement of site grading, the Project Sponsor shall retain a qualified professional to prepare a DCP/ADMP. The DCP shall incorporate the applicable BAAQMD pertaining to fugitive dust control. The ADMP shall be submitted to and approved by the BAAQMD prior to the beginning of construction, and the Project Sponsor must ensure the implementation of all specified dust control measures throughout the construction of the Project. The ADMP shall require compliance with specific control measures to the extent deemed necessary by the BAAQMD to meet its standard.</p>	Prepare a DCP/ADMP	Prior to site grading	Qualified professional retained by the Project Sponsor	CDD/ BAAQMD
<p><i>IMPACT BEING ADDRESSED: The Project could emit hazardous emissions or involve handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school. (HAZ-3)</i></p>				
See Mitigation Measures HAZ-2.1 and HAZ-2.2.				
BIOLOGICAL RESOURCES				
<p><i>IMPACT BEING ADDRESSED: The Project could have an impact on species identified as candidate, sensitive, or special-status in local or regional plans, policies, or regulations. (BIO-1)</i></p>				
<p><i>BIO-1.1: Identify and protect roosting and breeding bats on the Project site and provide alternative roosting habitat.</i></p> <p>The Sobrato Organization (Project Sponsor) shall implement the following measures to protect roosting and breeding bats found in a tree or structure to be removed with the implementation of the Project.</p> <p>Prior to tree removal or demolition activities, the Project Sponsor shall retain a qualified biologist to conduct a focused survey for bats and potential roosting sites within buildings to be demolished or trees to be removed. The surveys can be conducted by visual identification and can assume presence of hoary and/or pallid bats or the bats can be identified to a species-level with the use of a bat echolocation detector</p>	Retain a qualified biologist to conduct a focused survey for bats and potential roosting sites within buildings to be demolished or trees to be removed. If bats are found, monitor to determine nature of roost or evict using BCI techniques.	Prior to building demolition or tree removal	Qualified Biologist retained by Project Sponsor	CDD

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p>such as an “Anabat” unit. If no roosting sites or bats are found, a letter report confirming absence shall be sent to the California Department of Fish and Wildlife (CDFW) and no further mitigation is required. If roosting sites or hoary bats are found, then the following monitoring and exclusion, and habitat replacement measures shall be implemented. The letter or surveys and supplemental documents shall be provided to the City of Menlo Park (City) prior to demolition permit issuance.</p> <p>a. If bats are found roosting outside of nursery season (May 1st through October 1st), then they shall be evicted as described under (c) below. If bats are found roosting during the nursery season, then they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (c). Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. A 250-foot (or as determined in consultation with CDFW) buffer zone shall be established around the roosting site within which no construction or tree removal shall occur.</p> <p>b. Eviction of bats shall be conducted using bat exclusion techniques, developed by Bat Conservation International (BCI) and in consultation with CDFW that allow the bats to exit the roosting site but prevent re-entry to the site. This would include, but not be limited to, the installation of one-way exclusion devices. The devices shall remain in place for seven days and then the exclusion points and any other potential entrances shall be sealed. This work shall be completed by a BCI-recommended exclusion</p>				

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p>professional. The exclusion of bats shall be timed and carried concurrently with any scheduled bird exclusion activities.</p> <p>c. Each roost lost (if any) will be replaced in consultation with the Department of Fish and Game and may include construction and installation of BCI-approved bat boxes suitable to the bat species and colony size excluded from the original roosting site. Roost replacement will be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the structures may be removed or sealed.</p>				
<p><i>IMPACT BEING ADDRESSED: The removal of trees, shrubs, or woody vegetation during Project construction could have an impact on the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. In addition, the proposed buildings and lighting would have the potential to injure or cause death to birds from collision and other factors. (BIO-2)</i></p>				
<p><i>BIO-2.1: Conduct pre-construction surveys for nesting migratory birds.</i></p> <p>The Project Sponsor shall implement the following measures to reduce impacts to nesting migratory birds.</p> <p>a. To facilitate compliance with state and federal law (CDFW Code and the MBTA) and prevent impacts on nesting birds, the Project Sponsor shall avoid the removal of trees, shrubs, or weedy vegetation February 15 through August 31 during the bird nesting period. If no vegetation or tree removal is proposed during the nesting period, no surveys are required. If it is not feasible to avoid the nesting period, a survey for nesting birds shall be conducted by a qualified wildlife biologist no earlier than seven days prior to the removal of trees, shrubs, weedy vegetation, buildings, or other construction activity.</p> <p>b. Survey results shall be valid for the tree removals for 21 days following the survey. If the trees are not removed within the 21-day period, then a new survey shall be conducted. The area surveyed shall</p>	<p>Prepare nesting bird survey if trees, shrubs, or weedy vegetation will be removed between February 1 through August 31.</p>	<p>Prior to grading and construction</p>	<p>Qualified Biologist retained by Project Sponsor</p>	<p>CDD</p>

**COMMONWEALTH CORPORATE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Action	Timing	Implementing Party	Monitoring Party
<p>include all construction areas as well as areas within 150 feet outside the boundaries of the areas to be cleared or as otherwise determined by the biologist.</p> <p>In the event that an active nest for a protected species of bird is discovered in the areas to be cleared or in other habitats within 150 feet of construction boundaries, clearing and construction shall be postponed for at least 2 weeks or until the biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.</p>				
<p><i>BIO-2.2: Implement Bird-Safe Design Standards into Project Buildings and Lighting Design.</i></p> <p>All new buildings and lighting features constructed or installed at the Project site shall be implemented to at least a level of "Select Bird-Safe Building" standards as defined in the City of San Francisco Planning Department's "Standards for Bird-Safe Buildings," adopted July 14, 2011. These design features shall include minimization of bird hazards as defined in the standards. With respect to lighting, the Project site shall:</p> <ul style="list-style-type: none"> • Be designed to minimize light pollution including light trespass, over-illumination, glare, light clutter, and skyglow while using bird-friendly lighting colors when possible. • Avoid uplighting, light spillage, event search lights, and use green and blue lights when possible. • Turn off unneeded interior and exterior lighting from dusk to dawn during migrations: February 15 through May 31 and August 15 through November 30. • Include window coverings on rooms where interior lighting is used at night that adequately block light transmission and motion sensors or controls to extinguish lights in unoccupied spaces. 	Implement Bird-Safe Design Standards into building and lighting design.	Prior to issuance of building permit for building shell and duration of use of the building	Project Sponsor	CDD

**DRAFT
ORDINANCE NO. _____**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MENLO
PARK REZONING PROPERTIES LOCATED AT 151
COMMONWEALTH DRIVE AND 164 JEFFERSON DRIVE AND ALSO
KNOWN AS ASSESSORS PARCEL NUMBERS 055-243-240 AND 055-
243-050**

The City Council of the City of Menlo Park does ordain as follows:

SECTION 1. The Zoning Map of the City of Menlo Park is hereby amended such that certain real properties with the addresses of 151 Commonwealth Drive and 164 Jefferson Drive (also identified with Assessor's Parcel Numbers of 055-243-240 and 055-243-050) are hereby rezoned from M-2 (General Industrial District) to M-2(X) (General Industrial, Conditional Development Overlay) as more particularly described and shown in Exhibit "A." This rezoning is consistent with the existing General Plan land use designation of Limited Industry for the property.

SECTION 2. This ordinance shall become effective thirty (30) days after the date of its adoption. Within fifteen (15) days of its adoption, the ordinance shall be posted in three (3) public places within the City of Menlo Park, and the ordinance, or a summary of the ordinance prepared by the City Attorney, shall be published in a local newspaper used to publish official notices for the City of Menlo Park prior to the effective date.

INTRODUCED on the _____ day of _____, 2014.

PASSED AND ADOPTED as an ordinance of the City of Menlo Park at a regular meeting of said Council on the _____ day of _____, 2014, by the following vote:

AYES:

NOES:

ABSENT:

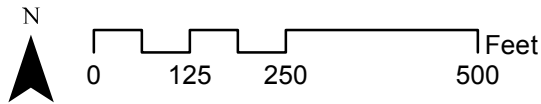
ABSTAIN:

APPROVED:

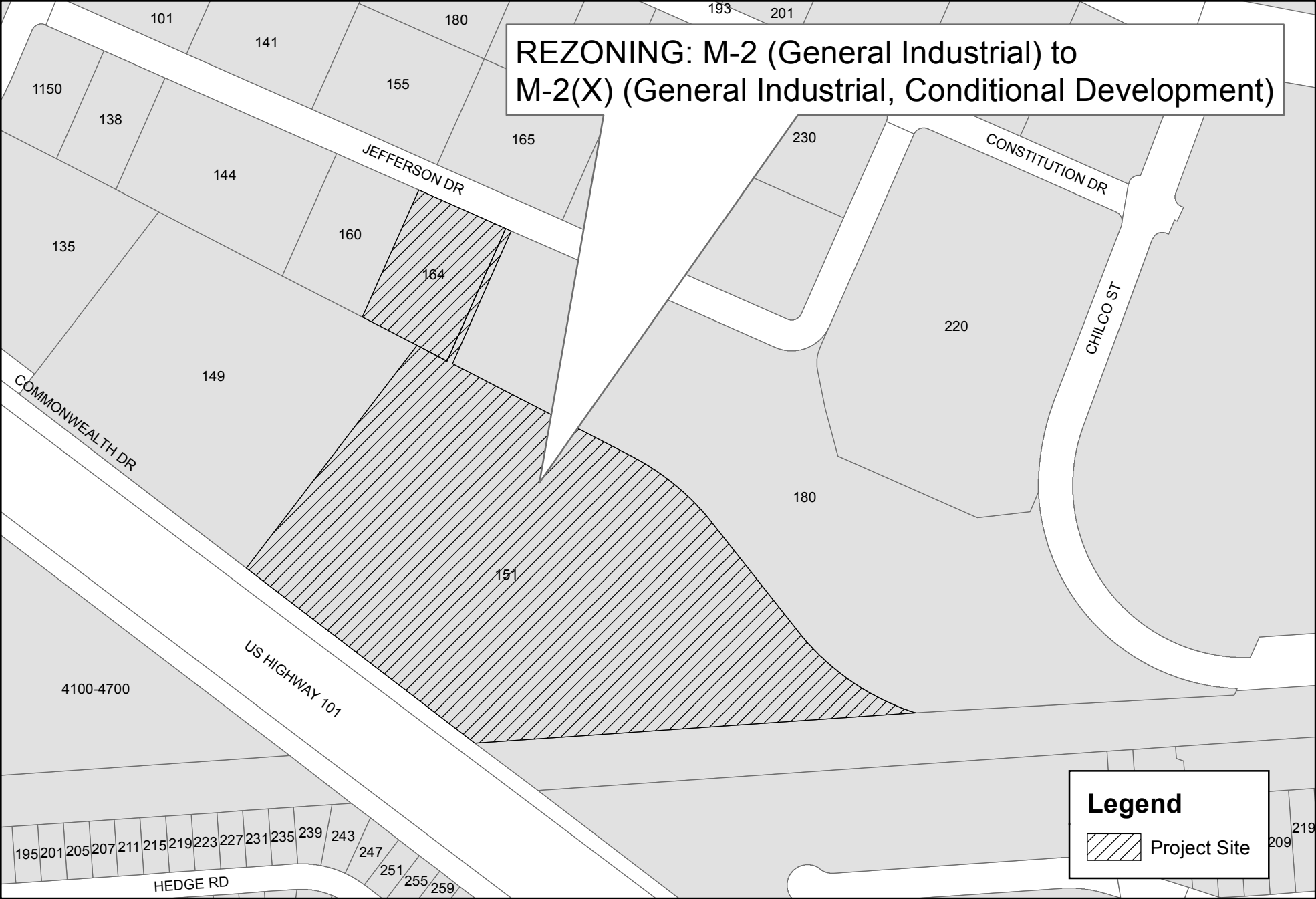
Ray Mueller
Mayor, City of Menlo Park
ATTEST:

City Clerk
Pamela Aguilar

CITY OF MENLO PARK
COMMONWEALTH CORPORATE CENTER PROJECT
151 Commonwealth Drive and 164 Jefferson Drive



REZONING: M-2 (General Industrial) to
M-2(X) (General Industrial, Conditional Development)



**DRAFT
RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO
PARK APPROVING A CONDITIONAL DEVELOPMENT PERMIT FOR
THE PROPERTY LOCATED AT 151 COMMONWEALTH DRIVE AND
164 JEFFERSON DRIVE AND ALSO KNOWN AS ASSESSORS
PARCEL NUMBERS 055-243-240 AND 055-243-050**

WHEREAS, the City of Menlo Park ("City") received an application from The Sobrato Group to redevelop the property located at 151 Commonwealth Drive and 164 Jefferson Drive ("Property") by demolishing the existing buildings and developing the Property with two four-story office buildings, the height of which may not exceed 63.3 feet (to the top of the parapet wall), totaling no more than 259,920 square feet, and constructing various site improvements; and

WHEREAS, the Conditional Development Permit runs with the land and the Property would continue to be subject to its limitations; 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 Planning Commission of the City of Menlo Park on July 21, 2014 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 a Conditional Development Permit; 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 _____, 2014 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 a Conditional Development Permit.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves the Conditional Development Permit for the Property attached hereto as Exhibit A and incorporated herein by this reference.

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 August, 2014, 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 _____, 2014.

Pamela Aguilar
City Clerk

Draft
CONDITIONAL DEVELOPMENT PERMIT

Commonwealth Corporate Center
151 Commonwealth Drive and 164 Jefferson Drive

1. GENERAL INFORMATION:

- 1.1 Applicant: The Sobrato Organization (and its successors and assigns)
- 1.2 Nature of Project: Rezoning, Conditional Development Permit, Tentative Parcel Map, Below Market Rate Housing Agreement, Heritage Tree Removal Permits, and Environmental Impact Report (EIR) for the demolition of the existing buildings and structures totaling approximately 237,858 square feet and the subsequent redevelopment of the Project Site with two buildings totaling 259,920 square feet (Project). All of the development standards are based upon the entire Project Site.
- 1.3 Project Location (Project Site): 151 Commonwealth Drive and 164 Jefferson Drive
- 1.4 Assessor's Parcel Numbers: 055-243-240 and 055-243-050
- 1.5 Area of Project Site: 13.28 acres (578,472 square feet)
- 1.6 Zoning: M-2(X) (General Industrial, Conditional Development Overlay)
- 1.7 Conditions Precedent: Applicant's obligations as set forth herein are expressly conditioned on the resolution of all legal challenges, if any, to the EIR and/or the Project. If no litigation or referendum is commenced challenging the EIR and/or the Project, Applicant's obligations will vest on the passing of all applicable statutes of limitation.

2. DEVELOPMENT STANDARDS:

- 2.1 Floor Area Ratio (FAR) shall not exceed **45 percent** of the Project Site.
- 2.2 Building coverage shall not exceed **15 percent** of the Project Site.
- 2.3 Building setbacks shall be in accordance with the approved plans. Setbacks for accessory structures shall be regulated by the provisions of Section 16.68.030. For the purposes of determining setbacks, Jefferson Drive is the front property line and US101 and the Dumbarton Rail Corridor are the rear property line. All other property lines are side property lines.
- 2.4 Building height shall not exceed **68 feet**. All heights shall be measured from the average level of the highest and lowest point of the finished grade of that

portion of the lot covered by the structure (the building height excludes elevator equipment rooms, ventilating and air conditioning equipment, and associated screening).

- 2.5 The landscaped and pervious areas shall not be less than **25 percent** of the Project Site.
- 2.6 The on-site circulation and number of parking spaces shall be installed in a manner that is substantially in the form contained in the Project Plans. Parking shall be provided at a ratio of one parking space for every 300 square feet of gross floor area.
- 2.7 All rooftop equipment shall be fully screened and integrated into the design of the building. Roof-top equipment shall comply with requirements of Section 16.08.095 (Roof Mounted Equipment) and Chapter 8.06 (Noise) of the Municipal Code.

3. USES:

- 3.1 Permitted uses on the Project Site shall include the following:
 - 3.1.1 Administrative and professional offices, excluding medical and dental offices;
 - 3.1.2 Amenities and related uses of the project site such as fitness facilities and cafes, including those that serve alcoholic beverages;
 - 3.1.3 Outdoor seating and tables (including those intended to be used for the consumption of food and beverages) and events associated with those uses listed above on the Project Site, subject to approved building permits and Fire District permits, as applicable; and
 - 3.1.4 Use of hazardous materials (diesel fuel) for use with emergency power generators subject to an approved Hazardous Materials Business Plan, City Building Permit, San Mateo County Health Permit, and Menlo Park Fire Protection District Permit.
- 3.2 Conditionally permitted uses in the M-2 Zoning District that may be allowed through a use permit process, unless otherwise allowed in Section 3.1.

4 SIGNS:

- 4.1 The maximum permissible sign area for the Project Site is 512 square feet, for the following signs: a 56 square foot freestanding sign along Jefferson Drive, a 56 square foot freestanding sign on Commonwealth Drive, and one 200 square foot building-mounted sign on each building.
- 4.2 A Master Sign Program shall be established for the project with a maximum allowed sign area of 512 square feet. The master sign program shall include

project specific criteria for total sign area, letter size, sign structure size, requirements for individual building tenants, locations, materials, and colors. The Master Sign Program must be generally consistent with the Sign Design Guidelines but the Master Sign Guidelines may approve sign criteria and standards that are different from the Sign Design Guidelines such as height of the monument sign and size of lettering. The Master Sign Program shall be submitted to, reviewed and approved by the Planning Division prior to the issuance of the first building permit described in CDP Section 7.1.4.

- 4.3 All signs must be reviewed and approved through the Sign Permit process (with an application and applicable filing fees). All signage must be consistent with the approved Master Sign Program.

5 RECORDATION:

- 5.1 The Conditional Development Permit shall be recorded with the County of San Mateo prior to the recordation of the lot merger.

6. MODIFICATIONS:

- 6.1 Modifications to the approved Project may be considered according to the following four tier review process:

- 6.1.1 Substantially Consistent Modifications are reviewed at the staff level. Substantially Consistent Modifications are changes to or modifications of the Project that are in substantial compliance with and/or substantially consistent with the Project Plans and the Project Approvals. Substantially Consistent Modifications are generally not visible to the public and do not affect permitted uses, intensity of use, restrictions and requirements relating to subsequent discretionary actions, monetary obligations, conditions or covenants limiting or restricting the use of the Property or similar material elements based on the determination that the proposed modification(s) is consistent with other building and design elements of the approved Conditional Development Permit, and will not have an adverse impact on the character and aesthetics of the Property. In addition, changes to the sequencing of construction permits related to the Project will be considered a Substantially Consistent Modification. The determination as to whether a requested change is a Substantially Consistent modification will be made by the Community Development Director (in his/her reasonable discretion).
- 6.1.2 Minor Modifications are reviewed at the staff level, but the Planning Commission is provided information regarding these modifications. The determination as to whether a requested change is a Minor Modification is determined by the Community Development Director (in

his/her reasonable discretion). A Minor Modification is similar in nature to a Substantially Consistent Modification, except that Minor Modifications generally are visible to the public and result in minor exterior changes to the Project aesthetics. Any member of the Commission may request within seven (7) days of receipt of the informational notice that the item(s) be reviewed by the Planning Commission.

- 6.1.3 Major Modifications are reviewed by the Planning Commission as a Regular Business item, and publicly noticed. Major Modifications are changes or modifications to the Project that are not in substantial compliance with and/or substantially consistent with the Project Plans and Project Approvals. Major modifications include, but are not limited to, significant changes to the exterior appearance of the buildings or appearance of the Property, and changes to the Project Plans, which are determined by the Community Development Director (in his/her reasonable discretion) to not be in substantial compliance with and/or substantially consistent with the Project Plans and Project Approvals. The Planning Commission's decision shall be based on the determination that the proposed modification is compatible with other building and design elements or onsite/offsite improvements of the Conditional Development Permit and would not have an adverse impact on safety and/or the character and aesthetics of the site. Planning Commission decisions on Major Modifications may be appealed to the City Council. City Council shall have final authority to approve Major Modifications. If a Conditional Development Permit Amendment includes a Major Modification, which standing alone would be reviewed pursuant to this Section 6.1.3, such Major Modification shall be reviewed as part of the Conditional Development Permit Amendment process described in Section 6.2, below.
- 6.2 Conditional Development Permit Amendments are reviewed by the Planning Commission and the City Council. Conditional Development Permit Amendments are required where the Applicant seeks revisions to the Project which involve either: (a) the relaxation of the development standards identified in Section 2, (b) material changes to the uses identified in Section 3, (c) exceedances of the maximum permissible signage area identified in Section 4, or (d) material modifications to the conditions of approval identified in Sections 8, 9, and 10. If the Applicant wishes to make a change that requires an amendment to this Conditional Development Permit, it shall apply, in writing, to the Planning Division for review and recommendation to the Planning Commission. The Planning Commission shall then forward its recommendation to the City Council for revision(s) to the Conditional Development Permit.

7 CONSTRUCTION PERMITS SEQUENCING:

7.1 The following outlines the basic sequencing of construction permits related to the Project. Completion of each phase (e.g., Address Change, Make Ready Work, Main Construction, etc.) is required to proceed to the next phase. Application for any given permit must be accompanied by all required documentation and complete plan sets. All required fee payments shall be made for each permit. Changes to the sequencing of construction permits related to the Project will be considered a Substantially Consistent Modification and be subject to the procedure outlined in Section 6.1.1.

7.1.1 **Address Change:** If a change to the site address is desired, the request for the address change shall be completed prior to the submittal of any permits associated with project construction.

7.1.2 **Merger of the Existing Lots:** Prior to the issuance of a grading permit, the following items shall be completed.

7.1.2.1 Apply for a lot merger; and

7.1.2.2 Record the lot merger.

7.1.3 **Make Ready Work:** All Make Ready Work permits can be applied for sequentially, alternatively, they can also be applied for simultaneously, subject to the approval of the Building Official. The Project cannot proceed to the Main Construction Phase until all Make Ready Work permits have been finalized.

7.1.3.1 Demolition:

7.1.3.1.1 Apply for demolition permits including, but not limited to work related to removal of on-site structures, removal of hardscape, and removal and capping of utilities;

7.1.3.1.2 Complete utility separation; and

7.1.3.1.3 Complete demolition of existing on-site structures and receive building permit finals for the demolition permits.

7.1.3.2 Grading:

7.1.3.2.1 Apply for grading permit; and

7.1.3.2.2 Complete all grading work and receive building permit final.

7.1.4 **Main Construction Phase:** All Main Construction Phase Permits can be applied for simultaneously; however, the permits shall be issued sequentially and a succeeding permit cannot be issued until the preceding permit is finalized, unless otherwise approved by the Building Official. At a minimum, complete architectural, structural, mechanical, electrical, plumbing, green building plans and supporting documentation associated with cold shell (no interior improvements,

heating or cooling) or shell and core (no interior improvements other than restroom facilitation, heating, and cooling) shall be submitted.

7.1.4.1 Utility Work:

- 7.1.4.1.1 Apply utility installation permit; and
- 7.1.4.1.2 Complete utility installation work and receive building permit final.
- 7.1.4.1.3 Per Fire District requirements, no combustible building materials are allowed on the Project Site until fire water is available and fire access is provided.

7.1.4.2 Foundation Only Permit:

- 7.1.4.2.1 Apply for foundation only permit. This permit will not be issued until the following structural drawings for the entire building have received preliminary approval (the Applicant's design team will resubmit substantially consistent structural drawings with the cold shell or shell and core permit application);
- 7.1.4.2.2 Applicant to provide pad certifications documenting the constructed elevations of the building pads; and
- 7.1.4.2.3 Complete foundation and receive building permit final.

7.1.4.3 Cold Shell or Shell and Core Permit: If elements of the interior build-out or HVAC system are still being developed, then an application for cold shell or shell and core permit can be made.

- 7.1.4.3.1 Complete cold shell or shell and core permit and receive building permit final.

7.1.4.4 Interior Build-out Permit: Apply for interior build-out (tenant improvement) permit.

- 7.1.4.4.1 Complete interior build-out permit and receive building permit final.

7.1.4.5 Occupancy of the office building shall not be granted until the interior build-out permit passes final inspection and all required improvements and landscaping have been installed and approved by the Community Development and Public Works Departments.

7.1.5 **Parcel Map:** If the Applicant decides to apply for a final parcel map, the following shall be undertaken. This process may be initiated anytime after the completion of all of the Make Ready Tasks described in Section 7.1.3.

- 7.1.5.1 Apply for a final parcel map, including the required CC&Rs (as described in Section 8.22); and
- 7.1.5.2 Record final map, with appropriate CC&Rs.

8 PROJECT SPECIFIC CONDITIONS - GENERAL:

- 8.1 Project Plans: Development of the Project shall be substantially in conformance with the plans submitted by Arc Tec dated July 16, 2014 consisting of 40 plan sheets, recommended for approval to the City Council by the Planning Commission on July 21, 2014 (Project Plans), and approved by the City Council on _____, 2014, except as modified by the conditions contained herein and in accordance with Section 6 (Modifications) of this document.
- 8.2 Below Market Rate Housing Agreement: Concurrently with the recordation of the 151 Commonwealth Drive and 164 Jefferson Drive Conditional Development Permit pursuant to the provisions of Section 5.1, the Applicant shall execute the Below Market Rate (BMR) Housing Agreement. The BMR Housing Agreement requires that the Applicant satisfy its obligations under the BMR Ordinance and Guidelines. The final fee shall be calculated at the time the fee is paid and shall be paid prior to issuance of the first building permit. Based upon the current per square foot fee, the BMR fee for the subject project would be \$3,948,184.80 less the credit for the existing buildings (at the current rate for FY 2014-2015) of \$2,093,202.27. The remaining balance of the BMR Fee is **\$1,854,982.53**.
- 8.3 Truck Route Plan: The Applicant shall submit a truck route plan concurrent with the building permit application for each stage of construction based on the City's municipal code requirements, for review and approval by the Transportation Division. The Applicant shall also submit a permit application and pay applicable fees relating to the truck route plan, to the satisfaction of the Public Works Director.
- 8.4 Salvaging and Recycling of Construction and Demolition Debris: The Applicant shall comply with the requirements of Chapter 12.48 (Salvaging and Recycling of Construction and Demolition Debris) of the Municipal Code, which compliance shall be subject to review and approval by the Public Works Department.
- 8.5 Utility Improvements: Concurrent with submittal of the Grading and Utility 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 prior to building permit issuance. Landscaping shall properly screen all utility equipment that is installed outside of a building and cannot be placed underground; subject, however, to the requirements of the Menlo Park Fire Protection District, the West Bay

Sanitary District, PG&E and any other applicable agencies regarding utility clearances and screening. The plan for new utility installations/upgrades shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes and other equipment boxes. The screening shall be compatible and unobtrusive and subject to the review and approval of the Planning Division which approval will be required prior to the City's approval of the final building permit inspection for the building shell.

- 8.6 Grading and Drainage Plan, Inclusive of Erosion and Sedimentation Control Plan: Concurrent with submittal of the Grading and Utility Building Permit application, the Applicant shall submit a Grading and Drainage Plan, including an Erosion and Sedimentation Control Plan, for review and approval by the Engineering Division prior to building permit issuance. The Grading and Drainage Plan shall be prepared based on the City's Grading and Drainage Plan Guidelines and Checklist, the City approved Hydrology Report for the Project, and the Project Applicant Checklist for the National Pollution Discharge Elimination System (NPDES) Permit Requirements.
- 8.7 Landscape Plan: During the Main Construction Phase (7.1.4), the Applicant shall submit a detailed on-site landscape plan, including the size, species, and location, and an irrigation plan shall be submitted for review and approval by the Planning, Engineering, and Transportation Divisions, prior to building permit issuance. The landscape plan shall be reviewed and approved by the Community Development Director and Public Works Director prior to building permit issuance. The landscape plan shall include all onsite landscaping, adequate sight distance visibility, screening for outside utilities with labels for the utility boxes sizes and heights, and documentation confirming compliance with the Water Efficient Landscaping Ordinance, Chapter 12.44 of the Municipal Code. The landscape plan shall also illustrate the retention of the Coast Live Oak Tree located along the northeastern edge of the site, to the satisfaction of the Planning Division and City Arborist in conformity with the Heritage Tree requirements in Section 8.8. All required landscaping shall be installed prior to building occupancy.
- 8.8 Heritage Tree Protection: Concurrent with grading permit submittal, the Applicant shall submit a heritage tree preservation plan, detailing the location of and methods for all tree protection measures. The project arborist shall submit a letter confirming adequate installation of the tree protection measures. The Applicant shall retain an arborist throughout the term of the project, and the project arborist shall submit periodic inspection reports to the Building Division. The heritage tree preservation plan shall be subject to review and approval by the Planning Division and City Arborist prior to grading permit issuance.
- 8.9 Landscape Maintenance: Site landscaping shall be maintained to the satisfaction of the Community Development Director so long as a building

constructed as part of the Project is located on the Project Site. Significant revisions to site landscaping shall require review by the Building Official, Public Works Director and Community Development Director to confirm the proposed changes comply with accessibility and exiting requirements, stormwater requirements and are substantially consistent with the Conditional Development Permit approval consistent with the procedure outline in Section 6, Modifications.

- 8.10 Stationary Noise Source Compliance Data: Concurrent with the Main Construction Phase (7.1.4) building permit submittal, the applicant shall provide a plan that details that all on-site stationary noise sources comply with the standards listed in Section 08.06.030 of the Municipal Code. This plan shall be subject to review and approval by the Planning and Building Divisions prior to each building permit issuance.
- 8.11 Compliance with City Requirements: The Applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the Project to the satisfaction of the Community Development Director.
- 8.12 Building Construction Street Impact Fee: 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, to the satisfaction of the Public Works Director. The current fee is calculated by multiplying the valuation of the construction by 0.0058. The fee to be paid shall be the fee in effect at the time of payment.
- 8.13 School Impact Fee: Prior to issuance of the building permit for the Main Construction Phase, the Applicant shall pay the applicable School Impact Fee for the Project in effect at the time of payment, to the satisfaction of the Building Official. The current school impact fees \$0.51 per square foot of gross floor area for the Sequoia Union High School District and \$0.47 per square foot of gross floor area for the Ravenswood City School District. The fees to be paid shall be the fee in effect at the time of payment.
- 8.14 West Bay Sanitary District Requirements: The Applicant shall comply with all regulations of the West Bay Sanitary District that are directly applicable to the Project to the satisfaction of the Building Official.
- 8.15 Menlo Park Fire Protection District Requirements: The Applicant shall comply with all Menlo Park Fire Protection District regulations governing site improvements, Fire Code compliance, and access verification that are directly applicable to the Project to the satisfaction of the Building Official.
- 8.16 Power and Communications Requirements: The Applicant shall comply with all regulations of PG&E and other applicable communication providers (i.e.,

AT&T and Comcast) that are directly applicable to the Project to the satisfaction of the Building Official.

- 8.17 Stormwater Operations and Maintenance Agreement: Prior to building permit final for the Main Construction Phase (7.1.4), the Applicant shall enter into an Operations and Maintenance Agreement with the City. The Operations and Maintenance Agreement shall establish a self-perpetuating drainage system maintenance program (to be managed by the Applicant) that includes annual inspections of any infiltration features and stormwater detention devices (if any), and drainage inlets, flow through planters, and other Best Management Practices (BMPs). Any accumulation of sediment or other debris shall be promptly removed. Funding for long-term maintenance of all BMPs must be specified in the Operations and Maintenance Agreement. The Operation and Maintenance Agreement shall be subject to review and approval of the City Attorney and the Public Works Director and shall be recorded prior to building permit final inspection. An annual report documenting the inspection and any remedial action conducted shall be submitted to the Public Works Department for review. This condition shall be in effect for the life of the Project.
- 8.18 Accessibility: All pedestrian pathways shall comply with applicable Federal and State accessibility requirements, to the satisfaction of the Public Works Director and Building Official.
- 8.19 Refuse and Recyclables: All garbage bins and carts shall be located within a trash enclosure that meets the requirements of the solid waste disposal provider (Recology), and the City Public Works Department and Planning Division for the lifetime of the project. If additional trash enclosures are required to address the on-site trash bin and cart storage requirements of the Applicant, a complete building permit submittal shall be submitted inclusive of detailed plans, already approved by Recology, for review and approval of the Planning Division and the Public Works Department prior to each building permit issuance.
- 8.20 Lighting: Concurrent with building permit submittal for the Main Construction Phase (7.1.4), the Applicant shall submit a lighting plan, including photometric contours, manufacturer's specifications on the fixtures, and mounting heights to ensure safe access and to illustrate the light and glare do not spillover to neighboring properties, to the satisfaction of the Community Development Director and Public Works Director.
- 8.21 Transportation Demand Management (TDM) Program: Concurrent with the submittal of the permits for the Main Construction Phase (as described in Section 7.1.4) the Applicant shall submit a TDM for the review and approval of the Public Works Department. The TDM program shall be consistent with the TDM Program outlined in the Final Environmental Impact Report and shall be approved prior to building occupancy. The TDM Program shall include details on how each measure will be continuously implemented through the

life of the project, including annual payments to support area shuttle operations.

- 8.22 Parcel Map CC&Rs: Concurrent with the submittal of a final parcel map, the applicant shall submit Covenants, Conditions and Restrictions (CC&R's) or other acceptable mechanism for the approval of the City Engineer and the City Attorney. The CC&R's or other acceptable mechanism shall be approved and recorded concurrently with the final parcel map. The CC&R's or other acceptable mechanism shall include the restrictions of buildings on Parcels A and B, a description of how Parcel C will be managed, onsite easements, and provisions regarding the allocation of features and requirements that are shared between parcels including, but not limited to the following: shared parking, shared access, emergency vehicle access and circulation, joint use of common facilities, storm drainage, and administration of the Transportation Demand Management (TDM) plan, as discussed in Condition 8.21.

9 PROJECT SPECIFIC CONDITIONS - MITIGATION MEASURES

The following mitigation measures for the Commonwealth Corporate Center shall be implemented by the Applicant (Project Sponsor) as described in the Final Environmental Impact Report and the Mitigation Monitoring and Reporting Program.

- 9.1 Design Lighting to Meet Minimum Safety and Security Standards. Concurrent with the building permit submittal, the Project Sponsor shall incorporate lighting design specifications to meet minimum safety and security standards. The comprehensive site lighting plans shall be subject to review and approval by the City's Community Development Department Planning Division prior to building permit issuance of the first building on that site. The following measures shall be included in all lighting plans.

Luminaries shall be designed with cutoff-type fixtures or features that cast low-angle illumination to minimize incidental spillover of light onto adjacent private properties. Fixtures that shine light upward or horizontally shall not spill any light onto adjacent private properties.

Luminaries shall provide accurate color rendering and natural light qualities. Low-pressure sodium and high-pressure sodium fixtures that are not color-corrected shall not be used, except as part of an approved sign or landscape plan.

Luminary mountings shall be downcast and pole heights minimized to reduce potential for back scatter into the nighttime sky and incidental spillover light onto adjacent properties and undeveloped open space. Light poles shall be no higher than 20 feet. Luminary mountings shall be treated with non-glare finishes. (MM AES-2.1)

- 9.2 Treat Reflective Surfaces. The Project Sponsor shall ensure application of low-emissivity coating on exterior glass surfaces of the proposed structures. The low-emissivity coating shall reduce visible light reflection of the visible light that strikes the glass exterior and prevent interior light from being emitted brightly through the glass. This shall be verified prior to the issuance of a building permit in Section 7.1.4. (MM AES-2.2)
- 9.3 Intersection of Marsh Road and Bayfront Expressway. A portion of the proposed mitigation measure for the intersection of Marsh Road and Bayfront Expressway is the same as the mitigation measure proposed for the Housing Element Environmental Assessment (EA) and are shown under CDP Section 10.4 (MM TRA-1g and TRA-2w).

In addition to improvements required by the St Anton's Project, the eastbound approach of Marsh Road would be widened to accommodate a third right-turn lane. This has potentially significant secondary effects on bicyclists because it would require them to cross multiple lanes of traffic to make a left-turn or proceed through the intersection. This improvement would also affect pedestrians by increasing the crossing distance, exacerbating the multiple threat scenario (where vehicles block sight lines between drivers in adjacent lanes and crossing pedestrians), and increasing exposure time to vehicle traffic. This improvement would therefore be required to include enhancements to bicycle and pedestrian infrastructure along Marsh Road in the area between the US101 NB off-ramp and Bayfront Expressway to reduce the secondary effects of this mitigation measure. The Project Sponsor is responsible for the third right-turn lane and bicycle and pedestrian improvements for the eastbound approach on Marsh Road.

Prior to submitting an application for a grading permit, the Project Sponsor shall prepare detailed construction plans for the proposed mitigation measures on the eastbound approach at the intersection of Marsh Road and Bayfront Expressway for review and approval by the Public Works Director. Prior to the issuance of a building permit, the Project Sponsor shall obtain the approval from the Public Works Director for the improvement construction plans and shall provide a bond for improvements in the amount equal to the estimated construction cost for the intersection improvements plus a 15 percent contingency. Complete plans shall include all necessary requirements to construct the improvements in the public right-of-way, including grading and drainage improvements, utility relocations, traffic signal relocations/modifications, tree protection requirements, and signage and striping modifications. The plans shall be subject to review and approval of the Public Works Director prior to submittal to Caltrans.

The Project Sponsor shall complete and submit a Caltrans encroachment permit within 30 days of receiving City approval of the plans. The Project Sponsor shall commence the construction of the improvements within 180

days of receiving Caltrans approval Caltrans and any other applicable agencies and diligently prosecute such construction until it is completed.

If Caltrans does not approve the proposed intersection improvements within 5 years from the CDP effective date, and the Project Sponsor demonstrates that it has worked diligently to pursue Caltrans approval to the satisfaction of the Public Works Director, in his/her sole discretion, then the Project Sponsor shall be relieved of responsibility to construct the improvement and the bond shall be released by the City after the Project Sponsor submits funds equal to the bid construction cost to the City. The City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, and transit improvements and TDM programs, throughout the City with priority given to portions of the City east of US 101. Construction of this improvement, or in the case that Caltrans does not approve the intersection improvement, payment of funds equal to the bid construction cost to the City, by the Project Sponsor shall count as a future credit toward payment of the Transportation Impact Fee (TIF) pursuant to the TIF Ordinance. (MM TRA-1.1.a)

- 9.4 Intersection of Chrysler Drive and Jefferson Drive. A potential mitigation measure for the intersection of Chrysler Drive and Jefferson Drive includes signalizing the intersection. With the addition of Project traffic, the intersection meets the peak hour signal warrants defined in the California Manual on Uniform Traffic Control Devices (California MUTCD) during the PM Peak Hour (Appendix 3.3-G). However, the California MUTCD includes eight criteria used to evaluate the potential installation of a traffic signal and cautions that installing a signal should only occur after “an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.” While signalizing the intersection would mitigate the Project’s peak hour impact, only one of the eight criteria is met and given intersection spacing, installation of a signal would not be good traffic engineering practice. After conducting a comprehensive traffic study, the City will have discretion as to if and when a traffic signal may be installed based on California MUTCD requirements.

As a partial mitigation measure, the Project Sponsor shall be required to construct sidewalks along 138 and 160 Jefferson Drive and the Jefferson Drive frontage of 1150 Chrysler Drive, as well as install a crosswalk and Americans with Disabilities Act (ADA)-compliant pedestrian curb ramps across the Jefferson Drive leg of the Chrysler Drive and Jefferson Drive intersection, and contribute a fair share contribution toward the future improvement of this intersection, which may include future signalization (if determined to be appropriate at a later date) or installation of other traffic control devices such as a roundabout or traffic circle. If a traffic signal is not installed, the City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, and transit improvements and TDM programs, throughout the City. The design of the sidewalks and related

improvements shall be prepared by the Project Sponsor, in collaboration with the City's Transportation Manager to work around obstacles in the public right-of-way, such as utility poles and heritage trees. The sidewalks and related improvements shall be constructed by the Project Sponsor and approved by the Public Works Director prior to the final inspection of the proposed buildings. The City will interface with the private property owners to obtain any temporary rights to enter onto private property for construction and to work with the property owners on any private facilities with the public right-of-way that may require relocation. The fair share contribution for intersection improvements shall be paid prior to the issuance of a building permit. Construction of these improvements is not eligible for a TIF credit. (MM TRA-1.1.e)

- 9.5 Intersection of Chrysler Drive and Independence Drive. The proposed mitigation measure for the intersection of Chrysler Drive and Independence Drive includes signaling the intersection. The signal warrant is met for the PM Peak Hour as shown in Appendix 3.3-G. However, the California MUTCD includes eight criteria used to evaluate the potential installation of a traffic signal and cautions that installing a signal should only occur after "an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection." While signaling the intersection would mitigate the Project's peak hour impact, only one of the eight criteria is met and given intersection spacing, installation of a signal would not be good traffic engineering practice. After conducting a comprehensive traffic study, the City will have discretion as to if and when a traffic signal may be installed based on California MUTCD requirements.

As a partial mitigation measure, the Project Sponsor shall be required to construct sidewalks along the Chrysler Drive frontage of 1150 Chrysler Drive, as well as install a crosswalk and ADA-compliant pedestrian curb ramps across the east leg of Chrysler Drive at the Chrysler Drive and Independence Drive intersection, and contribute a fair share contribution toward the future improvement of this intersection, which may include future signalization (if determined to be appropriate at a later date) or installation of other traffic control devices such as a roundabout or traffic circle. If a traffic signal is not installed, the City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, and transit improvements and TDM programs, throughout the City. The design of the sidewalks and related improvements shall be prepared by the Project Sponsor, in collaboration with the City's Transportation Manager to work around obstacles in the public right-of-way, such as utility poles and heritage trees. The sidewalks and related improvements shall be constructed by the Project Sponsor and approved by the Public Works Director prior to the final inspection of the proposed buildings. The fair share contribution for intersection improvements shall be paid prior to the issuance of a building permit. Construction of these improvements is not eligible for a TIF credit. (MM TRA-1.1.f)

- 9.6 Chilco Street and Constitution Drive. The proposed mitigation measure for the Chilco Street and Constitution Drive intersection includes striping the southbound approach to include one left-turn lane and one shared through/right-turn lane. The striping improvements shall be installed by the Project Sponsor and approved by the Public Works Director prior to the final inspection of the proposed buildings. Alternatively, the Project Sponsor may choose to pay the cost of the approved striping improvement to the City prior to final inspection so that the City can use the Project Sponsor's funds to install the proposed improvements. Payment toward construction of these improvements is not eligible for a TIF credit. (MM TRA-1.1.g)
- 9.7 Constitution Drive between Independence Drive and Chilco Drive. As a partial mitigation measure to reduce the Project's impact on this roadway segment, the Project Sponsor shall be required to construct a Class III bicycle route on Constitution Drive between Independence Drive and Chilco Street. The facility, at a minimum, shall include bicycle route signs and shared-lane markings. This improvement was identified in the City's Comprehensive Bicycle Development Plan (2005). The improvements are subject to the review and approval of the Public Works Department. The Project Sponsor shall install the proposed bicycle improvements prior to final inspection. Payment toward construction of these improvements is not eligible for a TIF credit. (MM TRA-2.1.a and MM TRA-2.1.b)
- 9.8 Intersection of Willow Road and Middlefield Road. The proposed mitigation measure for the intersection of Willow Road and Middlefield Road includes widening the eastbound approach to add a second through lane on Willow Road. This improvement is identified in the City's Traffic Impact Fee (TIF). Prior to the issuance of a building permit, the Project Sponsor shall pay the adopted TIF in effect at the time the permit is issued. The current Transportation Impact Fee, assuming a credit for the existing structures, is \$655, 012.76. (MM TRA-6.1.i)
- 9.9 Implement Tailpipe Emission Reduction for Project Construction. NOX emissions generated during construction are primarily contributed by tailpipe exhaust emissions from diesel powered construction equipment and haul trucks. Therefore, in order to reduce the NOX emissions, mitigation measures to reduce tailpipe exhaust emissions during construction shall be implemented according to the mitigation measures recommended by the BAAQMD's CEQA Guidelines.

The Project Sponsor shall require all construction contractors to implement the Basic Construction Mitigation Measures and Additional Construction Mitigation Measures recommended by BAAQMD to control tailpipe emissions. Emission reduction measures shall include at least the following measures

and may include other measures identified as appropriate by the air district and/or contractor:

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities in the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
- The Project shall develop a plan that demonstrates that the offroad equipment (more than 50 horsepower) to be used in construction of the Project (i.e., owned, leased, and subcontractor vehicles) shall achieve a Project-wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared with the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.
- All construction equipment, diesel trucks, and generators shall be required to be equipped with Best Available Control Technology for emission reductions of NOX and PM.
- All contractors shall be required to use equipment that meets ARB's most recent certification standard for off road heavy-duty diesel engines. (MM AQ-2.1)

The Applicant shall provide written verification that these measures will be implemented prior to issuance of a grading permit and compliance report shall be submitted quarterly.

- 9.10 Implement BAAQMD Basic Construction Mitigation Measures to Reduce Construction-Related Dust. The Project Sponsor shall require all construction contractors to implement the basic construction mitigation measures recommended by BAAQMD to reduce fugitive dust emissions. Emission reduction measures shall include, at a minimum, the following measures. Additional measures may be identified by BAAQMD or contractor as appropriate.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material offsite shall be covered.
- 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.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- 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.
- A publicly visible sign shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. (MM AQ-2.2)

The Applicant shall provide written verification that these measures will be implemented prior to issuance of a grading permit and compliance report shall be submitted quarterly.

- 9.11 Implement BAAQMD Best Management Practices for Construction. The Project Sponsor shall require all construction contractors to implement the BMPs recommended by the BAAQMD to reduce GHG emissions. Emission reduction measures shall include, at a minimum, the use of local building materials of at least 10 percent, the reuse of materials, such as concrete on site of at least 20 percent, and the use of alternative fueled vehicles for construction vehicles/equipment. (MM GHG-1.1)

The Applicant shall provide written verification that these measures will be implemented prior to issuance of a grading permit and compliance report shall be submitted quarterly.

- 9.12 Implement Noise Control Measures to Reduce Construction Noise during Project Construction. The Project Sponsor shall implement measures during demolition and construction of the Project as needed to maintain off-site construction-related noise at 90 dBA or less. The Noise Control Measures may include, but are not limited to, the following.

- Concentrate the noisiest construction activities (primarily the demolition and grading) during times that would have the least impact on nearby office uses. This could include restricting construction activities in the

areas of potential impact to the early and late hours of the work day, such as from 8:00 a.m. to 10:00 a.m. or 4:00 p.m. to 6:00 p.m. Monday through Friday.

- Equipment and trucks used for Project construction shall use 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).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for Project 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 can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Construction contractors, to the maximum extent feasible, shall be required to use “quiet” gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting. Stationary noise sources, such as temporary generators, shall be located at least 50 feet from the property line and as far from nearby sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures.
- Install temporary noise barriers eight feet in height around the northern sides of the construction site (excluding the areas adjacent to the Dumbarton Rail Corridor and US 101) to minimize construction noise to 90 dBA as measured at the applicable property lines of the adjacent uses, unless an acoustical engineer submits documentation that confirms that the barriers are not necessary to achieve the desired noise attenuation levels. The temporary noise barrier shall be shown on the approved demolition plans and shall be installed prior to the start of demolition.
- Trucks shall be prohibited from idling along streets serving the construction site for more than five minutes. (MM NOI-1.1)

9.13 Notify Nearby Businesses of Project Construction Activities that Could Affect Vibration-Sensitive Equipment. The Project Sponsor shall provide notification to property owners and occupants of vibration-sensitive buildings within 225 feet of construction activities 10 days prior to the start of Project construction, informing them of the estimated start date and duration of vibration-

generating construction activities, such as would occur during site preparation, demolition, excavation, and grading. This notification shall include information warning about potential for impacts related to vibration-sensitive equipment. The Project Sponsor shall provide a phone number for the property owners and occupants to call if they have vibration sensitive equipment on their sites. A copy of the notification and any responses shall be provided to the Planning Division prior to building permit issuance. (MM NOI-4.1)

9.14 Implement Construction Best Management Practices to Reduce Construction Vibration. If vibration-sensitive equipment is identified within 225 feet of construction sites, the Project Sponsor shall implement the following measures during construction.

- To the extent feasible, construction activities that could generate high vibration levels at identified vibration-sensitive locations shall be scheduled during times that would have the least impact on nearby office uses. This could include restricting construction activities in the areas of potential impact to the early and late hours of the work day, such as from 8:00 am to 10:00 a.m. or 4:00 p.m. to 6:00 p.m. Monday through Friday, or to those times as may be mutually agreed to adjacent vibration-sensitive businesses, the Applicant, and the City.
- Stationary sources, such as construction staging areas and temporary generators, hammer mill or other crushing/breakup equipment, etc. shall be located as far from nearby vibration-sensitive receptors as possible.
- Trucks shall be prohibited from idling along Commonwealth Drive where vibration-sensitive equipment is located, as requested by vibration-sensitive business. (MM NOI-4.2)

9.15 Perform Construction Monitoring, Evaluate Uncovered Archaeological Features, and Mitigate Potential Disturbance for Identified Significant Resources at the Project Site. Prior to demolition, excavation, grading, or other construction-related activities on the Project site, the applicant shall hire a qualified professional archaeologist (i.e., one who meets the Secretary of the Interior's professional qualifications for archaeology or one under the supervision of such a professional) to monitor, to the extent determined necessary by the archaeologist, Project related earth-disturbing activities (e.g. grading, excavation, trenching). In the event that any prehistoric or historic-period subsurface archaeological features or deposits, including locally darkened soil (midden), that could conceal cultural deposits, animal bone, obsidian, and/or mortar are discovered during demolition/ construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the discovery shall be halted immediately, and the Planning and Building Divisions shall be notified within 24 hours. City staff shall consult with the

Project archeologist to assess the significance of the find. Impacts on any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by the City and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. If Native American archaeological, ethnographic, or spiritual resources are discovered, all identification and treatment of the resources shall be conducted by a qualified archaeologist and Native American representatives who are approved by the local Native American community as scholars of the cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians who meet the Secretary of the Interior's professional qualifications for archaeology and/or architectural history. (MM CUL-2.1)

- 9.16 Conduct Protocol and Procedures for Encountering Paleontological Resources. Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors shall receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and shall follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified paleontologist, who shall evaluate its significance.

If a fossil is determined to be significant and avoidance is not feasible, the paleontologist shall develop and implement an excavation and salvage plan in accordance with SVP standards. Construction work in these areas shall be halted or diverted to allow recovery of fossil remains in a timely manner. Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, repaired, sorted, and cataloged. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall then be deposited in a scientific institution with paleontological collections. A final Paleontological Mitigation Plan Report shall be prepared that outlines the results of the mitigation program. The City shall be responsible for ensuring that monitor's recommendations regarding treatment and reporting are implemented. (MM CUL-3.1)

- 9.17 Comply with State Regulations Regarding the Discovery of Human Remains at the Project Site. If human remains are discovered during any construction activities, all ground-disturbing activity within 50 feet of the remains shall be halted immediately, and the County Coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and

Section 7050.5 of California's Health and Safety Code. Additionally, the Building Division shall be notified. If the remains are determined by the County Coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The Project Sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Menlo Park Community Development Department Planning Division shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in State CEQA Guidelines Section 15064.5(e) and Public Resources Code Section 5097.98. The applicant shall implement approved mitigation, to be verified by the Planning Division, before the resumption of ground disturbing activities within 50 feet of where the remains were discovered. (MM CUL-4.1)

9.18 Engineering Controls and Best Management Practices during Construction. During construction the contractor shall employ use of BMPs to minimize human exposure to potential contaminants. Engineering controls and Construction BMPs shall include the following.

- Contractor employees working on site shall be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training.
- Contractor shall monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation.
- Contractor shall water/mist soil as its being excavated and loaded onto transportation trucks.
- Contractor shall place any stockpiled soil in areas shielded from prevailing winds.
- Contractor shall cover the bottom of excavated areas with sheeting when work is not being performed. (MM HAZ-2.1)

The Applicant shall provide written verification that these measures will be implemented prior to issuance of a grading permit and compliance report shall be submitted quarterly.

9.19 Develop Construction Activity Dust Control Plan (DCP) and Asbestos Dust Management Plan (ADMP). Prior to commencement of site grading, the

Project Sponsor shall retain a qualified professional to prepare a DCP/ADMP. The DCP shall incorporate the applicable BAAQMD pertaining to fugitive dust control. The ADMP shall be submitted to and approved by the BAAQMD prior to the beginning of construction, and the Project Sponsor must ensure the implementation of all specified dust control measures throughout the construction of the Project. The ADMP shall require compliance with specific control measures to the extent deemed necessary by the BAAQMD to meet its standard. The approved plans shall be provided to the City prior to the approval of the demolition and grading permits. (MM HAZ-2.2)

- 9.20 Identify and protect roosting and breeding bats on the Project site and provide alternative roosting habitat. The Sobrato Organization (Project Sponsor) shall implement the following measures to protect roosting and breeding bats found in a tree or structure to be removed with the implementation of the Project. Prior to tree removal or demolition activities, the Project Sponsor shall retain a qualified biologist to conduct a focused survey for bats and potential roosting sites within buildings to be demolished or trees to be removed. The surveys can be conducted by visual identification and can assume presence of hoary and/or pallid bats or the bats can be identified to a species level with the use of a bat echolocation detector such as an "Anabat" unit. If no roosting sites or bats are found, a letter report confirming absence shall be sent to the California Department of Fish and Wildlife (CDFW) and no further mitigation is required. If roosting sites or hoary bats are found, then the following monitoring and exclusion, and habitat replacement measures shall be implemented. The letter or surveys and supplemental documents shall be provided to the City of Menlo Park (City) prior to demolition permit issuance.
- a. If bats are found roosting outside of nursery season (May 1st through October 1st), then they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, then they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b). Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. A 250-foot (or as determined in consultation with CDFW) buffer zone shall be established around the roosting site within which no construction or tree removal shall occur.
 - b. Eviction of bats shall be conducted using bat exclusion techniques, developed by Bat Conservation International (BCI) and in consultation with CDFW that allow the bats to exit the roosting site but prevent re-entry to the site. This would include, but not be limited to, the installation of one-way exclusion devices. The devices shall remain in place for seven days and then the exclusion points and any other potential entrances shall be

sealed. This work shall be completed by a BCI-recommended exclusion professional. The exclusion of bats shall be timed and carried concurrently with any scheduled bird exclusion activities.

- c. Each roost lost (if any) will be replaced in consultation with the Department of Fish and Game and may include construction and installation of BCI-approved bat boxes suitable to the bat species and colony size excluded from the original roosting site. Roost replacement will be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the structures may be removed or sealed. (MM BIO-1.1)

9.21 Conduct pre-construction surveys for nesting migratory birds. The Project Sponsor shall implement the following measures to reduce impacts to nesting migratory birds.

- a. To facilitate compliance with state and federal law (CDFW Code and the MBTA) and prevent impacts on nesting birds, the Project Sponsor shall avoid the removal of trees, shrubs, or weedy vegetation February 15 through August 31 during the bird nesting period. If no vegetation or tree removal is proposed during the nesting period, no surveys are required. If it is not feasible to avoid the nesting period, a survey for nesting birds shall be conducted by a qualified wildlife biologist no earlier than seven days prior to the removal of trees, shrubs, weedy vegetation, buildings, or other construction activity.
- b. Survey results shall be valid for the tree removals for 21 days following the survey. If the trees are not removed within the 21-day period, then a new survey shall be conducted. The area surveyed shall include all construction areas as well as areas within 150 feet outside the boundaries of the areas to be cleared or as otherwise determined by the biologist. In the event that an active nest for a protected species of bird is discovered in the areas to be cleared or in other habitats within 150 feet of construction boundaries, clearing and construction shall be postponed for at least 2 weeks or until the biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts. (MM BIO-2.1)

9.22 Implement Bird-Safe Design Standards into Project Buildings and Lighting Design. All new buildings and lighting features constructed or installed at the Project site shall be implemented to at least a level of "Select Bird-Safe Building" standards as defined in the City of San Francisco Planning Department's "Standards for Bird-Safe Buildings," adopted July 14, 2011. These design features shall include minimization of bird hazards as defined in

the standards. With respect to lighting, the Project site shall adhere to the following standards.

- Be designed to minimize light pollution, including light trespass, over-illumination, glare, light clutter, and skyglow, while using bird-friendly lighting colors when possible.
- Avoid uplighting, light spillage, event search lights, and use green and blue lights when possible.
- Turn off unneeded interior and exterior lighting from dusk to dawn during migrations: February 15 through May 31 and August 15 through November 30.
- Include window coverings on rooms where interior lighting is used at night that adequately block light transmission and motion sensors or controls to extinguish lights in unoccupied spaces. (MM BIO-2.2)

10 ADDITIONAL PROJECT BENEFITS OFFERED BY THE APPLICANT AND ACCEPTED BY CITY:

10.1 The Applicant has offered a number of additional public and community benefits, described below, to the City of Menlo Park and the City has accepted.

10.1.1 Leadership in Energy and Environmental Design: The Applicant will design the building to perform to LEED Building Design and Construction (BD+C) Gold equivalency. The Applicant may satisfy this obligation by delivering a report from its LEED consultant. That report shall be submitted prior to or concurrent with the Main Construction Phase (Section 7.1.4) and is subject to approval by the Community Development Director (not to be unreasonably withheld or conditioned).

10.1.2 Capital Improvement Project Funding. The Applicant will contribute \$150,000 that can be used by the City for capital improvement projects. Payment of this contribution shall be made prior to issuance of the first building permit.

10.1.3 Public Access Easement. The Applicant will dedicate an easement for future public access from Commonwealth Drive to the Dumbarton Rail Corridor. The easement shall be provided by a legal mechanism acceptable to the Community Development and Public Works Departments and the City Attorney.

- 10.1.4 Sales/Use Tax Guarantee. Applicant will guarantee a minimum of \$75,000 per year in sales and use taxes to the City for each of the first 10 years of project occupancy. This shall be determined for the four quarters following the occupancy of the building (recognizing that it can take up to 90 days to receive the final sales/use tax data for the preceding quarter), and each subsequent four quarter period thereafter. The Applicant shall pay difference between the amount of actual sales and use taxes collected for the four quarters and the \$75,000 annual guarantee within 30 days of receipt of an invoice.
- 10.1.5 Sales and Use Taxes. For all construction work performed as part of the Project, Applicant agrees to make diligent, good faith efforts, with the assistance of the City designated representative to include a provision in all construction contracts for \$5 million or more with qualifying contractors, subcontractors and material suppliers holding resellers permits to obtain a sub-permit from the California State Board of Equalization to book and record construction materials purchases/sales as sales originating within the City. Upon request of the City Manager or the City's designated representative, owner shall make available copies of such contracts or other documentation demonstrating compliance with these requirements. Applicant shall have the right to redact unrelated portions of the contracts. The provisions of this section shall not be applicable to any subsequent remodeling or construction following the final building permit sign-off for the initial occupancy of the buildings.
- 10.1.6 Solid Waste and Recycling. Applicant agrees to use, or cause to be used, the City's franchisee for all trash and recycling services once the project is constructed, provided the rates charged to Applicant by the franchisee for trash and recycling removal services are the same as those charged by such franchisee to other commercial users in the City.
- 10.1.7 Water Main Replacement. Applicant shall enter into a funding agreement with the Menlo Park Municipal Water District to share the costs of replacing the existing water main crossing the site.

11 GENERAL CONDITIONS:

- 11.1 Indemnity By Applicant: Applicant shall indemnify, defend and hold harmless the City, and its elective and appointive boards, commissions, officers, agents, contractors, and employees (collectively, City Indemnified Parties) from any and all claims, causes of action, damages, costs or expenses (including reasonable attorneys' fees) arising out of or in connection with, or caused on account of, the development and occupancy of the Project, any Approval with respect thereto, or claims for injury or death to persons, or damage to property, as a result of the operations of Applicant or its

employees, agents, contractors, representatives or tenants with respect to the Project (collectively, Applicant Claims); provided, however, that the Applicant shall have no liability under this Section for Applicant Claims that (a) arise from the gross negligence or willful misconduct of any City Indemnified Party, or (b) arise from, or are alleged to arise from, the repair or maintenance by the City of any improvements that have been offered for dedication by the Applicant and accepted by the City.

- 11.2 Covenants Run with the Land. All of the conditions contained in this Conditional Development Permit shall run with the land comprising the Property and shall be binding upon, and shall inure to the benefit of the Applicant and its heirs, successors, assigns, devisees, administrators, representatives and lessees, except as otherwise expressly provided in this Conditional Development Permit.
- 11.3 Severability: If any condition of this Conditional Development Permit, or any part hereof, is held by a court of competent jurisdiction in a final judicial action to be void, voidable or enforceable, such condition, or part hereof, shall be deemed severable from the remaining conditions of this Conditional Development Permit and shall in no way affect the validity of the remaining conditions hereof.
- 11.4 Exhibits: The exhibits referred to herein are deemed incorporated into this Conditional Development Permit in their entirety.

**DRAFT
RESOLUTION NO. _____**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO
PARK APPROVING A TENTATIVE PARCEL MAP FOR PROPERTY
LOCATED AT 151 COMMONWEALTH DRIVE AND 164 JEFFERSON
DRIVE AND ALSO KNOWN AS ASSESSORS PARCEL NUMBERS 055-
243-240 AND 055-243-050**

WHEREAS, on December 3, 2012, the City of Menlo Park ("City") received an application from The Sobrato Organization ("Project Sponsor") to subdivide the existing properties located at 154 Commonwealth Drive and 164 Jefferson Drive ("Project Site") as more particularly described and shown in "Exhibit A"; and

WHEREAS, the request of the Project Sponsor included an application for a Tentative Parcel Map to reconfigure the Project Site into three parcels; and

WHEREAS, Chapter 15.28 of the Municipal Code establishes the requirements for the processing and approving of parcel maps; and

WHEREAS; the proposed 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; 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 Planning Commission of the City of Menlo Park on July 21, 2014, 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 Tentative Parcel Map; 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 _____, 2014 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 to approve the Minor Subdivision.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves a Minor Subdivision for Project Site substantially in the form depicted

on Sheet 2 of the Tentative Parcel Map and attached by this reference herein as Exhibit A.

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 _____, 2014, 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 _____, 2014.

Pamela Aguilar
City Clerk

**DRAFT
RESOLUTION NO. _____**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO
PARK APPROVING HERITAGE TREE REMOVAL PERMITS FOR THE
PROPERTY LOCATED AT 151 COMMONWEALTH DRIVE AND 164
JEFFERSON DRIVE AND ALSO KNOWN AS ASSESSORS PARCEL
NUMBERS 055-243-240 AND 055-243-050**

WHEREAS, on December 3, 2012, the City of Menlo Park ("City") received an application from The Sobrato Organization ("Project Sponsor") for removal of 22 heritage trees at the property located at 154 Commonwealth Drive and 164 Jefferson Drive ("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 revised requested tree removals on February 3, 2014; and

WHEREAS, the City Arborist determined that 22 of the Heritage Trees are impeding the redevelopment of the Project Site; and

WHEREAS, the City Arborist determined that the 22 Heritage Trees proposed for removal were of inferior species and that the majority of the Heritage Trees are in fair to poor health or dead; 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 February 26, 2014 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 affirmatively to recommend to the Planning Commission and City Council of the City of Menlo Park to approve the Heritage Tree Removal Permit; 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 July 21, 2014, 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 Permit; 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 _____, 2014 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 Permit.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves the Heritage Tree Removal Permits as depicted on Sheet 7 of the Tentative Parcel Map and attached by this reference herein as Exhibit A, which shall be valid until _____, 2014 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 _____, 2014, 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 _____, 2014.

Pamela Aguilar
City Clerk

**DRAFT
RESOLUTION NO. _____**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK
APPROVING THE BELOW MARKET RATE HOUSING AGREEMENT
BETWEEN THE CITY OF MENLO PARK AND THE SOBRATO
ORGANIZATION FOR PROPERTY LOCATED AT 151 COMMONWEALTH
DRIVE AND 164 JEFFERSON DRIVE AND ALSO KNOWN AS ASSESSORS
PARCEL NUMBERS 055-243-240 AND 055-243-050**

WHEREAS, the City of Menlo Park ("City") received an application from The Sobrato Group ("Developer"), to redevelop the property located at 151 Commonwealth Drive and 164 Jefferson Drive ("Property") by demolishing the existing buildings and developing the Property with two four-story office buildings, the height of which may not exceed 63.3 feet (to the top of the parapet wall), totaling no more than 259,920 square feet, and constructing various site improvements; 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 Planning Commission of the City of Menlo Park on July 21, 2014 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 an Conditional Development Permit; 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 _____, 2014 whereat all persons interested therein might appear and be heard.

WHEREAS, the City Council of the City of Menlo Park ("City") has read and considered that certain Below Market Rate Housing Agreement ("BMR Agreement") between the City and The Sobrato Organization ("Developer") that satisfies the requirement that Developer comply with Chapter 16.96 of the City's Municipal Code and with the Below Market Rate Housing Program Guidelines.

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

1. Public interest and convenience require the City to enter into the Agreement described above.

2. The City Council of the City of Menlo Park hereby approves the Agreement and the City Manager is hereby authorized on behalf of the City to execute the Agreement.

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 _____, 2014, 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 _____, 2014.

Pamela Aguilar
City Clerk

BELOW MARKET RATE HOUSING IN-LIEU FEE AGREEMENT

This Below Market Rate Housing In Lieu Fee Agreement ("Agreement") is made as of this ____ day of _____, 2014 by and between the City of Menlo Park, a California municipality ("City") and The Sobrato Organization ("Applicant"), with respect to the following:

RECITALS

- A. Applicant owns property located in the City of Menlo Park, County of San Mateo, State of California, consisting of approximately 13.3 acres, more particularly described as Assessor's Parcel Numbers: 055-243-050 and 055-243-240 ("Property"), more commonly known as 151 Commonwealth Drive and 164 Jefferson Drive, Menlo Park, California.
- B. The Property currently contains multiple buildings containing a combination of manufacturing, warehouse, and office spaces. The existing gross floor area of these buildings is 237,858 square feet.
- C. Applicant proposes the construction approximately 259,920 square feet of office space in two buildings. The Applicant has applied to the City for planning approval to demolish the existing buildings and construct the two proposed office buildings.
- D. Applicant is required to comply with Chapter 16.96 of City's Municipal Code ("BMR Ordinance") and with the Below Market Rate Housing Program Guidelines ("Guidelines") adopted by the City Council to implement the BMR Ordinance. In order to process its application, the BMR Ordinance requires Applicant to submit a Below Market Rate Housing Agreement. This Agreement is intended to satisfy that requirement. Approval of a Below Market Rate Housing Agreement is a condition precedent to the approval of the applications and the issuance of a building permit for the project.
- E. Residential use of the property is not allowed by the applicable zoning regulations. Applicant does not own any sites in the City that are available and feasible for construction of sufficient below market rate residential housing units to satisfy the requirements of the BMR Ordinance. Based on these facts, the City has found that development of such units off-site in accordance with the requirements of the BMR Ordinance and Guidelines is not feasible.
- F. Applicant, therefore, is required to pay an in lieu fee as provided for in this Agreement. Applicant is willing to pay the in lieu fee on the terms set forth in this Agreement, which the City has found are consistent with the BMR Ordinance and Guidelines.

NOW, THEREFORE, the parties agree as follows:

1. Applicant shall pay the in lieu fee as provided for in the BMR Ordinance and Guidelines. The applicable in lieu fee is that which is in effect on the date the payment is made. The in lieu fee will be calculated as set forth in the table below; however, the applicable fee for the project will be based upon the amount of square footage within Group A and Group B at the time of payment. The estimated in lieu fee is provided below.

	Use Group	Fee/SF	Square Feet	Component Fees
Existing Building - Office Areas	A-Office/R&D	\$15.19	19,173	(\$291,237.87)
Existing Building - Non-Office Areas	B- Non-Office C/I	\$8.24	218,685	(\$1,801,964.40)
Proposed Buildings Office Areas	A-Office/R&D	\$15.19	259,920	\$3,948,184.80
Total Estimated In Lieu Fee				\$1,854,982.53

2. Applicant shall pay the fee before the City issues a building permit for the project. The fee may be paid at any time after approval of this Agreement by the City Council. If for any reason, a building permit is not issued within a reasonable time after Applicant's payment of the fee, upon request by Applicant, City shall promptly refund the fee, without interest, in which case the building permit shall not be issued until payment of the fee is again made at the rate applicable at the time of payment.
3. This Agreement shall be binding on and inure to the benefit of the parties hereto and their successors and assigns. Each party may assign this Agreement, subject to the reasonable consent of the other party, and the assignment must be in writing.
4. 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 prevailing party shall be entitled to recover all reasonable attorney's fees and costs incurred in such action from the other party.
5. This Agreement shall be governed by and construed in accordance with the laws of the State of California and the venue for any action shall be the County of San Mateo.
6. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by all of the parties hereto.

7. 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.
8. Any and all obligations or responsibilities of the Applicant under this Agreement shall terminate upon the payment of the required fee.
9. To the extent there is any conflict between the terms and provisions of the Guidelines and the terms and provisions of this Agreement, the terms and provisions of this Agreement shall prevail.

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

CITY OF MENLO PARK

The Sobrato Organization

By: _____
Alex D. McIntyre, City Manager

By: _____

July 14, 2014

City of Menlo Park
Attn: Justin Murphy
Development Services Manager
701 Laurel Street
Menlo Park, CA 94025

Dear Justin:

As you know, The Sobrato Organization is proposing to make a significant investment in Menlo Park through the redevelopment of the former Diageo bottling plant at 151 Commonwealth Ave., in a manner consistent with the City's goal to maintain and grow a thriving M-2 district. We appreciate the hard work staff has done with us and are pleased to see the Project's EIR and proposed entitlements scheduled for hearing at the Planning Commission then City Council.

This letter is in response to concerns expressed by the City's Planning Commission at the recent Study Session held on March 24, 2014, asking Staff to explore Public Benefit because the Project's Draft EIR concluded that there would be significant unavoidable impacts. We have given these comments serious consideration and developed a list of additional proposed Public Benefits that we feel is in keeping with the scale of the Project and will address the concerns of the Planning Commission, and the Community. We hope that the proposals contained herein will assist towards reaching a positive recommendation from Staff to the Planning Commission.

The proposed project will replace approximately 240,000 square feet of obsolete industrial buildings with two, approx. 130,000 square foot office buildings that will be 4 stories in height with an FAR of .45. The project is designed to allow both flexibility and long-term utility. For example, the project will consist of large open functional floor plates, a large on-site amenity area, adequate parking, easy accessibility, allowance for lab space, and a cafeteria on the first floor. The existing site has very limited landscaping; the project as proposed will have a positive impact on the environment by reducing the impervious area, increasing the pervious area by almost 100,000 square feet, reducing and naturally filtering storm-water run-off, and adding approximately 400 new trees.



Although the proposed Project is consistent with the current General Plan, the office buildings would exceed the existing 35-foot height limit. Therefore we are requesting a Conditional Development Permit and Rezoning from M-2 (General Industrial) to M-2 (X) (General Industrial Conditional Development) which allows us to exceed the 35-foot height limit. Due to the limited nature of our entitlement, a Development Agreement is not required.

The Sobrato Organization recognizes that, though limited, the Project will have certain unmitigatable impacts that will require the City of Menlo Park to make a statement of overriding consideration, specifically related to traffic impacts. It should be noted that simply occupying the existing buildings as they sit today would create similar unmitigatable traffic impacts.

The Project as proposed is part of the necessary and ongoing recasting of the Silicon Valley building stock to meet the needs of changing technology and associated space requirements. In this specific case, the existing building is now functionally obsolete. The Project will replace the existing building with a modern Class A high-tech office product targeting the current and future Silicon Valley market, providing the City the opportunity to retain and grow existing Menlo Park businesses, or lure new businesses that could generate sales and use tax revenue for the City.

According to the fiscal impact analysis prepared by the City, as a result of increased property taxes, sales taxes, and various other taxes and fees, over a twenty-year period the proposed project will result in a positive net fiscal impact to the City's General Fund of \$3 million dollars, and the Sequoia Union High School District would benefit by \$2.2 million dollars.

In recognition of the impacts described in the EIR, and based on our discussions with Staff and consultants, we propose to incorporate the following additional Public Benefits into the conditions of approval:

- **LEED Gold**
Understanding the goals and targets of the City of Menlo Park's climate action plan, we will commit to build the buildings LEED Gold or equivalent.
- **Public Access**
Through discussions with staff we understand the desire of the City to create a pedestrian network in the M-2 district and will agree to dedicate an easement for future public access at the end of Commonwealth Ave. that will allow for a pedestrian connection to the Dumbarton Rail Line when it becomes a pedestrian pathway.
- **Capital Improvements**
In addition to the traffic mitigation measures required by the EIR, The Sobrato Organization will contribute up to \$150,000 dollars as a

condition of the issuance of building permits that can be utilized by the City for capital improvement projects.

- **Sales Tax Revenue**

We understand the importance of sales and use tax revenue to the General Fund and the City's goal for the M-2 district. A significant portion of the projected positive net fiscal impact to the City is a result of projected revenue from sales and use tax generation; it is also the most vulnerable.

Therefore, for a 10-year period after the completion, occupancy and use of the Project, the Sobrato Organization will guarantee that \$75,000 dollars a year will be generated from sales and use tax revenue. In other words, in the event the building occupants do not meet the annual revenue goal of \$75,000 dollars as a result of sales and use tax generation, upon verification by the City, the Sobrato Organization shall make up the annual revenue shortfall. It should be noted that the proposed \$75,000 dollars is \$30,000 dollars more than projected by the FIA that was prepared for the Project.

Additionally, during the initial construction work performed as part of the Project, Owner agrees to make a good faith effort to include a provision in all construction contracts for \$5 million dollars or more with qualifying contractors, subcontractors and material suppliers holding reseller's permits to obtain a sub-permit from the California State Board of Equalization to book and record construction material purchases/sales as originating within the City.

The intent here is to work with the City to identify ways the Project could generate an even revenue stream that benefits the General Fund. From discussions with staff we understand the sales and use tax revenues go directly into the City's General Fund allowing the City discretion on how to best use those funds.

- **Cost Sharing, Water-Main**

The Public Works Department has brought to our attention the long-term need to replace a water-main owned by the City that runs across the Project's site in a Public Utility Easement that serves the M-2 District. Although the water-main is in good condition today, Staff feels that in the next 10-15 years the water-main will reach the end of its intended usable life.

Given the scope of the Project there is an opportunity to replace the water- main during the course of construction. Although there is a fee structure in-place that would cover the eventual replacement of the water-main that would be at a significantly less cost to the project

sponsor, we will agree to partner with the City to replace the water-main through a cost sharing agreement. The Sobrato Organization will replace the existing main and agrees to pay for half of the total cost projected at \$100,000.

- **Trash and Recycling**

Although as a commercial building owner we are not required to utilize the City's franchisee for trash hauling and recycling, we will agree to use, or cause to be used, the City's franchisee for all trash and recycling services during the occupancy of the building.

By supporting the proposed Project, which is both consistent with the General Plan and does not require a Development Agreement, the City of Menlo Park would realize approximately \$10 million dollars of total economic benefit over a twenty-year time frame when factoring the positive net fiscal impact to the General Fund, the payment of one-time fees and assessments, the cost of traffic mitigation measures, and increased tax revenues benefiting the Sequoia Union High School District.

When considering the proposed additional Public Benefit package, we also ask the City to consider the quality of the project's sponsorship. At a time when most real estate development is financed by "opportunistic" funds which seek to maximize short term profits, The Sobrato Organization and the Sobrato Family are unique long term holders of the real estate they own and develop. Furthermore, the Sobrato Family has a notable history of giving back to the local Silicon Valley community and non-profits that serve its residents. Those philanthropic investments include the on-going donation of office space at the Sobrato Center for Non-Profits to organizations that provide services to Menlo Park and significant ongoing contributions to the Boys & Girls Club of the Peninsula, Job Train, Ravenswood Educational Foundation, Ravenswood School District, and Church of the Nativity.

We appreciate your consideration and look forward to building and strengthening our long-term partnership with the City of Menlo Park through the development of this project.

Best Regards

The Sobrato Organization


Richard Truempler
Director of Development

Model: **100REOZJF**

KOHLER Power Systems

208-600 V

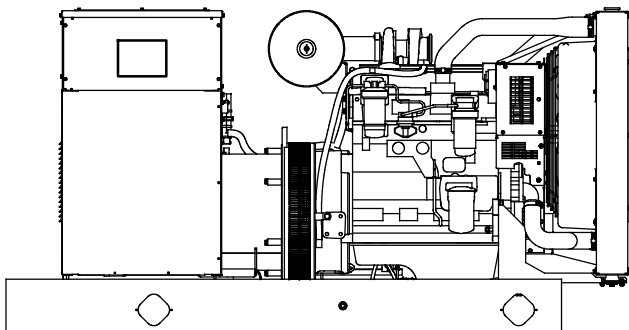
Diesel



**Tier 3 EPA-Certified for
Stationary Emergency
Applications**

Ratings Range

		60 Hz
Standby:	kW	77-102
	kVA	77-128
Prime:	kW	71-92
	kVA	71-115



Standard Features

- Kohler Co. provides one-source responsibility for the generating system and accessories.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The 60 Hz generator set offers a UL 2200 listing.
- The generator set accepts rated load in one step.
- The 60 Hz generator set meets NFPA 110, Level 1, when equipped with the necessary accessories and installed per NFPA standards.
- A one-year limited warranty covers all systems and components. Two- and five-year extended warranties are also available.
- Alternator features:
 - The unique Fast-Response™ X excitation system delivers excellent voltage response and short-circuit capability using a rare-earth, permanent magnet (PM)-excited alternator.
 - The brushless, rotating-field alternator has broadrange reconnectability.
- Other features:
 - Kohler designed controllers for guaranteed system integration and remote communication. See Controllers on page 3.
 - The low coolant level shutdown prevents overheating (standard on radiator models only).
 - Integral vibration isolation eliminates the need for under-unit vibration spring isolators.
 - Multiple circuit breaker configurations.

Generator Set Ratings

Alternator	Voltage	Ph	Hz	130°C Rise Standby Rating		105°C Rise Prime Rating	
				kW/kVA	Amps	kW/kVA	Amps
4R9X	120/208	3	60	100/125	347	90/113	312
	127/220	3	60	100/125	328	90/113	295
	120/240	3	60	100/125	301	90/113	271
	120/240	1	60	77/77	321	71/71	296
	139/240	3	60	100/125	301	90/113	271
	220/380	3	60	100/125	190	90/113	171
	277/480	3	60	100/125	150	90/113	135
	347/600	3	60	100/125	120	90/113	108
4R12X	120/208	3	60	102/128	354	92/115	319
	127/220	3	60	102/128	335	92/115	302
	120/240	3	60	102/128	307	92/115	277
	120/240	1	60	91/91	379	84/84	350
	139/240	3	60	102/128	307	92/115	277
	220/380	3	60	102/128	194	92/115	175
	277/480	3	60	102/128	153	92/115	138
	347/600	3	60	102/128	123	92/115	111
4T12X	120/240	1	60	100/100	417	90/90	375

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. **Standby Ratings:** The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. **Prime Power Ratings:** At varying load, the number of generator set operating hours is unlimited. A 10% overload capacity is available for one hour in twelve. Ratings are in accordance with ISO-8528-1 and ISO-3046-1. For limited running time and continuous ratings, consult the factory. Obtain technical information bulletin (TIB-101) for ratings guidelines, complete ratings definitions, and site condition derates. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever.

Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating-Field
Exciter type	Brushless, Rare-Earth, Permanent-Magnet
Leads: quantity, type	
4RX	12, Reconnectable
4TX	4, 120/240
Voltage regulator	Solid State, Volts/Hz
Insulation:	NEMA MG1
Material	Class H
Temperature rise	130°C, Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Amortisseur windings	Full
Voltage regulation, no-load to full-load	Controller Dependent
One-step load acceptance	100% of Rating
Unbalanced load capability	100% of Rated Standby Current

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and dripproof construction.
- Vacuum-impregnated windings with fungus-resistant epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.

Specifications	Alternator
Peak motor starting kVA:	(35% dip for voltages below)
480 V 4R9X (12 lead)	385
480 V 4R12X (12 lead)	448
240 V 4T12X (4 lead)	275

Application Data

Engine

Engine Specifications	
Manufacturer	John Deere
Engine model	4045HF285I
Engine type	4-Cycle, Turbocharged, Charge Air-Cooled
Cylinder arrangement	4 Inline
Displacement, L (cu. in.)	4.5 (276)
Bore and stroke, mm (in.)	106 x 127 (4.19 x 5.00)
Compression ratio	19:1
Piston speed, m/min. (ft./min.)	457 (1500)
Main bearings: quantity, type	5, Replaceable Insert
Rated rpm	1800
Max. power at rated rpm, kWm (BHP)	118 (158)
Cylinder head material	Cast Iron
Crankshaft material	Forged Steel
Valve material:	
Intake	Chromium-Silicon Steel
Exhaust	Stainless Steel
Governor: type, make/model	JDEC Electronic L16 Denso HP3
Frequency regulation, no-load to full-load	Isochronous
Frequency regulation, steady state	±0.25%
Frequency	Fixed
Air cleaner type, all models	Dry

Exhaust

Exhaust System	
Exhaust manifold type	Dry
Exhaust flow at rated kW, m³/min. (cfm)	22.8 (805)
Exhaust temperature at rated kW, dry exhaust, °C (°F)	580 (1076)
Maximum allowable back pressure, kPa (in. Hg)	7.5 (2.2)
Exhaust outlet size at engine hookup, mm (in.)	98 (3.86)

Engine Electrical

Engine Electrical System	
Battery charging alternator:	12 Volt
Ground (negative/positive)	Negative
Volts (DC)	12
Ampere rating	65
Starter motor rated voltage (DC)	12
Battery, recommended cold cranking amps (CCA):	
Quantity, CCA rating each	One, 640
Battery voltage (DC)	12

Fuel

Fuel System	
Fuel supply line, min. ID, mm (in.)	11.0 (0.44)
Fuel return line, min. ID, mm (in.)	6.0 (0.25)
Max. lift, fuel pump: type, m (ft.)	Engine-Driven, 1.8 (6.0)
Max. fuel flow, Lph (gph)	74.6 (19.7)
Max. return line restriction, kPa (in. Hg)	20 (5.9)
Fuel prime pump	Manual
Fuel filter	
Primary	30 Microns
Secondary	2 Microns @ 98% Efficiency
Water Separator	Yes
Recommended fuel	#2 Diesel

Lubrication

Lubricating System	
Type	Full Pressure
Oil pan capacity, L (qt.)	14.7 (15.5)
Oil pan capacity with filter, L (qt.)	15.6 (16.5)
Oil filter: quantity, type	1, Cartridge
Oil cooler	Water-Cooled

Application Data

Cooling

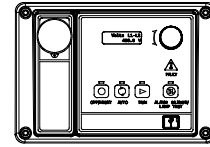
Radiator System	
Ambient temperature, °C (°F) *	50 (122)
Engine jacket water capacity, L (gal.)	8.5 (2.25)
Radiator system capacity, including engine, L (gal.)	20.1 (5.3)
Engine jacket water flow, Lpm (gpm)	182 (48)
Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	62 (3544)
Heat rejected to air charge cooler at rated kW, dry exhaust, kW (Btu/min.)	20 (1127)
Water pump type	Centrifugal
Fan diameter, including blades, mm (in.)	600 (23.6)
Fan, kWm (HP)	6.6 (8.8)
Max. restriction of cooling air, intake and discharge side of radiator, kPa (in. H ₂ O)	0.125 (0.5)
* Enclosure with enclosed silencer reduces ambient temperature capability by 5°C (9°F).	

Operation Requirements

Air Requirements	
Radiator-cooled cooling air, m ³ /min. (scfm)‡	142 (5000)
Combustion air, m ³ /min. (cfm)	8.2 (288)
Heat rejected to ambient air:	
Engine, kW (Btu/min.)	25.0 (1420)
Alternator, kW (Btu/min.)	11.6 (660)
‡ Air density = 1.20 kg/m ³ (0.075 lbm/ft ³)	

Fuel Consumption		
Diesel, Lph (gph) at % load	Standby Rating	
100%	31.0	(8.2)
75%	25.0	(6.6)
50%	17.8	(4.7)
25%	9.5	(2.5)
Diesel, Lph (gph) at % load	Prime Rating	
100%	27.6	(7.3)
75%	22.7	(6.0)
50%	14.4	(3.8)
25%	7.6	(2.0)

Controllers

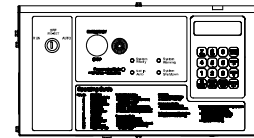


Decision-Maker® 3000 Controller

Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.

- Digital display and menu control provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or serial configuration
- Controller supports Modbus® protocol
- Integrated hybrid voltage regulator with ±0.5% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-100 for additional controller features and accessories.

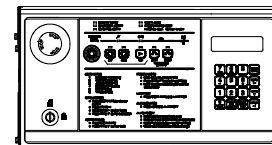


Decision-Maker® 550 Controller

Provides advanced control, system monitoring, and system diagnostics with remote monitoring capabilities.

- Digital display and keypad provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or modem configuration
- Controller supports Modbus® protocol
- Integrated voltage regulator with ±0.25% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-46 for additional controller features and accessories.



Decision-Maker® 6000 Paralleling Controller

Provides advanced control, system monitoring, and system diagnostics with remote monitoring capabilities for paralleling multiple generator sets.

- Paralleling capability with first-on logic, synchronizer, kW and kVAR load sharing, and protective relays
- Digital display and keypad provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or modem configuration
- Controller supports Modbus® protocol
- Integrated voltage regulator with ±0.25% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-107 for additional controller features and accessories.

Standard Features

- Alternator Protection
- Battery Rack and Cables
- Customer Connection
(standard with Decision-Maker® 6000 controller only)
- Local Emergency Stop Switch
- Oil Drain Extension
- Operation and Installation Literature

Available Options

Approvals and Listings

- ☐ California OSHPD Approval
- ☐ CSA Approval
- ☐ IBC Seismic Certification
- ☐ UL 2200 Listing

Enclosed Unit

- ☐ Sound Enclosure (with enclosed critical silencer)
- ☐ Weather Enclosure (with enclosed critical silencer)

Open Unit

- ☐ Exhaust Silencer, Critical (kit: PA-354809)
- ☐ Flexible Exhaust Connector, Stainless Steel

Fuel System

- ☐ Flexible Fuel Lines
- ☐ Fuel Pressure Gauge
- ☐ Subbase Fuel Tanks

Controller

- ☐ Common Failure Relay
- ☐ Communication Products and PC Software
- ☐ Customer Connection (Decision-Maker® 550 controller only)
- ☐ Decision-Maker® Paralleling System (DPS)
(Decision-Maker® 6000 controller only)
- ☐ Dry Contact (isolated alarm)
(Decision-Maker® 550 and 6000 controllers only)
- ☐ Input/Output Module (Decision-Maker® 3000 controller only)
- ☐ Remote Emergency Stop Switch
- ☐ Remote Serial Annunciator Panel
- ☐ Run Relay

Cooling System

- ☐ Block Heater, 1500 W, 90–120 V, 1 Ph
Recommended for ambient temperatures below 0°C (32°F)
- ☐ Radiator Duct Flange

Electrical System

- ☐ Alternator Strip Heater
- ☐ Battery
- ☐ Battery Charger, Equalize/Float Type
- ☐ Battery Heater
- ☐ Line Circuit Breaker (NEMA type 1 enclosure)
- ☐ Line Circuit Breaker with Shunt Trip (NEMA type 1 enclosure)

Paralleling System

- ☐ Manual Speed Adjust

Miscellaneous

- ☐ Air Cleaner, Heavy Duty
- ☐ Air Cleaner Restriction Indicator
- ☐ Certified Test Report
- ☐ Crankcase Emissions Canister
- ☐ Engine Fluids Added
- ☐ Rated Power Factor Testing
- ☐ Rodent Guards

Literature

- ☐ General Maintenance
- ☐ NFPA 110
- ☐ Overhaul
- ☐ Production

Warranty

- ☐ 2-Year Basic
- ☐ 5-Year Basic
- ☐ 5-Year Comprehensive

Other Options

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

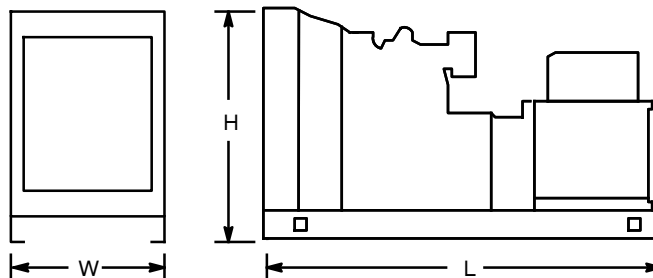
Dimensions and Weights

Overall Size, L x W x H, mm (in.):

Wide Skid: See Enclosure ADV Drawing

Narrow Skid: 2334 x 864 x 1216 (91.89 x 34.02 x 47.90)

Weight (radiator model), wet, kg (lb.): 1234 (2720)



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

DISTRIBUTED BY:



MEMORANDUM

DATE: July 16, 2014

TO: Planning Commission
Environmental Quality Commission

FROM: Justin Murphy, Development Services Manager
Deanna Chow, Senior Planner

RE: **Nomination of a Commissioner to Serve on the General Plan
Advisory Committee**

RECOMMENDATION

Staff recommends the Commission nominate a member to serve as a representative on the General Plan Advisory Committee for potential Council appointment on August 19, 2014.

BACKGROUND

In January 2014, staff provided an overview on the General Plan Update and M-2 Area Zoning Update and sought input on the preparation of the Request for Proposals (RFP) for consultant services. On June 17, the City Council authorized the City Manager to enter into a contract with PlaceWorks in an amount not to exceed \$1,650,000 for the General Plan Update and M-2 Area Zoning Update and authorized the formation of the General Plan Advisory Committee (GPAC).

ANALYSIS

The [scope of services](#) for the General Plan Update and M-2 Area Zoning Update includes the creation of a GPAC comprised of 11 members appointed by the City Council. The composition of the GPAC would be two members of the City Council, three members at-large, and one member from each of the following City Commissions:

- Bicycle
- Environmental Quality
- Housing
- Parks & Recreation

- Planning
- Transportation

Each Commission is nominating one member for Council appointment to serve on the GPAC subject to Council confirmation. If more than one commissioner is interested in serving, then he or she could apply for one of the at-large appointments. All Commission nominations should be completed by August 7, 2014. Recruitment for the three at-large appointments began in early July and has a closing date of Monday, August 11, 2014.

Each member nominated by a commission will be asked to complete an application form so that the City Council will have equal information about all potential members. The packet of applications would be posted on the website and distributed to the City Council. The appointments would be scheduled for the August 19, 2014 City Council meeting.

The GPAC would be a Brown Act body with a core mission as follows:

- (1) Serve as liaison to their respective body or community group.
- (2) Serve as an ambassador of the project and encourage people to participate in the process.
- (3) Guide the process and provide policy direction and feedback for staff.
- (4) Keep the process on track to comply with the following key milestones:
 - Fall of 2014: Conduct community workshops;
 - Spring of 2015: Complete the visioning phase;
 - Fall of 2015: Complete the draft versions of the Land Use and Circulation Elements and Zoning Ordinance Updates;
 - Summer of 2016: Adopt an updated General Plan and Zoning changes.

The overall project schedule is included as Attachment A. The term for this appointment corresponds with the General Plan and M-2 Zoning Area Update, which is targeted for two years. Based on this two-year schedule, the GPAC meetings are currently scheduled to end in July 2015. The GPAC is expected to have eight meetings between August 2014 and July 2015, summarized as follows:

- August 2014 – Establish relationship with staff/consultant team; clarify roles and responsibilities; review material for Workshop #1
- October 2014 – Review findings from interviews, symposia and mobile workshops
- December 2014 – Review materials for workshop #2 - Alternatives
- January 2015 – Review findings from workshop #2 and recommend modifications
- March 2015 – Review materials for workshop #3 – Preferred Alternatives
- April 2015 – Review findings from workshop #3 and recommend modifications

- June 2015 – Review draft General Plan goals, policies and implementing programs and recommend modifications; review consistency analysis for the Open Space/Conservation, Noise and Safety Elements; review preliminary updated Zoning Ordinance provisions
- July 2015 – Review revised draft General Plan goals, policies, and implementing programs, and recommend modifications; review draft updated Zoning Ordinance provisions

GPAC meetings would typically be held at the Civic Center Campus in the early evening on a day that avoids conflicts with other City meetings whenever possible. (Thursdays are typically good days). In addition, GPAC members would be expected to attend mobile workshops and other public events. Although subject to change, tentative meeting dates through the end of December 2014 are listed below:

Event	Meeting Date	Time of Day
GPAC Meeting #1	Monday, August 25, 2014	Evening
Workshop #1 (1 of 2)	Wednesday, September 03, 2014	Evening
Workshop #1 (2 of 2)	Thursday, September 11, 2014	Evening
Symposia #1 (Growth Management & Economic Development)	Wednesday, September 24, 2014	Evening
Mobile Tour #1 - Menlo Park	Wednesday, October 01, 2014	<i>Daytime</i>
Symposia #2 (Transportation - LOS Case Studies)	Wednesday, October 08, 2014	Evening
Mobile Tour #2 - Other Communities	Tuesday, October 14, 2014	<i>Daytime</i>
GPAC Meeting #2	Thursday, October 30, 2014	Evening
Planning Commission/City Council Study Session	Tuesday, November 18, 2014	Evening
GPAC Meeting #3	Thursday, December 04, 2014	Evening
Workshop #2 (1 of 2)	Thursday, December 11, 2014	Evening
Workshop #2 (2 of 2)	Thursday, December 18, 2014	Evening

If for whatever reason, the Commission is not interested in having a representative on the GPAC, then the City Council could consider either decreasing the membership or converting a commission slot to an at-large slot.

To date, the Parks and Recreation Commission has nominated James Cebrian, the Bicycle Commission has nominated Matthew Zumstein, and the Transportation Commission has nominated Adina Levin.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, at least 72 hours prior to the meeting, with this agenda item being listed.

ATTACHMENTS

A. Project Schedule

Schedule

City of Menlo Park General Plan and M-2 Area Zoning Update Schedule

