Initial Study

Appendices

1125 O'Brien Drive Project

Prepared by:
ICF

Prepared for:
City of Menlo Park

July 2021

Appendix A
Biological Resources Assessment

Biological Resources Assessment

1125 O'BRIEN DRIVE DEVELOPMENT PROJECT
MENLO PARK, SAN MATEO COUNTY, CALIFORNIA

Prepared for:

O'Brien Drive Portfolio, LLC
1350 O'Brien Drive
Suite C
Menlo Park, CA 94205

WRA Contact:

Hope Kingma
415.454.8868
hope.kingma@wra-ca.com

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WRA Project: 29245

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LIST OF ABBREVIATIONS AND ACRONYMS

BRA	Biological Resources Assessment
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
Corps	U.S. Army Corps of Engineers
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
CWA	Clean Water Act
ESA	Federal Endangered Species Act
FAC	Facultative
FACW	Facultative Wetland
HCP	Habitat Conservation Plan
MBTA	Migratory Bird Treaty Act of 1918
OBL	Obligate
R&D	Research and Development
RWQCB	Regional Water Quality Control Board
SF	Square feet
USDOI	United States Department of Interior
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WBWG	Western Bat Working Group
WRA Inc.	WRA

LIST OF PREPARERS

Gregory Sproull, Project Manager
Hope Kingma, Senior Regulatory Permitting Specialist
Gavin Albertoli, Biologist
Brian Kearns, Wildlife Biologist
Nick Wagner, Wildlife Biologist

1.0 INTRODUCTION

On August 1, 2019, WRA, Inc. (WRA) conducted a biological resources assessment (BRA) at 1125 O'Brien Drive, located in Menlo Park, San Mateo County, California. On October 6, 2020, WRA conducted a subsequent assessment at the adjacent 1 Casey Court. The two sites comprise the proposed 1125 O'Brien Drive Development Project (Project) (Appendix A, Figures 1 and 2). This BRA is consistent with the requirements of Mitigation Measure BIO-1 of the ConnectMenlo Environmental Impact Report (EIR), and provides evidence to support the Project's review under the California Environmental Quality Act (CEQA).

The Project will be located on a building site which consists of three separate legal lots (1105, 1135, and 1165 O'Brien Drive and an adjacent drainage ditch, Study Area) which will be merged into one lot (Parcel 1 or Development Lot). Parcel 1 is 2.44 acres and is part of the Menlo Park Labs Campus (Campus). It is currently developed with three single-story buildings totaling approximately 38,900 sf. The Proposed Sponsor would demolish the existing buildings and construct a new 131,284 square foot five-story building that would include Research and Development (R&D) uses, office uses associated with the primary R&D use, and ground-floor commercial space. The roof of the building would have a 3,600 sf paved roof deck area with seating areas, and 3,000 sf of landscaping. The exterior of the Development Lot would feature an entry plaza, a shuttle stop, bioretention areas, and two driveways from O'Brien Drive. The Project would provide a total of 249 parking stalls, with approximately 89 stalls in a surface accessory parking lot west of the building and an additional 160 parking stalls serving the building on the property at the adjacent lot at 1 Casey Court (Parcel 2 or Accessory Parking Lot). Parcel 2 is 1.68 acres and currently developed with a single-story building of approximately 20,955 sf which would be demolished as part of the Project. The Project Area is a total of 4.12 acres and includes the Development Lot and the Accessory Parking Lot. The Project will retain existing stormwater drainage patterns.

There are currently 40 existing trees on the Project site, all of which would be removed during construction of the Project. Of these, 13 are heritage trees defined by the City of Menlo Park, within the Project Area according to the Project Plans (Appendix C). The Project Sponsor would be required to plant 13 trees to replace the removed heritage trees; however, 101 trees are proposed to be planted within the Project Area. No invasive plant species or noxious weeds would be planted in accordance to the Menlo Park Municipal Code.

This report describes the results of the biological resources assessments ofthe Study Area for the potential to support special-status species and the presence of other sensitive biological resources protected by local, state, and federal laws and regulations. The assessments did not constitute a protocol-level survey for individual listed species, as a protocol-level survey is not required in support of an EIR where species are not likely to occur. (*Association of Irritated Residents v County of Madera* (2003) 107 Cal.App.4th 1383, 1396). Consistent with the requirements of CEQA and Mitigation Measure BIO-1, this BRA provides information on the potential for jurisdictional habitat, sensitive habitat, and special-status plant and wildlife species to occur. Species that have a moderate or higher potential to occur may require a protocol-level survey or other mitigation to ensure that there will be no significant impacts. This BRA identifies one special-status wildlife species with a moderate or high potential to occur (white-tailed kite [*Elanus leucurus*]; moderate potential) and includes Mitigation Measure 1 to either avoid the nesting bird

season or conduct preconstruction nesting bird surveys and mitigation to reduce this impact to less than significant under CEQA. This assessment is based on information available at the time of the study and on-site conditions that were observed on August 1, 2019 and October 6, 2020.

2.0 REGULATORY BACKGROUND

The following sections explain the regulatory context of the BRA, including applicable laws and regulations that relate to the field investigations.

2.1 Special-Status Species

Special-status species include plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). These acts afford protection to both listed species and those that are formal candidates for listing. The federal Bald and Golden Eagle Protection Act also provides broad protections to both eagle species that in some regards are similar to those provided by the ESA. Additionally, the California Department of Fish and Wildlife (CDFW) Species of Special Concern, CDFW California Fully Protected Species, United States Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW Special-status Invertebrates are all considered special-status species. Although these aforementioned species generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). Bat species are also evaluated for conservation status by the Western Bat Working Group (WBWG), a non-governmental entity; bats named as "High Priority" or "Medium Priority" species for conservation by the WBWG are typically considered special-status and are also considered under CEQA (WBWG 2015). In addition to regulations for special-status species, most native birds in the United States (including non-status species) are protected by the federal Migratory Bird Treaty Act of 1918 (MBTA) and the California Fish and Game Code (CFGC) (i.e., Sections 3503, 3503.5, and 3513). Under these laws, deliberately destroying active bird nests, eggs, and/or young is illegal.

Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory with California Rare Plant Ranks of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Rank 3 and Rank 4 species are afforded little or no protection under CEQA, but are included in this analysis for completeness. A description of the CNPS Ranks is provided below in Table 1.

Critical Habitat

Critical habitat is a term defined in the ESA as a specific and designated geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by

the species but which are needed for the species' recovery are protected by the prohibition against adverse modification of critical habitat.

Table 1. Description of CNPS Ranks and Threat Codes

California Rare Plant Ranks (formerly known as CNPS Lists)	
Rank 1A	Presumed extirpated in California and either rare or extinct elsewhere
Rank 1B	Rare, threatened, or endangered in California and elsewhere
Rank 2A	Presumed extirpated in California, but more common elsewhere
Rank 2B	Rare, threatened, or endangered in California, but more common elsewhere
Rank 3	Plants about which more information is needed - A review list
Rank 4	Plants of limited distribution - A watch list
Threat Ranks	
0.1	Seriously threatened in California
0.2	Moderately threatened in California
0.3	Not very threatened in California

2.2 Sensitive Biological Communities

Sensitive biological communities include habitats that fulfill special functions or have special values, such as wetlands, streams, or riparian habitat. These habitats are protected under federal regulations, such as the Clean Water Act (CWA); state regulations, such as the Porter-Cologne Act, the CDFW Streambed Alteration Program, and the CEQA; or local ordinances or policies, such as city or county tree ordinances, Special Habitat Management Areas, and General Plan Elements.

Waters of the United States

The United States Army Corps of Engineers (Corps) regulates "Waters of the United States" under Section 404 of the Clean Water Act (CWA). Waters of the United States are defined in the Code of Federal Regulations (CFR) as including the territorial seas, and waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, such as tributaries, lakes and ponds, impoundments of waters of the U.S., and wetlands that are hydrologically connected with these navigable features (33 CFR 328.3). Potential wetland areas, according to the three criteria used to

delineate wetlands as defined in the Corps Wetlands Delineation Manual (Environmental Laboratory 1987), are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Unvegetated waters including lakes, rivers, and streams may also be subject to Section 404 jurisdiction and are characterized by an ordinary high water mark (OHWM) identified based on field indicators such as the lack of vegetation, sorting of sediments, and other indicators of flowing or standing water. The placement of fill material into Waters of the United States generally requires a permit from the Corps under Section 404 of the CWA.

Waters of the State

The term "Waters of the State" is defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCB) protect waters within this broad regulatory scope through many different regulatory programs. Waters of the State in the context of a CEQA Biological Resources evaluation include wetlands and other surface waters protected by the *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State*. The SWRCB and RWQCB issue permits for the discharge of fill material into surface waters through the State Water Quality Certification Program, which fulfills requirements of Section 401 of the CWA and the Porter-Cologne Water Quality Control Act. Projects that require a Clean Water Act permit are also required to obtain a Water Quality Certification. If a project does not require a federal permit, but does involve discharge of dredge or fill material into surface waters of the State, the SWRCB and RWQCB may issue a permit in the form of Waste Discharge Requirements.

Streams, Lakes, and Riparian Habitat

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of the CFGC. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term "stream", which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). In addition, the term "stream" can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFG 1994). "Riparian" is defined as "on, or pertaining to, the banks of a stream." Riparian vegetation is defined as "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFG 1994). Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from the CDFW.

Other Sensitive Biological Communities

Other sensitive biological communities not discussed above include habitats that fulfill special functions or have special values. Natural communities considered sensitive are those identified in local or regional plans, policies, regulations, or by the CDFW. CDFW ranks sensitive communities (alliances) as "threatened" or "very threatened" and keeps records of their occurrences in its California Natural Diversity Database (CNDDB; CDFW

2020). CNDDB vegetation alliances are ranked 1 through 5 based on NatureServe's (2010) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Impacts to sensitive natural communities identified in local or regional plans, policies, or regulations or those identified by the CDFW or USFWS must be considered and evaluated under CEQA (CCR Title 14, Div. 6, Chap. 3, Appendix G). Specific habitats may also be identified as sensitive in city or county general plans or ordinances.

2.3 Menlo Park Municipal Code

The Menlo Park Municipal Code contains all ordinances for the City of Menlo Park. The Menlo Park Municipal Code includes regulations relevant to biological resources within the Study Area as discussed below.

Heritage Trees

Chapter 13.24, "Heritage Trees", of the Menlo Park Municipal Code stipulates regulations designed to preserve and protect heritage trees within the City of Menlo Park. The ordinance defines a heritage tree as:

- A tree or group of trees of historical significance, special character, or community benefit, specifically designated by resolution of the City Council;
- An oak tree, which is native to California, and has a trunk with a circumference of 31.4 inches (or a diameter of 10 inches) or more, measured at 54 inches above natural grade. Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under 12 feet in height, which will be exempt.
- All trees other than oaks which have a trunk with a circumference of 47.1 inches (or a diameter of 15 inches) or more, measured 54 inches above natural grade. Trees with more than one trunk shall be measured at the point where the trunks divide, with exception of trees that are under 12 feet in height, which will be exempt.

Because of their value to the City of Menlo Park, heritage trees may not be removed or have more than a quarter of their branches pruned within a 12-month period without a permit from the City's Director of Public Works, or his or her designee. The Director of Public Works, or his or her designee, may only issue a permit for the removal or major pruning of a heritage tree if he or she determines there is good cause for such action.

Any person who conducts any grading, excavation, demolition, or construction activity shall do so in such a manner as to not threaten the health or viability, or cause the removal of any heritage tree. A certified arborist shall prepare a tree protection plan when any work is to be performed within an area ten times the diameter of a heritage tree (i.e., the tree protection zone). The tree protection plan will be reviewed and approved by the Director of Community Development, or his or her designee, prior to the issuance of any permit for grading or construction.

Bird Friendly Design

Chapter 16.44.130 of the Menlo Park Municipal Code requires all new construction, regardless of size, to implement the following bird-friendly design measures:

- No more than 10% of a facade's surface area shall have non-bird-friendly glazing.
- Bird-friendly glazing includes, but is not limited to, opaque glass, covering of clear glass surface with patterns, paned glass with fenestration patterns, and external screens over non-reflective glass.
- Placement of buildings shall avoid the potential funneling of flight paths towards a building facade
- Glass skyways or walkways, freestanding glass walls, and transparent building corners shall not be allowed
- Transparent glass shall not be allowed at the rooflines of buildings, including in conjunction with green roofs
- Use of rodenticides shall not be allowed
- Occupancy sensors or other switch control devices shall be installed on nonemergency lights and shall be programmed to shut off during non-work hours and between ten (10) p.m. and sunrise.

Landscape Design Plan

Chapter 12.44.090 of the Menlo Park Municipal Code states that the use of invasive and/ or noxious plant species is strongly discouraged. Invasive species are defined as those plants not historically found in California that spread outside of cultivated areas and can damage environmental or economic resources. A noxious weed refers to any weed designated by the weed control regulations in the Weed Control Act that is identified on a regional district noxious weed list.

3.0 METHODS

On August 1, 2019, APNs 055-433-320 and 055-433-330 within the Study Area were traversed on foot. On October 6, 2020, the remainder of the Study Area was traversed on foot. These site visits were conducted to determine: (1) plant communities present within the Study Area, (2) if existing conditions provided suitable habitat for any special-status plant or wildlife species, and (3) if sensitive habitats were present.

3.1 Biological Communities

Prior to the BRA surveys, the Soil Survey of San Mateo County, California (U.S. Department of Agriculture [USDA] 1961) was examined to determine if any unique soil types that could support sensitive plant communities and/or aquatic features were present in the Study Area. Biological communities present in the Study Area were classified based on existing plant community descriptions described in the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986) or the *Manual of California Vegetation* (Sawyer et.al. 2009). However, in some cases, it was necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. Biological communities were classified as sensitive or non-sensitive as defined by CEQA and other applicable laws and regulations.

3.1.1 Non-sensitive Biological Communities

Non-sensitive biological communities are not afforded special protection under state, federal, or local laws, regulations, and ordinances. Impacts to such communities would not be significant under CEQA. These communities may, however, provide suitable habitat for some special-status plant or wildlife species.

3.1.2 Sensitive Biological Communities

Sensitive biological communities are given special protection under CEQA and other applicable federal, state, and local laws, regulations, and ordinances. Applicable laws and ordinances are discussed above in Section 2.0. Methods used to identify sensitive biological communities are discussed below.

Wetlands and Non-wetland Waters

The Study Area was surveyed to determine if any wetlands or non-wetland waters potentially subject to jurisdiction by the Corps, RWQCB, or CDFW were present. Consistent with the guidance provided by these agencies, including the State Wetland Definition and Procedures for Discharges of Dredged or Fill Materials to Waters of the State that was adopted by the State Water Resources Control Board on April 2, 2019 the BRA was based primarily on the presence of wetland plant indicators, but also included any observed indicators of wetland hydrology or wetland soils. Any potential wetland areas were identified as areas dominated by plant species with a wetland indicator status[1] of OBL (obligate), FACW (facultative wetland), or FAC (facultative) as provided on the Corps National Wetlands Plant List (Lichvar et al. 2016, as updated in 2018). Evidence of wetland hydrology can include direct (primary) indicators, such as visible inundation or saturation, algal mats, and oxidized root channels, or indirect (secondary) indicators, such as a water table within 2 feet of the soil surface during the dry season. Some indicators of wetland soils include dark colored soils, soils with a sulfidic odor, and soils that contain redoximorphic features as defined by the Corps Manual (Environmental Laboratory 1987), Arid West Regional Supplement (Corps 2008), and Field Indicators of Hydric Soils in the United States (Natural Resources Conservation Service [NRCS] 2018).

The preliminary non-wetland waters assessment was based primarily on the presence of unvegetated, ponded areas or flowing water, areas vegetated with hydrophytic plant species, or evidence indicating their presence, such as a high water mark or a defined drainage course. If the preliminary waters assessment identified potential wetlands, the collection of additional data will be necessary to prepare a formal delineation report suitable for submission to the Corps. However, no impacts to wetland habitats or waters are anticipated for Project implementation.

Other Sensitive Biological Communities

The Study Area was evaluated for the presence of other sensitive biological communities, including riparian areas and sensitive plant communities recognized by the CDFW. If

[1] OBL = Obligate, always found in wetlands (> 99% frequency of occurrence); FACW = Facultative wetland, usually found in wetlands (67-99% frequency of occurrence); FAC = Facultative, equal occurrence in wetland or non-wetlands (34-66% frequency of occurrence).

present in the Study Area, these sensitive biological communities were mapped and are described below.

3.2 Special-Status Species

3.2.1 Literature Review

The potential occurrence of special-status species in the Study Area was evaluated by first determining which special-status species occur in the vicinity of the Study Area through a literature and database search. Database searches for known occurrences of special-status species focused on the Palo Alto 7.5-minute United States Geological Survey (USGS) quadrangle. The following sources were reviewed to determine which special-status plant and wildlife species have been documented to occur in the vicinity of the Study Area:

- CNDDB records (CDFW 2020)
- USFWS Information for Planning and Conservation Species Lists (USFWS 2020)
- CNPS Inventory records (CNPS 2020)
- CDFG publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFG publication *California Bird Species of Special Concern* (Shuford and Gardali 2008)
- CDFW and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)
- *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003)

3.2.2 Site Assessment

A site assessment was conducted in the Study Area to search for suitable habitats for special-status species. Habitat conditions observed in the Study Area were used to evaluate the potential for presence of special-status species based on these searches and the professional expertise of the investigating biologist. The potential for each special-status species to occur in the Study Area was then evaluated according to the following criteria:

- No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- Present. Species is observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.

The site assessment was intended to identify the presence or absence of suitable habitat for each special-status species known to occur in the vicinity to determine its potential to occur in the Study Area. The site visits did not constitute a protocol-level survey and was not intended to determine the actual presence or absence of a species; however, if a special-status species was observed during the site visit, its presence was recorded and is discussed in Section 4.0, below.

Appendix B presents the evaluation of the potential for occurrence of each special-status plant and wildlife species known to occur in the vicinity of the Study Area with their habitat requirements, potential for occurrence, and rationale for the classification based on criteria listed above. Recommendations for further surveys for species with a moderate or high potential to occur in the Study Area are provided in Section 5.0 below.

4.0 RESULTS

The 4.12-acre Study Area is located in the northeastern portion of the Palo Alto USGS 7.5-minute quadrangle. The Study Area is relatively flat with elevations ranging from 10 to 13 feet above mean sea level. The Study Area is located approximately 0.5 mile south of Highway 84. Historic aerial imagery indicates that the Study Area and surrounding areas were utilized for agricultural purposes dating back to at least 1948 (Google Earth 2020). By 1991, the Study Area was occupied by the four buildings that presently exist. The Study Area is surrounded by commercial development utilized for warehousing and light industrial uses and the undeveloped right-of-way for the underground Hetch Hetchy Aqueduct operated by SFPUC.

The Study Area is underlain by one soil type, Urban land (USDA 1961). Urban land consists of areas where more than 85 percent of the surface is covered by asphalt, concrete, buildings, or other structures. Included in this soil type are small areas of Orthents, cut and fill, and Orthents, reclaimed. This soil type is considered to have a high runoff rate and is not considered a hydric soil.

4.1 Biological Communities and Land Cover Types

The Study Area is comprised of three land cover types, including developed, landscaped, and non-jurisdictional manmade and partially concrete-lined drainage ditch. No natural biological communities or sensitive communities were present within the Study Area. Table 2 provides land cover acreages in the Study Area. Figure 3 in Appendix A depicts the location and extent of each land cover type. A description of the land cover types found in the Study Area is provided below.

Table 2. Land Cover Types within the Study Area

Land Cover Type	Area (acres)[1]
Developed	3.65
Landscaped	0.24

[1] Due to rounding, subtotals do not equal total land area of the Project Site.

Land Cover Type	Area (acres)[1]
Non-jurisdictional Manmade and Partially Concrete-lined Drainage Ditch	0.22 (525 ln. ft.)
Total	**4.12**

4.1.1 Non-sensitive Land Cover Types

Developed

Developed land cover occupies 3.65 acres of the Study Area. Developed land cover consists of four existing buildings in the central portion of the Study Area and paved parking areas and walkways surrounding the four buildings. Developed portions of the Study Area lack vegetation and are composed entirely of impervious surfaces.

Landscaped

Landscaped land cover occupies 0.24 acre of the Study Area. Landscaped land cover consists of planting strips adjacent to the sidewalk along O'Brien Drive and raised areas in the southeastern portion of the Study Area that contain planted trees and low-lying ornamental shrubs. Landscaped areas were also observed along the fenceline of the northern and eastern boundaries of the Study Area. Planted tree species within landscaped areas in the Study Area include raywood ash (*Fraxinus angustifolia*), purple leaf plum (*Prunus cerasifera*), Japanese privet (*Ligustrum japonicum*), giant yucca (*Yucca gigantea*), and coast redwood (*Sequoia sempervirens).* One remnant large coast live oak (*Quercus agrifolia*) is present on the northern edge of the Study Area within landscaped cover. All landscaped land cover within the Study Area appears to be maintained and frequently watered via an irrigation system.

Non-jurisdictional Manmade and Partially Concrete-lined Drainage Ditch

A non-jurisdictional manmade and partially concrete-lined drainage ditchoccurs along the western edge of the Study Area. This feature (located in the Study Area) is approximately 525 linear feet in length and is approximately 0.22 acre in size. The drainage ditch is lined with concrete for most of its length and was constructed in upland areas sometime in the late 1960s when the Study Area was developed with commercial buildings as documented in the Stormwater Ditch Assessment written by WRA in January 2013 (WRA 2013). This feature has never been a blue line stream or a historic wetland. Moreover, both the Study Area and the stormwater conveyance system downstream of the ditch do not fall within the footprint of a historical stream, marsh, or wetland boundary. Prior discussions with the City of Menlo Park and East Palo Alto stormwater specialists confirmed that water entering the ditch from the south drains from upland sources from the City of East Palo Alto's paved streets (WRA 2013).

Stormwater that enters the ditch is urban runoff from a residential and commercial area. Stormwater enters the ditch at O'Brien Drive via a culverted, underground stormwater system to the south, and then it flows through the Study Area in the stormwater drainage ditch. An additional stormwater input from a Kelly Court stormdrain discharges into the stormwater drainage ditch in the northwestern portion of the Study Area via a 12-inch diameter stormwater pipe. The stormwater drainage ditch flows to an enclosed culvert

between several large commercial buildings that terminates in an area south of the berm along the elevated train tracks that is adjacent to lands mapped “depressional unnatural vegetated” habitats by the Bay Area Aquatic Resources Inventory (WRA 2013). In summary, the stormwater drainage ditch is part of a larger man-made stormwater conveyance system that drains wholly upland residential and commercial areas. The partially concrete-lined drainage ditch contains moderately hydrophytic vegetation, including patches of curly dock (*Rumex crispus*; FAC), tall flatsedge (*Cyperus eragrostis*; FACW), Italian rye grass (*Festuca perennis*; FAC), and bristly ox-tongue (*Helminthotheca echioides*; FAC), mixed with upland vegetation, such as prickly lettuce (*Lactuca serriola*; FACU), sweet fennel (*Foeniculum vulgare*; UPL), and slender oat (*Avena barbata*; UPL), which grows in sediment deposited and compacted at the bottom of the channel as a result of urban stormwater runoff. Two Chinese pistache (*Pistacia chinensis*, NR) are also located on the eastern side of the ditch, near the northern boundary of the Study Area. FAC vegetation that occurs in the ditch is equally likely to occur in wetland or upland conditions as defined by the National Wetland Plant List (Lichvar 2016, 2018). The ditch receives periodic hydrologic inputs during the rainy season, but is most likely dry for the remainder of the year between rain events. The ditch was dry during the site visit in October. It does not pond or hold water for significant durations between rain events, nor does it contain suitable habitat for sensitive wildlife species.

This man-made ditch would most likely not be subject to Corps jurisdiction under Section 404 of the CWA according to the (b)(5) exclusion in Final Rule, since this ditch was constructed in uplands. Historic aerial photographs clearly show that there is no evidence of tributaries or wetlands in the locations where this ditch was constructed. Furthermore, this ditch is an ephemeral feature (e.g., an ordinarily dry channel only flowing during or in immediate response to precipitation) and lacks the required perennial or intermittent flow to satisfy the ‘‘tributary’’ definition to be considered a CWA jurisdictional feature. Finally, stormwater control features constructed or excavated in upland or in non-jurisdictional waters to convey, treat, infiltrate, or store stormwater runoff are also exempt from CWA jurisdiction; however, the ultimate determination of jurisdiction is the responsibility of the regulatory agencies, and may differ from the conclusion reached by WRA. Additionally, this feature does not meet the definition of a wetland under the State Wetland Definition that was adopted on April 2, 2019 by the State Water Resources Control Board since it is artificial (not a wetland created by modification of surface waters of the state [state wetland criteria 2]), is less than 1 acre in size, was not approved for mitigation (state wetland criteria 3.a), is not identified in a water quality control plan (state wetland criteria 3.b), is subject to ongoing operation and maintenance (state wetland criteria 3.c), and is situated in a dense commercial setting (i.e., not part of a natural landscape [state wetland criteria 3.c]) (State Water Resources Control Board 2019). Per the State Wetland Rule, “all artificial wetlands that are less than an acre in size and do not satisfy the criteria set forth in 2, 3.a, 3.b, or 3.c are not waters of the state” (State Water Resources Control Board 2019). As such, the stormwater drainage ditch does not meet the State Wetland Definition; however, the ultimate determination of jurisdiction is the responsibility of the regulatory agencies.

4.1.2 Potentially Sensitive Biological Communities

No potentially sensitive biological communities exist within the Study Area.

4.2 Special Status Species

4.2.1 Plants

Based on a review of the resources and databases discussed in Section 3.2.1, 25 special-status plant species have been documented in the vicinity of the Study Area. The locations of 14 special-status plant species in the CNDDB within 5 miles of the Study Area are depicted on Figure 4 in Appendix A. Appendix B summarizes the potential occurrence for each special-status plant species located in the vicinity of the Study Area. No special-status plant species were observed during the site visit and none have potential to occur in the Study Area due to at least one of the following reasons:

- Absence of specific soil types (e.g., serpentine soils)
- Absence of suitable habitat (e.g., chaparral, grassland, coastal salt marsh)
- Dominance of invasive, non-native species
- Outside the geographic range of species (e.g., Study Area is below known elevation range)
- Outside the known distribution of species (e.g., Study Area is too far north)

4.2.2 Wildlife

Based on a review of the resources and databases listed in Section 3.2.1, 40 special-status wildlife species have been documented in the vicinity of the Study Area[2]. The locations of 28 special-status wildlife species in the CNDDB within 5 miles of the Study Area are depicted on Figure 5 in Appendix A. Appendix B summarizes the potential for each of these species to occur within the Study Area. Of the 40 special-status species examined, none are considered to have a high potential to occur in the study area and only one (1) was considered to have moderate potential to occur in the Study Area and is therefore discussed below. The remaining 39 species are considered unlikely, or have no potential, to occur in the Study Area for one or more of the following reasons:

- The Study Area is outside of the known or historical range of the species
- The Study Area lacks suitable aquatic habitat (e.g., rivers, streams, vernal pools)
- The Study Area lacks suitable foraging or breeding habitat (e.g., marshes)
- The Study Area lacks suitable nesting structures
- The Study Area lacks suitable soil for den development
- The Study Area lacks suitable burrows for occupancy
- No mine shafts, caves, or abandoned buildings are present
- There is a lack of connectivity with suitable occupied habitat

While the aforementioned factors contribute to the absence of many special-status wildlife species, the Study Area was determined to have adequate conditions and locality to warrant a moderate potential for one special-status species to occur. In addition, native nesting birds and roosting bats are protected by the MBTA and CFGC, as discussed below.

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[2] The following species without special status, but which are tracked in the CNNDB, occur in the vicinity of the Study Area but are not addressed in this report: Santa Cruz Kangaroo Rat

Species with Moderate Potential to Occur in the Study Area

White-tailed Kite (*Elanus leucurus*), CDFW Fully Protected. Moderate Potential. White-tailed kites occur in low-elevation grassland, agricultural areas, wetlands, oak woodland, and savannah habitats. Riparian zones adjacent to open areas are also used. Vegetative structure and prey availability seem to be more important than specific associations with plant species or vegetative communities. Lightly grazed or ungrazed fields generally support large prey populations and are often preferred to other habitats. Kites primarily feed on small mammals, although birds, reptiles, amphibians, and insects are also taken. Nest trees range from single isolated trees to trees within large contiguous forests. Preferred nest trees are extremely variable, ranging from small shrubs (less than 10 feet tall), to large trees (greater than 150 feet tall) (Dunk 1995).

Although neither white-tailed kite nor any old stick nests of suitable size to support a white-tailed kite were observed during the site visits, suitable nesting habitat for this species is present within the Study Area or in the very close vicinity. Several suitably-sized nest trees are located within the Study Area, and adjacent properties possess large eucalyptus trees (*Eucalyptus globulus*) that could provide suitable nest sites for this species. Although the Study Area itself does not support foraging habitat for this species, open spaces less than 0.5 mile to the north and northeast provide excellent foraging opportunities for small birds and small mammals. Several CNDDB occurrences occur within approximately 6 miles of the Study Area. As such, white-tailed kite has moderate potential to occur on the Study Area.

4.2.3 Critical Habitat

The Study Area is not located within any units of designated critical habitat.

5.0 PROJECT IMPACTS AND MITIGATION MEASURES

Pursuant to Appendix G, Section IV of the State CEQA Guidelines, a project would have a significant impact on biological resources if it would:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
d) Interfere substantially with the movement of any 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;
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and/or,

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

These thresholds were utilized in completing the analysis of potential project impacts for CEQA purposes. For the purposes of this analysis, a "substantial adverse effect" is generally interpreted to mean that a potential impact could directly or indirectly affect the resiliency or presence of a local biological community or species population. Potential impacts to natural processes that support biological communities and special-status species populations that can produce similar effects are also considered potentially significant. Impacts to individuals of a species or small areas of existing biological communities may be considered less than significant if those impacts are speculative, beneficial, deminimis, and/or would not affect the resiliency of a local population.

Per Mitigation Measure BIO-1 of the ConnectMenlo EIR, a BRA should be conducted by a qualified biologist to determine if any sensitive biological resources are present on or within 10 feet of the Project Area (PlaceWorks 2016). As this BRA meets the requirements presented in Mitigation Measure BIO-1 of the ConnectMenlo EIR, this measure is not discussed in the sections below.

Potential impacts on existing biological resources were evaluated by comparing the quantity and quality of habitats present in the Project Area under baseline conditions to the anticipated conditions after implementation of proposed Project activities and are depicted on Figure 4. Direct and indirect impacts on special-status species and sensitive natural communities were assessed based on the potential for the species, their habitat, or the natural community in question to be disturbed or enhanced by construction or operation of the proposed Project. Table 3 lists permanent and temporary impacts proposed by the Project within each land cover type.

Table 3. Project Impacts within Each Land Cover Type in the Study Area

Land Cover Type	Permanent (acres)	Temporary (acres)
Developed	3.65	0.00
Landscaped	0.24	0.00
Non-jurisdictional Manmade and Partially Concrete-lined Drainage Ditch	0.00	0.00
Total	**3.89**	**0.00**

5.1 Impact BIO-1: Special-Status Species

Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

The following impact analysis describes the Project's adverse effects on special-status species. The analysis is organized by the listing status (federal, state, and/or California Rare Plant Rank [CRPR]) of special-status species. Appendix B lists the potentially occurring special-status plant species, along with their listing status and basis for the determination of their absence from the Study Area.

Impact BIO-1a: Impacts on Federally- and State-Listed Special-Status Plants and CRPR 1 or 2 Plants

The Project Area has no potential to support special-status plant species due to the absence of suitable habitat and presence of non-native plant species. The proposed Project is not expected to impact any special-status plant species.

Level of Significance: No Impact

Impact BIO-1b: Impacts on Special-status and Non-special-status Native Nesting Birds

The Project has the potential to impact special-status and non-special-status native nesting birds protected by the MBTA and/or CFGC, including white-tailed kite. Project activities, such as vegetation removal, tree removal, and ground disturbance associated with development, have the potential to impact these species by causing direct mortality of eggs or young, or by causing auditory, vibratory, and/or visual disturbance of a sufficient level to cause abandonment of an active nest. If Project activities occur during the nesting season, which generally extends from February 1 through August 31, nests of both special-status and non-special-status native birds could be impacted by construction and other ground-disturbing activities. As such, impacts to nesting birds would be considered potentially significant under CEQA.

Level of Significance: Potentially Significant

<u>Mitigation Measure 1. Avoid the Bird Nesting Season or Conduct Pre-Construction Nesting Bird Surveys</u>

Project activities such as vegetation removal, grading, or initial ground-disturbance, will be conducted, or at least commenced, between September 1 and January 31 (outside of the February 1 to August 31 nesting season) to the extent feasible.

If Project activities must be conducted during the nesting season, a pre-construction nesting bird survey will be conducted by a qualified biologist no more than 14 days prior to vegetation removal or initial ground disturbance. The survey will include the Project Area and immediately adjacent area to identify the location and status of any nests that could potentially be affected either directly or indirectly by Project activities.

If active nests of native nesting bird species are located, a work exclusion zone will be established around each nest by the qualified biologist. Established exclusion zones will remain in place until all young in the nest have fledged or the nest otherwise becomes inactive (e.g., due to predation). Appropriate exclusion zone sizes will be determined by a qualified biologist and will vary based on species, nest location, existing visual buffers, noise levels, and other factors. An exclusion zone radius may be as small as 50 feet for common, disturbance-adapted species, or as large as 300 feet for kites. Exclusion zone size will be reduced from established levels by a qualified biologist if nest monitoring findings indicate that Project activities do not adversely impact the nest, and if a reduced exclusion zone would not adversely affect the nest. After the nesting effort is complete, the tree can be removed.

Mitigation Measure 2. Inhibition of Nesting

If construction activities begin during the nesting season, all potential nesting substrates, such as trees, that are proposed for removal must be removed outside the nesting season (February 1-August 31), which would preclude the initiation of nest creation in these trees, or unoccupied trees can be removed at any time following a preconstruction nesting survey.

Level of Significance After Mitigation: Less Than Significant

5.2 Impact BIO-2: Sensitive Communities

Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW and USFWS.

The CDFW defines sensitive natural communities and vegetation alliances using NatureServe's standard heritage program methodology (CDFG 2007), as described above in Section 2.2. Project impacts on CDFW sensitive natural communities, vegetation alliances/associations, or any such community identified in local or regional plans, policies, and regulations, were considered and evaluated. Furthermore, aquatic, wetland, and riparian habitats are also protected under applicable federal, state, or local regulations, and are generally subject to regulation, protection, or consideration by the Corps, RWQCB, the CDFW, and/or the USFWS.

Impact BIO-2a: Impacts on Riparian Habitat or Other Sensitive Natural Communities

The Project has no potential to impact riparian habitat or any sensitive natural communities due to the absence of riparian habitat and natural communities within and immediately adjacent to the Project Area. The proposed Project is not expected to impact riparian habitat or any sensitive natural communities.

Level of Significance: No Impact

5.3 Impact BIO-3: Jurisdictional Waters

Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Wetlands are considered sensitive environmental resources protected at federal, state, and local levels. They provide unique habitat functions and values for wildlife, and provide habitat for plant species adapted to wetland hydrology. Throughout California, the quality and quantity of wetlands has dramatically declined owing to the construction of dams, dikes, and levees, as well as because of water diversions, the filling of wetlands for development, and the overall degradation of water quality by inputs of runoff from agricultural, urban, and infrastructure development and other sources.

Impact BIO-3a: Impacts on Jurisdictional Waters

Based on the discussion in Section 4.1.1, the man-made concrete-lined ditch along the western boundary of the Project Area would not be subject to Corps jurisdiction under Section 404 of the CWA and this feature does not meet the definition of a wetland under the State Wetland Definition that was adopted on April 2, 2019 by the State Water Resources Control Board. Further, the Project is not anticipating impacts to the ditch, therefore no permits from the Corps or RWQCB would be required for the project.

Level of Significance: No Impact

5.4 Impact BIO-4: Wildlife Movement

Interfere substantially with the movement of any 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.

For many species, the landscape is a mosaic of suitable and unsuitable habitat types. Environmental corridors are segments of land that provide a link between these different habitats while also providing cover. Development that fragments natural habitats (i.e., breaks them into smaller, disjunct pieces) can have a twofold impact on wildlife: (1) as habitat patches become smaller they are unable to support as many individuals (patch size), and (2) the area between habitat patches may be unsuitable for wildlife species to traverse (connectivity).

The Project Area is not considered a wildlife corridor, though local wildlife may move through it. The surrounding area is largely fragmented due to the presence of extensive existing light industrial development, which includes roads. The location of the Project Area within a surrounding matrix of residential and light industrial activities suggests that no impacts will occur to species movement as a result of Project activities.

Level of Significance: Less Than Significant

5.5 Impact BIO-5: Impacts due to Conflicts with Local Policies

Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Impact BIO-5a: Impacts on Heritage Trees

According to the Project Plans (Appendix C), the Project Area contains 40 trees, including 13 potential heritage trees, as defined by the City of Menlo Park Municipal Code. Some of these trees may be removed during the Project. An approved tree removal permit should be obtained in accordance with provisions outlined in Chapter 13.24 of the Menlo Park Municipal Code prior to any pruning or removal of any heritage tree in the Project Area. The Project proposes to provide replacement trees for all heritage trees removed in accordance with the Menlo Park Municipal Code. A tree protection plan should be prepared by a certified arborist if work is proposed in the tree protection zone of heritage trees proposed for retention. With adherence to Chapter 13.24 of the City Municipal Code, impacts on heritage trees would be less than significant.

Level of Significance: Less Than Significant

Impact BIO-5b: Impacts Related to compliance with Municipal Code 16.44.130 (6), Bird Safe Designs

The proposed Project will include the construction of a new building with a maximum height of 88.5 feet, utilizing glazing (i.e. glass surfaces) as a primary design component. Generally speaking, buildings that feature extensive amounts of clear or especially reflective glass on the exterior and/or heavily vegetated areas directly adjacent to buildings can result in a relatively high incidence of bird collisions. Though not thoroughly understood, it is presumed that birds in flight see through glass facades and discern apparently desirable areas on the other side, and/or interpret reflections of the surrounding environment (e.g., the sky, vegetation) to be actual habitat or otherwise attractive space. This causes building features, such as transparent corners, glass guardrails, or contiguous areas of untreated glass, to present a potential risk for avian collision mortality. Vegetated pathways leading towards building facades can also encourage birds to fly towards buildings, resulting in collisions primarily on the lower stories (i.e., 60 feet and below) because most bird species spend most of their time in this elevation range engaging in foraging, breeding, and other behaviors (San Francisco Planning Department 2011). Lastly, lighting associated with development can disorient or attract migrating birds, particularly at night, creating increased collision risk if high-use avian habitats are nearby.

Despite the Study Area's location (i.e., in the general vicinity of the San Francisco Bay and associated avian habitat), the general land use surrounding the Study Area can be classified as dense light industrial or residential. Natural habitats are extremely limited in the surrounding area, and what natural cover does exist is mainly composed of landscaped areas. While birds may use landscaped areas for nesting, they typically do not do so in large numbers. Additionally, the relatively high level of baseline disturbance surrounding the Study Area would contribute to a reduced level of bird nesting in the immediate vicinity. Thus, although occasional collisions may occur by urban-adapted passerine species, they would likely be very few in number due to the limited avian habitat directly adjacent to the Study Area. Several avian species are known to use habitats of nearby Don Edwards National Wildlife Refuge both to nest and to congregate during migration; however, the fact that the Study Area is surrounded on all sides by dense urban development and does constitute a wildlife movement corridor make it highly unlikely that the proposed structure would pose a significant obstruction to bird movement or mortality risk.

The structure will be constructed, by nature, within the high collision elevation zone (i.e. within 60 feet of the ground), but incorporates design aspects to reduce the likelihood of avian collisions (described below), including complying with the following items outlined in Municipal Code Chapter 16.44.130 (6):

- No more than 10 percent of a facade's surface area shall have non-bird-friendly glazing.
- Bird-friendly glazing includes but is not limited to, opaque glass, covering of clear glass surface with patterns, paned glass with fenestration patterns, and external screens over non-reflective glass.
- Occupancy sensors or other switch control devices shall be installed on nonemergency lights and shall be programmed to shut off during non-work hours and between ten (10) p.m. and sunrise
- Placement of buildings shall avoid the potential funneling of flight paths towards a building facade

- Glass skyways or walkways, freestanding glass walls, and transparent building corners shall not be allowed
- Transparent glass shall not be allowed at the rooflines of buildings, including in conjunction with green roofs
- Use of rodenticides shall not be allowed

All glazing used in the building design is indicated in the Project plans to be bird-friendly, particularly in areas where glazing comprises more than 10 percent of the building's elevation. Other portions of glass that are not treated with anti-reflective coatings are otherwise textured or fritted to create "visual noise". Guardrails on stairways and patios will be composed of wire mesh rather than glass so as not to present collision risk. All elevations of the building will additionally incorporate variations in surface color, texture, and "relief", which aid in providing birds the opportunity to see the building before colliding with it. Lighting associated with the building will be scheduled to comply with the municipal code, and thus limit potential disorientation or attraction from nearby high-use avian habitat. Overall, building design elements have been incorporated that comply with Municipal Code Chapter 16.44.130 (6) and provide additional protections against avian collisions.

Level of Significance: Less than Significant

5.6 Impact due to Conflicts with an Adopted Habitat Conservation Plan

Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

The Project will not conflict with the provisions of an adopted HCP, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. The Study Area is not within a geographic area covered by an adopted HCP or a natural community conservation plan. The Stanford HCP, associated with an area in the Matadero/Deer Creek and San Francisquito watersheds, is the closest such plan, located approximately 3 miles to the south. This BRA was prepared for the Project in accordance with Mitigation Measure BIO-1 of the ConnectMenlo EIR, which has not been altered with significant information that would affect this Project since its preparation in 2016. Therefore, since the Study Area is not covered under an existing HCP, the Project would have no impact on provisions of an adopted, HCP, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

Level of Significance: No Impact

5.7 Cumulative Impacts

Cumulative impacts on the biological resources that could be affected by the Project may result from a number of past, current, and reasonably foreseeable future projects that occur in the area. Although such projects could result in impacts on these sensitive habitats and species, it is expected that most current and future projects that impact these species and their habitats would be required to mitigate these impacts through the CEQA, Section 1602, or Section 404/401 permitting process, as well as through the ESA Section 7 consultation process. As a result, most projects in the region will mitigate their impacts on these resources, minimizing cumulative impacts on these species.

Through implementation of the avoidance and minimization measures incorporated into the Project, it will not result in a cumulatively considerable contribution to any significant cumulative impacts to biological resources.

Level of Significance: No Impact

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APPENDIX A

FIGURES

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Sources: National Geographic, WRA | Prepared By: JSChuster, 8/7/2019

Figure 1. Study Area Regional Location Map

O'Brien Drive Development Project
Menlo Park, San Mateo County, California

0 0.25 0.5 Miles

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wra ENVIRONMENTAL CONSULTANTS

Sources: NAIP Imagery 2016, WRA | Prepared By: JSChuster, 10/9/2020

Figure 2. Project Detail

O'Brien Drive Development Project
Menlo Park, San Mateo County, California

0 50 100 Feet

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Sources: NAIP Imagery 2016, WRA | Prepared By: JSChuster, 12/4/2020

Figure 3. Biological Communities in the Study Area

O'Brien Drive Development Project
Menlo Park, San Mateo County, California

0 50 100 Feet

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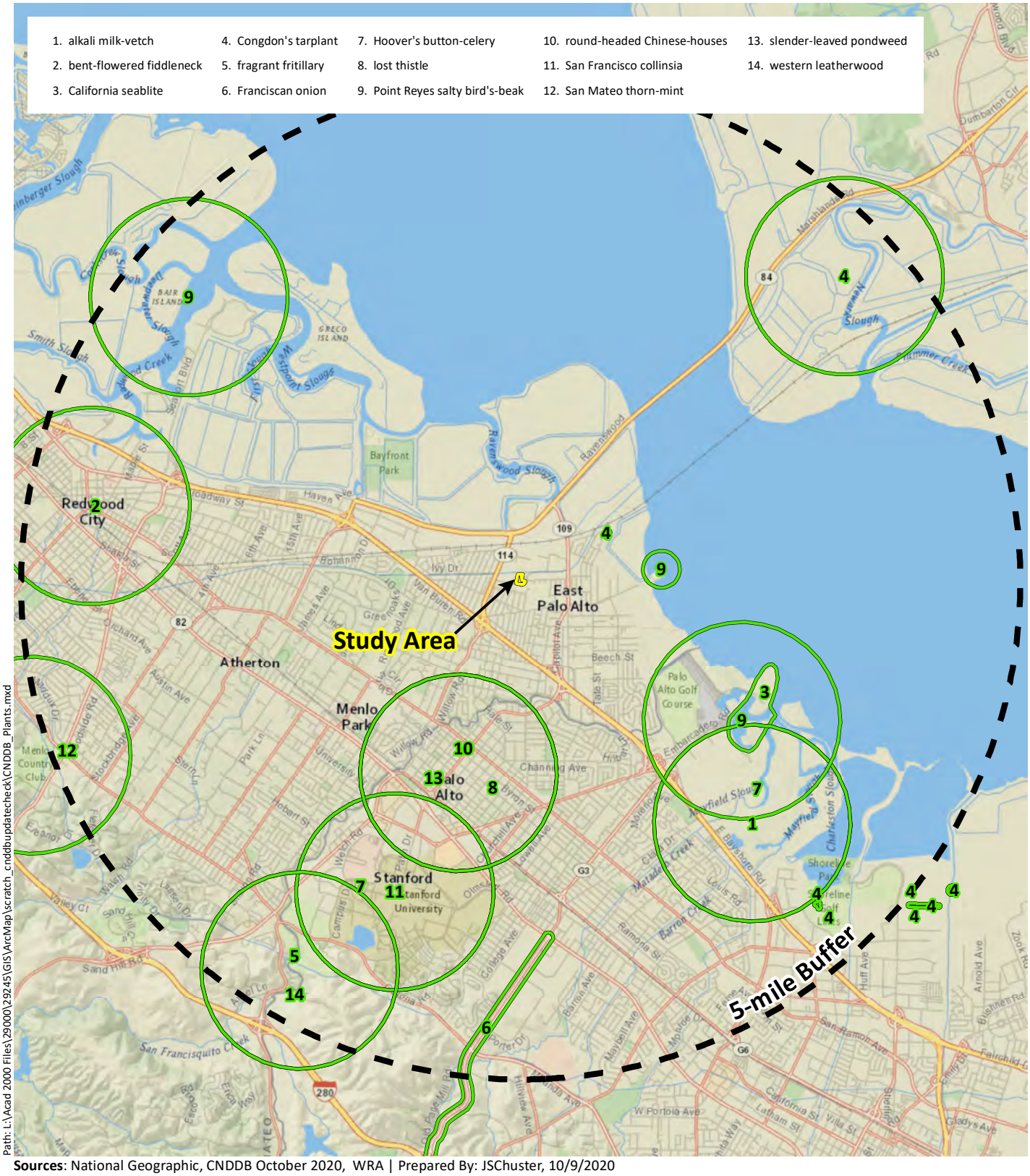

Sources: National Geographic, CNDDB October 2020, WRA | Prepared By: JSChuster, 10/9/2020

Figure 4. Special-Status Plant Species Documented within 5-miles of the Study Area

O'Brien Drive Development Project
Menlo Park, San Mateo County, California

0 1 2 Miles

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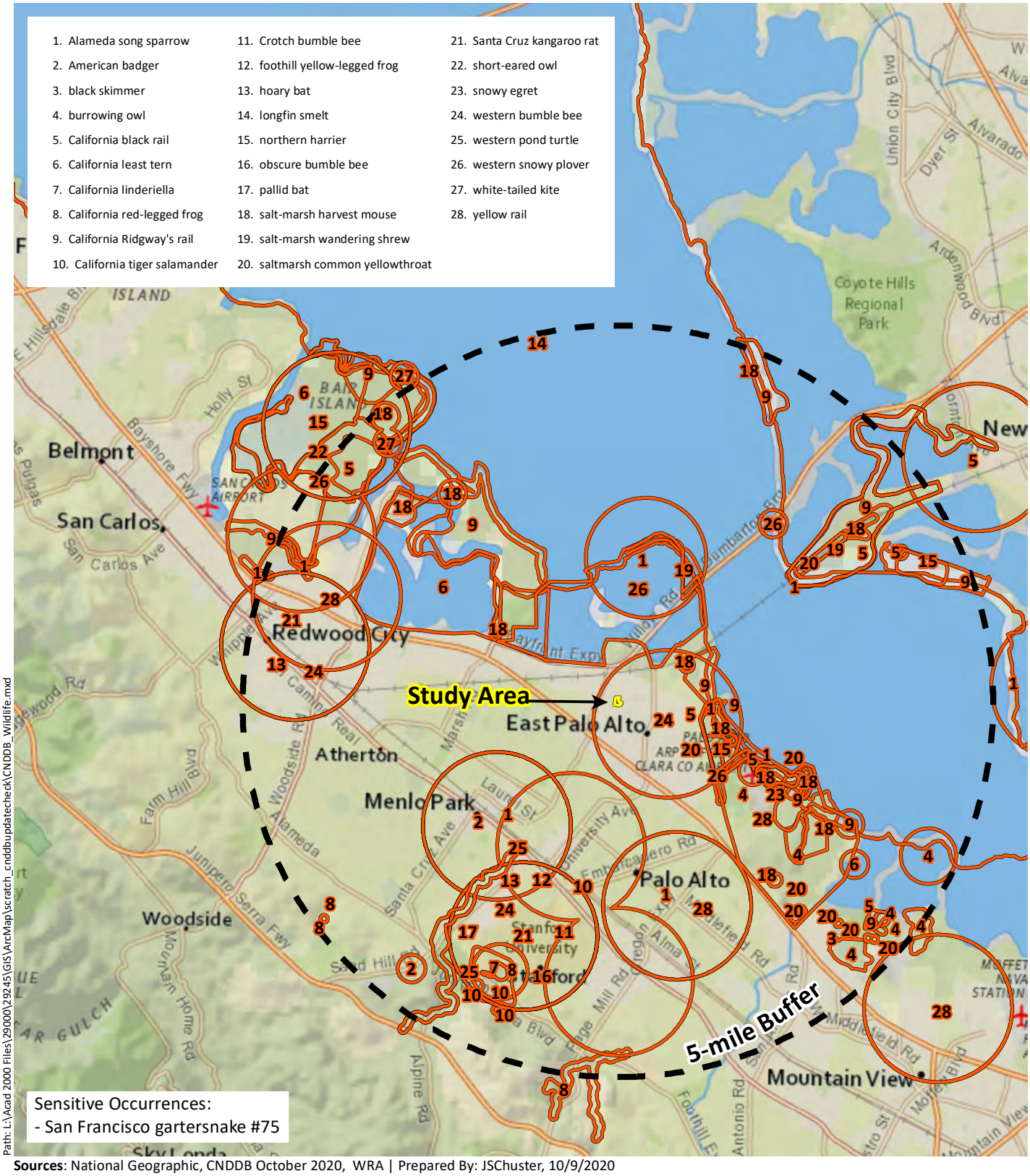
ENVIRONMENTAL CONSULTANTS



Sources: National Geographic, CNDDB October 2020, WRA | Prepared By: JSChuster, 10/9/2020

Figure 5. Special-Status Wildlife Species Documented within 5-miles of the Study Area

O'Brien Drive Development Project
Menlo Park, San Mateo County, California

0 1 2 Miles

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APPENDIX B

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES POTENTIALS TABLE

Appendix B. Potential for Special Status Plant and Wildlife Species to Occur in the Study Area. List compiled from the California Department of Fish and Wildlife (CDFW) Natural Diversity Database (2020), U.S. Fish and Wildlife Service (USFWS) Species Lists (2020), and California Native Plant Society (CNPS) Electronic Inventory (2020) searches focused on the Palo Alto USGS 7.5' quadrangle.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Plants				
San Mateo thorn-mint *Acanthomintha duttonii*	FE, SE, Rank 1B.1	Chaparral, valley and foothill grassland. Elevation ranges from 160 to 985 feet (50 to 300 meters). Blooms Apr-Jun.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
Franciscan onion *Allium peninsulare var. franciscanum*	Rank 1B.2	Cismontane woodland, valley and foothill grassland. Elevation ranges from 170 to 1000 feet (52 to 305 meters). Blooms (Apr)May-Jun.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
bent-flowered fiddleneck *Amsinckia lunaris*	Rank 1B.2	Coastal bluff scrub, cismontane woodland, valley and foothill grassland. Elevation ranges from 5 to 1640 feet (3 to 500 meters). Blooms Mar-Jun.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
California androsace *Androsace elongata ssp. acuta*	Rank 4.2	Chaparral, cismontane woodland, coastal scrub, meadows and seeps, pinyon and juniper woodland, valley and foothill grassland. Elevation ranges from 490 to 4280 feet (150 to 1305 meters). Blooms Mar-Jun.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Kings Mountain manzanita *Arctostaphylos regismontana*	Rank 1B.2	Broadleafed upland forest, chaparral, north coast coniferous forest. Elevation ranges from 1000 to 2395 feet (305 to 730 meters). Blooms Dec-Apr.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
Brewer's calandrinia *Calandrinia breweri*	Rank 4.2	Chaparral, coastal scrub. Elevation ranges from 30 to 4005 feet (10 to 1220 meters). Blooms (Jan)Mar-Jun.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
Congdon's tarplant *Centromadia parryi ssp. congdonii*	Rank 1B.1	Valley and foothill grassland (alkaline). Elevation ranges from 0 to 755 feet (0 to 230 meters). Blooms May-Oct(Nov).	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
Crystal Springs fountain thistle *Cirsium fontinale var. fontinale*	FE, SE, Rank 1B.1	Chaparral (openings), cismontane woodland, meadows and seeps, valley and foothill grassland. Elevation ranges from 145 to 575 feet (45 to 175 meters). Blooms (Apr)May-Oct.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
lost thistle *Cirsium praeteriens*	Rank 1A	Elevation ranges from 0 to 330 feet (0 to 100 meters). Blooms Jun-Jul.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
round-headed Chinese-houses *Collinsia corymbosa*	Rank 1B.2	Coastal dunes. Elevation ranges from 0 to 65 feet (0 to 20 meters). Blooms Apr-Jun.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
San Francisco collinsia *Collinsia multicolor*	Rank 1B.2	Closed-cone coniferous forest, coastal scrub. Elevation ranges from 95 to 820 feet (30 to 250 meters). Blooms (Feb)Mar-May.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
western leatherwood *Dirca occidentalis*	Rank 1B.2	Broadleafed upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, north coast coniferous forest, riparian forest, riparian woodland. Elevation ranges from 80 to 1395 feet (25 to 425 meters). Blooms Jan-Mar(Apr).	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
Hoover's button-celery *Eryngium aristulatum var. hooveri*	Rank 1B.1	Vernal pools. Elevation ranges from 5 to 150 feet (3 to 45 meters). Blooms (Jun)Jul(Aug).	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
Jepson's coyote thistle *Eryngium jepsonii*	Rank 1B.2	Valley and foothill grassland, vernal pools. Elevation ranges from 5 to 985 feet (3 to 300 meters). Blooms Apr-Aug.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
fragrant fritillary *Fritillaria liliacea*	Rank 1B.2	Cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland. Elevation ranges from 5 to 1345 feet (3 to 410 meters). Blooms Feb-Apr.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
Marin western flax *Hesperolinon congestum*	FT, ST, Rank 1B.1	Chaparral, valley and foothill grassland. Elevation ranges from 15 to 1215 feet (5 to 370 meters). Blooms Apr-Jul.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
woolly-headed lessingia *Lessingia hololeuca*	Rank 3	Broadleafed upland forest, coastal scrub, lower montane coniferous forest, valley and foothill grassland. Elevation ranges from 45 to 1000 feet (15 to 305 meters). Blooms Jun-Oct.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
arcuate bush-mallow *Malacothamnus arcuatus*	Rank 1B.2	Chaparral, cismontane woodland. Elevation ranges from 45 to 1165 feet (15 to 355 meters). Blooms Apr-Sep.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
Davidson's bush-mallow *Malacothamnus davidsonii*	Rank 1B.2	Chaparral, cismontane woodland, coastal scrub, riparian woodland. Elevation ranges from 605 to 3740 feet (185 to 1140 meters). Blooms Jun-Jan.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Mt. Diablo cottonweed *Micropus amphibolus*	Rank 3.2	Broadleafed upland forest, chaparral, cismontane woodland, valley and foothill grassland. Elevation ranges from 145 to 2705 feet (45 to 825 meters). Blooms Mar-May.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
woodland woolythreads *Monolopia gracilens*	Rank 1B.2	Broadleafed upland forest (openings), chaparral (openings), cismontane woodland, north coast coniferous forest (openings), valley and foothill grassland. Elevation ranges from 325 to 3935 feet (100 to 1200 meters). Blooms (Feb)Mar-Jul.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
Choris' popcornflower *Plagiobothrys chorisianus var. chorisianus*	Rank 1B.2	Chaparral, coastal prairie, coastal scrub. Elevation ranges from 5 to 525 feet (3 to 160 meters). Blooms Mar-Jun.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
slender-leaved pondweed *Stuckenia filiformis ssp. alpina*	Rank 2B.2	Marshes and swamps (assorted shallow freshwater). Elevation ranges from 980 to 7055 feet (300 to 2150 meters). Blooms May-Jul.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary
two-fork clover *Trifolium amoenum*	FE, Rank 1B.1	Coastal bluff scrub, valley and foothill grassland (sometimes serpentine). Elevation ranges from 15 to 1360 feet (5 to 415 meters). Blooms Apr-Jun.	**No Potential.** Suitable habitat not present within the Study Area.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
caper-fruited tropidocarpum *Tropidocarpum capparideum*	Rank 1B.1	Valley and foothill grassland (alkaline hills). Elevation ranges from 0 to 1495 feet (1 to 455 meters). Blooms Mar-Apr.	**No Potential.** Suitable habitat not present within the Study Area. Site is composed entirely of composed and developed land cover.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
MAMMALS				
salt-marsh wandering shrew *Sorex vagrans halicoetes*	SSC	Salt marshes of the south arm of San Francisco Bay. Medium high marsh 6 to 8 feet above sea level where abundant driftwood is scattered among *Salicornia*.	**No Potential.** No salt marsh habitat is present on the Study Area.	No further action necessary
pallid bat *Antrozous pallidus*	SSC, WBWG High	Found in a variety of habitats ranging from grasslands to mixed forests, favoring open and dry, rocky areas. Roost sites include crevices in rock outcrops and cliffs, caves, mines, and also hollow trees and various manmade structures such as bridges, barns, and buildings (including occupied buildings). Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	**No Potential.** No rock outcroppings or other suitable human structures exist on the Study Area to provide roost habitat for this species.	No further action necessary
Townsend's big-eared bat *Corynorhinus townsendii*	SSC, WBWG High	Associated with a wide variety of habitats from deserts to higher-elevation mixed and coniferous forests. Females form maternity colonies in buildings, caves and mines, and males roost singly or in small groups. Foraging typically occurs at edge habitats near wooded areas, e.g. along streams.	**No Potential.** No potential roost habitat for this species exists on or near the Study Area.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
hoary bat *Lasiurus cinereus*	WBWG Medium	Prefers open forested habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths.	**Unlikely.** Though individuals may forage or roost in broad-leafed trees on the Study Area, all nearby occurrences in CNDDB are extremely old specimen collection samples that do not suggest the species is still present nearby. Furthermore, ongoing antropogenic disturbance around the Study Area is likely to deter bat roosting.	No further action necessary
San Francisco dusky-footed woodrat *Neotoma fuscipes annectens*	SSC	Forest habitats of moderate canopy and moderate to dense understory. Also in chaparral habitats. Constructs nests of shredded grass, leaves, and other material. May be limited by availability of nest-building materials.	**No Potential.** No dense understory with significant availability of nest-building materials is present on the Study Area.	No further action necessary
salt-marsh harvest mouse *Reithrodontomys raviventris*	FE, SE, CFP	Endemic to emergent salt and brackish wetlands of the San Francisco Bay Estuary. Pickleweed marshes are primary habitat; also occurs in various other wetland communities with dense vegetation. Does not burrow, builds loosely organized nests. Requires higher areas for flood escape.	**No Potential.** No salt marsh habitat is present on the Study Area.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
American badger *Taxidea taxus*	SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Requires friable soils and open, uncultivated ground. Preys on burrowing rodents.	**No Potential.** All open areas within the Study Area are landscaped, indicating that no suitable burrow locations exist for this species.	No further action necessary
BIRDS				
white-tailed kite *Elanus leucurus*	CFP	Year-round resident in coastal and valley lowlands with scattered trees and large shrubs, including grasslands, marshes and agricultural areas. Nests in trees, of which the type and setting are highly variable. Preys on small mammals and other vertebrates.	**Moderate Potential.** Several large trees at the perimeter of the Study Area could support nesting of this species.	Pre-construction nesting bird surveys should be conducted to ensure no nesting activity by this species is occurring on or near the Study Area. See Mitigation Measure 1 for further detail.
bald eagle *Haliaeetus leucocephalus*	FD, SE, CFP, BCC	Occurs year-round in California, but primarily a winter visitor; breeding population is growing. Nests in large trees in the vicinity of larger lakes, reservoirs and rivers. Wintering habitat somewhat more variable but usually features large concentrations of waterfowl or fish.	**Unlikely.** The nearest large body of water to the Study Area is San Francisco Bay, which does not provide ideal foraging habitat for this species. Suitable nest trees are also limited in the vicinity.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
yellow rail *Coturnicops noveboracensis*	BCC, SSC	Summer resident in eastern Sierra Nevada in Mono County, breeding in shallow freshwater marshes and wet meadows with dense vegetation. Also a rare winter visitor along the coast and other portions of the state. Extremely cryptic.	**No Potential.** The Study Area is located outside the known breeding range of this species.	No further action necessary
California black rail *Laterallus jamaicensis coturniculus*	ST, CFP	Year-round resident in marshes (saline to freshwater) with dense vegetation within four inches of the ground. Prefers larger, undisturbed marshes that have an extensive upper zone and are close to a major water source. Extremely secretive and cryptic.	**No Potential.** No tidal marsh habitat is present on the Study Area.	No further action necessary
California Ridgway's (clapper) rail *Rallus obsoletus obsoletus*	FE, SE, CFP	Year-round resident in tidal marshes of the San Francisco Bay estuary. Requires tidal sloughs and intertidal mud flats for foraging, and dense marsh vegetation for nesting and cover. Typical habitat features abundant growth of cordgrass and pickleweed. Feeds primarily on molluscs and crustaceans.	**No Potential.** No tidal marsh habitat is present on the Study Area.	No further action necessary
western snowy plover *Charadrius nivosus (alexandrines) nivosus*	FT, SSC, BCC, RP	Federal listing applies only to the Pacific coastal population. Year-round resident and winter visitor. Occurs on sandy beaches, salt pond levees, and the shores of large alkali lakes. Nests on the ground, requiring sandy, gravelly or friable soils.	**No Potential.** Salt flats, sandy beaches, or graveled areas suitable for nesting by this species are not present on the Study Area.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
California least tern *Sternula antillarum browni*	FE, SE, CFP	Summer resident along the coast from San Francisco Bay south to northern Baja California; inland breeding also very rarely occurs. Nests colonially on barren or sparsely vegetated areas with sandy or gravelly substrates near water, including beaches, islands, and gravel bars. In San Francisco Bay, has also nested on salt pond margins.	**No Potential.** Barren substrates necessary for nesting of this species are not present on the Study Area.	No further action necessary
black skimmer *Rynchops niger*	BCC, SSC	Found primarily in southern California; South San Francisco Bay has a small resident population. Nests colonially on gravel bars, low islets, and sandy beaches	**No Potential.** Though the Study Area is within 0.75 mile of potential nesting and foraging habitat, the Study Area itself provides no habitat value for this species due to lack of aquatic features or associated terrestrial areas.	No further action necessary
marbled murrelet *Brachyramphus marmoratus*	FT, SE	Predominantly coastal marine. Nests in old-growth coniferous forests up to 30 miles inland along the Pacific coast, from Eureka to Oregon border, and in Santa Cruz/San Mateo Counties. Nests are highly cryptic, and typically located on platform-like branches of mature redwoods and Douglas firs. Forages on marine invertebrates and small fishes.	**No Potential.** No large stands of coniferous forest are present on or near the Study Area.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
burrowing owl *Athene cunicularia*	SSC, BCC	Year-round resident and winter visitor. Occurs in open, dry grasslands and scrub habitats with low-growing vegetation, perches and abundant mammal burrows. Preys upon insects and small vertebrates. Nests and roosts in old mammal burrows, most commonly those of ground squirrels.	**No Potential.** No burrowing mammal activity was observed on the Study Area, nor were any suitable burrows surrogates.	No further action necessary
San Francisco common yellowthroat *Geothlypis trichas sinuosa*	BCC, SSC	Resident of the San Francisco Bay region, in fresh and salt-water marshes. Requires thick, continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.	**No Potential.** No suitable salt-marsh or wetland habitat for this species exists on the Study Area.	No further action necessary
Alameda song sparrow *Melospiza melodia pusillula*	BCC, SSC	Year-round resident of salt marshes bordering the south arm of San Francisco Bay. Inhabits primarily pickleweed marshes; nests placed in marsh vegetation, typically shrubs such as gumplant.	**No Potential.** No salt-marsh habitat exists on the Study Area.	No further action necessary
great blue heron *Ardea herodias*	none (breeding sites protected by CDFW); CDF sensitive	Year-round resident. Nests colonially or semi-colonially in tall trees and on cliffs, also sequested terrestrial substrates. Breeding sites usually in close proximity to foraging areas: marshes, lake margins, tidal flats, and rivers. Forages primarily on fishes and other aquatic prey, also smaller terrestrial vertebrates.	**No Potential.** No aquatic features are present sufficiently close to the Study Area to suggest the establishment of a nesting colony by this species.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
snowy egret *Egretta thula*	none (breeding sites protected by CDFW)	Year-round resident. Nests colonially, usually in trees, at times in sequestered beds of dense tules. Rookery sites usually situated close to foraging areas: marshes, tidal-flats, streams, wet meadows, and borders of lakes.	**No Potential.** No aquatic features are present sufficiently close to the Study Area to suggest the establishment of a nesting colony by this species.	No further action necessary
AMPHIBIANS				
Santa Cruz black salamander *Aneides flavipunctatus niger*	SSC	Climbing salamanders of the genus *Aneides* frequent damp woodlands and are usually found hiding under various debris (i.e. bark, woodrat nests, logs). The Santa Cruz black salamander exists south of the San Francisco Bay and was only recently recognized as a separate and protected species. Santa Cruz black salamander is highly sedentary, preferring to stay hidden under riparian debris.	**No Potential.** The Study Area is outside the known breeding range of this species, and does not possess wetland habitat	No further action necessary
California tiger salamander *Ambystoma californiense*	FE/FT, ST, RP	Populations in Santa Barbara and Sonoma counties currently listed as endangered; threatened in remainder of range. Inhabits grassland, oak woodland, ruderal and seasonal pool habitats. Adults are fossorial and utilize mammal burrows and other subterranean refugia. Breeding occurs primarily in vernal pools and other seasonal water features.	**No Potential.** No perennial aquatic habitat or suitable burrows are present on the Study Area to support this species.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
California giant salamander *Dicamptodon ensatus*	SSC	Occurs in the north-central Coast Ranges. Moist coniferous and mixed forests are typical habitat; also uses woodland and chaparral. Adults are terrestrial and fossorial, breeding in cold, permanent or semi-permanent streams. Larvae usually remain aquatic for over a year.	**No Potential.** No forested habitat exists on the Study Area to support this species.	No further action necessary
California red-legged frog *Rana draytonii*	FT, SSC, RP	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11 to 20 weeks of permanent water for larval development. Associated with quiet perennial to intermittent ponds, stream pools and wetlands. Prefers shorelines with extensive vegetation. Disperses through upland habitats after rains.	**No Potential.** The Study Area is outside the known breeding range for this species.	No further action necessary
foothill yellow-legged frog *Rana boylii*	SC, SSC	Found in or adjacent to rocky streams in a variety of habitats. Prefers partly-shaded, shallow streams and riffles with a rocky substrate; requires at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis. Feeds on both aquatic and terrestrial invertebrates.	**No Potential.** The Study Area is outside the known breeding range for this species.	No further action necessary
REPTILES				

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
Pacific (western) pond turtle *Actinemys marmorata*	SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches with aquatic vegetation. Require basking sites such as partially submerged logs, vegetation mats, or open mud banks, and suitable upland habitat (sandy banks or grassy open fields) for egg-laying.	**No Potential.** No perennial water bodies are present on the Study Area.	No further action necessary
green sea turtle *Chelonia mydas*	FT (west coast populations)	Found in fairly shallow waters inside reefs, bays and inlets with marine grass and algae. Open beaches with a sloping platform and minimal disturbance are required for nesting. This species exhibits high site fidelity.	**No Potential.** No marine habitat exists on the Study Area.	No further action necessary
Alameda whipsnake *Masticophis lateralis euryxanthus*	FT, ST	Inhabits chaparral and foothill-hardwood habitats in the eastern Bay Area. Prefers south-facing slopes and ravines with rock outcroppings where shrubs form a vegetative mosaic with oak trees and grasses and small mammal burrows provide basking and refuge.	**No Potential.** The Study Area is outside the known breeding range of this species.	No further action necessary
San Francisco garter snake *Thamnophis sirtalis tetrataenia*	FE, SE, CFP, RP	Vicinity of freshwater marshes, ponds and slow moving streams in San Mateo County and extreme northern Santa Cruz County. Prefers dense cover and water depths of at least one foot. Upland areas near water are also very important.	**No Potential.** No aquatic habitat with potential to support this species is present within or in the vicinity of the Study Area.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
FISHES				
Delta smelt *Hypomesus transpacificus*	FT, SE, RP	Lives in the Sacramento-San Joaquin estuary in areas where salt and freshwater systems meet. Occurs seasonally in Suisun Bay, Carquinez Strait and San Pablo Bay. Seldom found at salinities > 10 ppt; most often at salinities < 2 ppt.	**No Potential.** No marine habitat exists on the Study Area.	No further action necessary
longfin smelt *Spirinchus thaleichthys*	FC, ST, SSC, RP	Euryhaline, nektonic and anadromous. Found in open waters of estuaries, mostly in middle or bottom of water column. Prefer salinities of 15 to 30 ppt, but can be found in completely freshwater to almost pure seawater.	**No Potential.** No marine habitat exists on the Study Area.	No further action necessary
tidewater goby *Eucyclogobius newberryi*	FE, SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches; requires fairly still but not stagnant water and high oxygen levels.	**No Potential.** No marine habitat exists on the Study Area.	No further action necessary
INVERTEBRATES				

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
vernal pool fairy shrimp *Branchinecta lynchi*	FT, SSI, RP	Endemic to the grasslands of the Central Valley, central coast mountains, and south coast mountains, in astatic rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	**No Potential.** No vernal pool habitats exist on the Study Area.	No further action necessary
vernal pool tadpole shrimp *Lepidurus packardi*	FE, SSI, RP	Inhabits vernal pools and swales in the Sacramento Valley containing clear to highly turbid water. Pools commonly found in grass bottomed swales of unplowed grasslands. Some pools are mud-bottomed and highly turbid.	**No Potential.** No vernal pool habitats exist on the Study Area.	No further action necessary
California linderiella *Linderiella occidentalis*	SSI	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions. Water in the pools has very low alkalinity, conductivity, and TDS.	**No Potential.** No seasonal pools exist on the Study Area.	No further action necessary
San Bruno elfin butterfly *Callophrys mossii bayensis*	FE, SSI	Limited to the vicinity of San Bruno Mountain, San Mateo County. Colonies are located on in rocky outcrops and cliffs in coastal scrub habitat on steep, north-facing slopes within the fog belt. Species range is tied to the distribution of the larval host plant, Sedum spathulifolium.	**No Potential.** The Study Area is outside the known breeding range of this species.	No further action necessary

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
Bay checkerspot butterfly *Euphydryas editha bayensis*	FT, SSI, RP	Restricted to native grasslands on outcrops of serpentine soil in the vicinity of San Francisco Bay. *Plantago erecta* is the primary host plant; *Orthocarpus densiflorus* and *O. purpurscens* are the secondary host plants.	**No Potential.** The Study Area is outside the known breeding range of this species.	No further action necessary
Mission blue butterfly *Icaricia icarioides missionensis*	FE, SSI, RP	Inhabits grasslands and coastal chaparral of the San Francisco peninsula and southern Marin County, but mostly found on San Bruno Mountain. Three larval host plants: *Lupinus albifrons*, *L. variicolor*, and *L. formosus*, of which *L. albifrons* is favored.	**No Potential.** No grassland or chaparral habitat exists on the Study Area to support this species or its host plants.	No further action necessary
Myrtle's silverspot butterfly *Speyeria zerene myrtleae*	FE, RP, SSI	Restricted to the fog belt of northern Marin and southernmost Sonoma County, including the Point Reyes peninsula; extirpated from coastal San Mateo County. Occurs in coastal prairie, dunes, and grassland. Larval foodplant is typically *Viola adunca*. Adult flight season may range from late June to early September.	**No Potential.** The Study Area is outside the known breeding range of this species.	No further action necessary

*** Key to status codes:**

FE	Federal Endangered
FT	Federal Threatened
FC	Federal Candidate
BCC	USFWS Birds of Conservation Concern
SE	State Endangered
ST	State Threatened
SC	State Candidate

SSC	CDFW Species of Special Concern
CFP	CDFW Fully Protected Animal
WBWG	Western Bat Working Group High or Medium Priority Species
Rank 1A	CNPS Rank 1A: Plants presumed extinct in California
Rank 1B	CNPS Rank 1B: Plants rare, threatened or endangered in California and elsewhere
Rank 2A	CNPS Rank 2A: Plants presumed extirpated in California, but more common elsewhere
Rank 2B	CNPS Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere

Potential to Occur:
No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.

Results and Recommendations:
Present. Species was observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.
Not Present. Species is assumed to not be present due to a lack of key habitat components.
Not Observed. Species was not observed during surveys.

APPENDIX C

PROJECT PLANS

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

COVER SHEET

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

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DES ARCHITECTS ENGINEERS

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PROJECT DATA

PROJECT: 1125 O'BRIEN DRIVE
CONSISTS OF TWO PARCELS:

PARCEL 1: DEVELOPMENT LOT
CONSISTIS OF MERGED PROPERTY LOTS 1105, 1135-1165 O'BRIEN DRIVE PLUS A DRAINAGE DITCH.
PROPOSED: 5-STORY BUILDING FOR LIFE SCIENCES AND SURFACE PARKING.

PARCEL 2: ACCESSORY PARKING LOT
CONSISTS OF 1 CASEY CT PROPERTY
PROPOSED: SURFACE PARKING.

PROJECT DATA

LEGAL JURISDICTION:	MENLO PARK, CA
ZONING DESIGNATION:	LS-B
FAR:	125%

PROJECT SITE AREA

PARCEL 1:	106,358 SF
PARCEL 2:	73,180 SF

PARKING STANDARDS
1.25 - 2.5 SPACES / 1000 SF

EV STALLS
10% OF TOTAL + 5% EV READY
ACTUAL PARKING SEE SHEET A1

AMENITIES

BICYCLE SPACES:	6 SHORT TERM, 20 LONG TERM
SHOWERS:	2 WOMEN, 2 MEN

PARCEL 1: DEVELOPMENT LOT
5-STORY BUILDING

BASE FLOOD ELEVATION: 12.8 FT
LEVEL 1 ELEVATION: 14.8 FT

MINICIPAL CODE:

CBC 2019
BUILDING OCCUPANCY: BUSINESS (B)
TYPE OF CONSTRUCTION: I-B
FIRE PROTECTION: FULLY SPRINKLERED
ALLOWABLE AREA: UNLIMITED
ALLOWABLE HEIGHT: 180 FT; 12 STORIES

ZONING (LS-B)
ALLOWABLE AREA: PARCEL 1
106,335 SF X 1.25 FAR = 132,943 SF MAX
MAXIMUM HEIGHT: 110 FT

ACTUAL AREA (FAR)

LEVEL 1 R&D AREA	23,296 SF
LEVEL 1 CAFE	2,760 SF
LEVEL 2 R&D AREA	24,790 SF
LEVEL 3 R&D AREA	25,619 SF
LEVEL 4 R&D AREA	25,619 SF
LEVEL 5 R&D AREA	25,619 SF
ROOF STAIRS & ELEVATOR	2,026 SF
ROOF STORAGE	1,055 SF
CHEMICAL STORAGE	500 SF
TOTAL:	**131,284 SF**

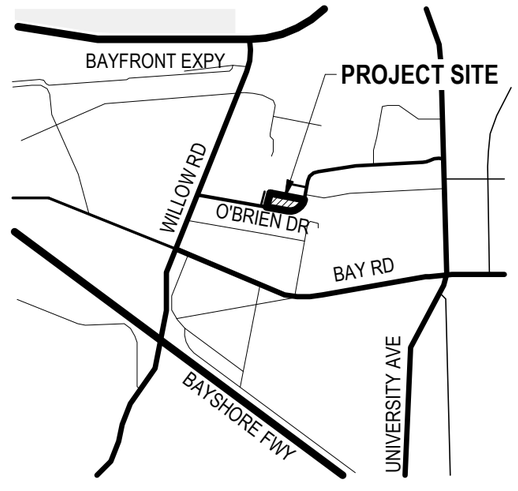
ACTUAL HEIGHT
MAIN ROOF: 85 FT
ROOF STAIRS/ELEVATOR: 97.5 FT
AVERAGE HEIGHT: 58.93 FT, SEE SHEET A17.1

PROJECT TEAM

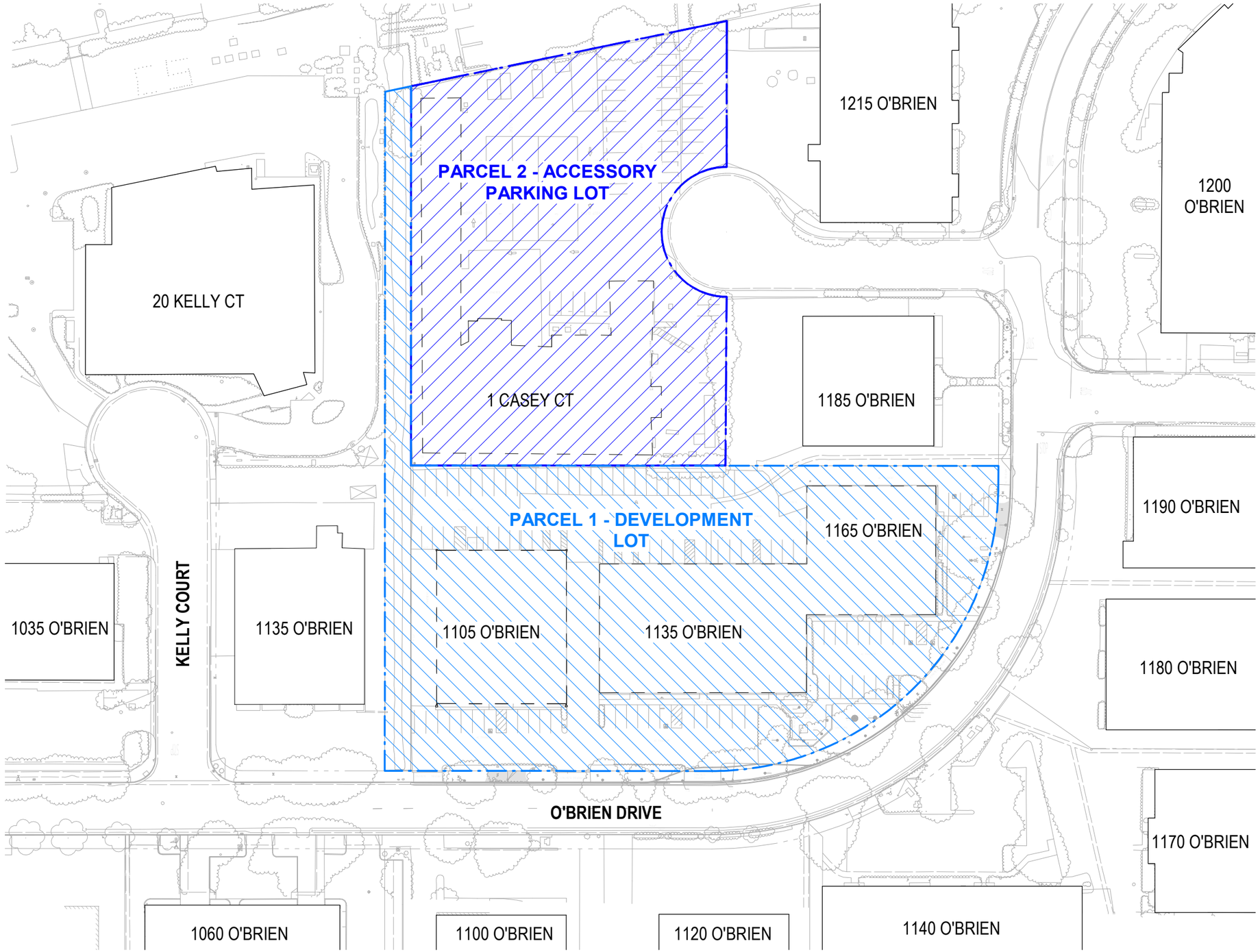
BUILDING OWNER:
O'BRIEN DRIVE PORTFOLIO
c/o TARLTON PROPERTIES
1530 O'BRIEN DRIVE, SUITE C
MENLO PARK, CA 94025
PHONE: 650.330.3600
CONTACT: RON KRIETEMEYER

ARCHITECT:
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA 94063
PHONE: 650.364.6453
CONTACT: ELKE MACGREGOR

PROJECT LOCATION



SHEET LIST



PROJECT NAME: 1125 O'BRIEN DRIVE
CONSISTS OF TWO PARCELS

PARCEL 1 - DEVELOPMENT LOT
- CONSISTS OF MERGED PROPERTY LOTS 1105, 1135-1165 O'BRIEN DRIVE PLUS A DRAINAGE DITCH
- EXISTING BUILDINGS:

1105 & 1135-1165 O'BRIEN
GROSS FLOOR AREA: 38,688 SF (.40 F.A.R.)
BLDGS. HEIGHT: 20 FT
(E) PARKING SPACES: 101
(E) PARKING RATIO: (3.3 / 1,000 SF)
- PROPOSED: 5-STORY BUILDING AND SURFACE PARKING

PARCEL 2 - ACCESSORY PARKING LOT
- CONSISTS OF 1 CASEY COURT PROPERTY
- EXISTING BUILDING:

1 CASEY CT
GROSS FLOOR AREA: 20,955 SF (APPROX)
BLDG HEIGHT: 19.2 FT
(E) PARKING SPACES: 44
(E) PARKING RATIO: (2 / 1,000 SF)
- PROPOSED: SURFACE PARKING

LEGEND

PARCEL 1 PROPERTY LINE (1105-1165 OBD + DITCH)

PARCEL 2 PROPERTY LINE (1 CASEY CT)

(E) BUILDINGS TO BE DEMOLISHED.

TRUE NORTH

0' 40' 80' 160'

SCALE: 1" = 80'-0"

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

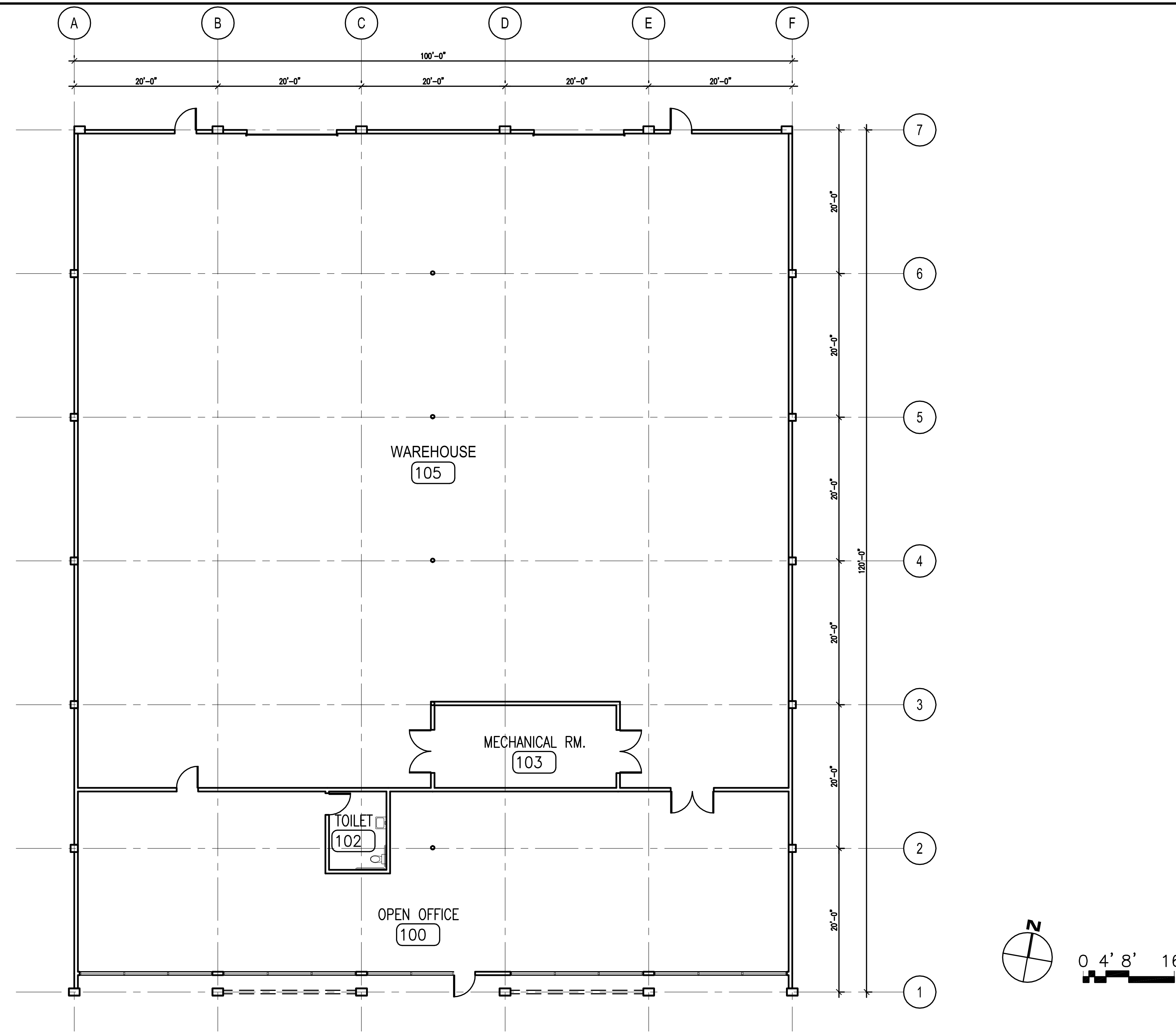
PROJECT SITE PLAN - PARCELS 1 & 2

11-16-2020 C.U.P. REVISIONS

G1A

DES ARCHITECTS ENGINEERS

BIM 360://TARLTON - 1125 OBD/9718011_A_1125OBrien_2020 _Central.rvt



EXISTING 1105 O'BRIEN DR
R&D BUILDING
12,000 SF
HEIGHT: 20 FT

TARLTON

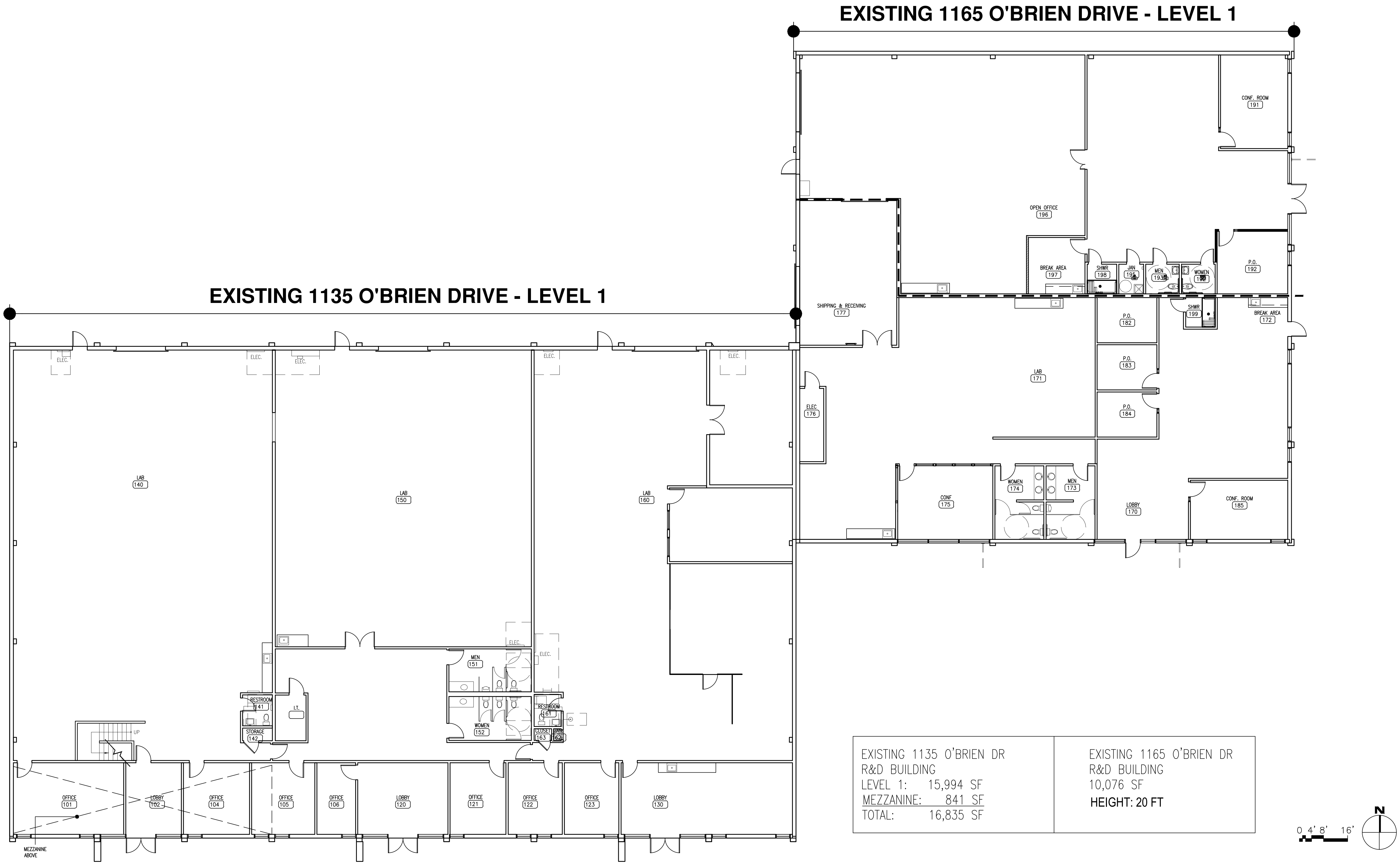
1125 O'BRIEN DRIVE
MENLO PARK, CA
94025

1105 EXISTING GROSS AREA

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

G2

DES ARCHITECTS ENGINEERS



EXISTING 1135 O'BRIEN DR	EXISTING 1165 O'BRIEN DR
R&D BUILDING	R&D BUILDING
LEVEL 1: 15,994 SF	10,076 SF
MEZZANINE: 841 SF	HEIGHT: 20 FT
TOTAL: 16,835 SF	

TARLTON

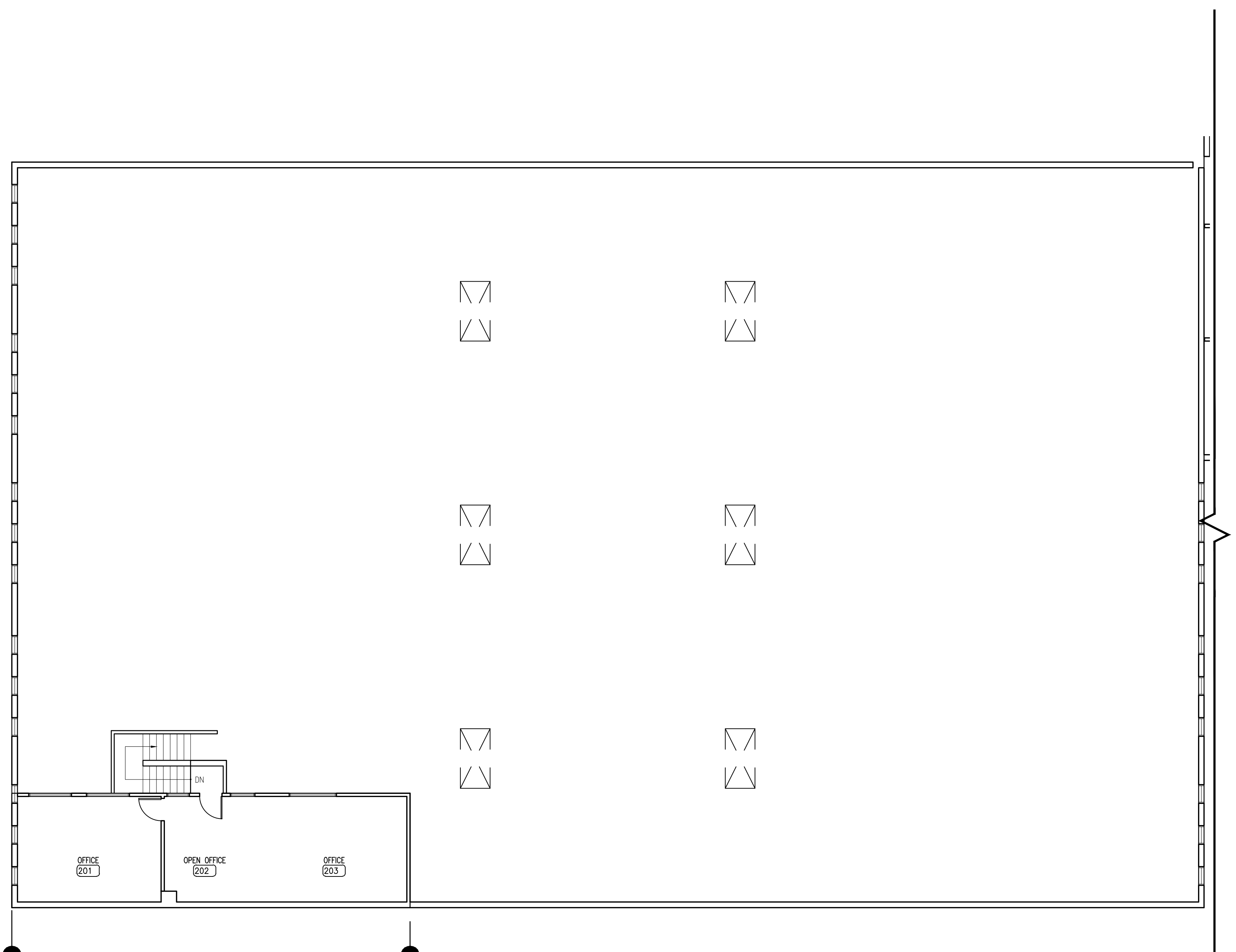
1125 O'BRIEN DRIVE
MENLO PARK, CA
94025

1135-1165 EXISTING GROSS AREA - FIRST FLOOR

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

G3

DES ARCHITECTS ENGINEERS



EXISTING 1135 O'BRIEN DRIVE - MEZZANINE

EXISTING 1135 O'BRIEN DR
R&D BUILDING
LEVEL 1: 15,994 SF
MEZZANINE: 841 SF
TOTAL: 16,835 SF
HEIGHT: 20 FT

N
0 4' 8' 16'

TARLTON

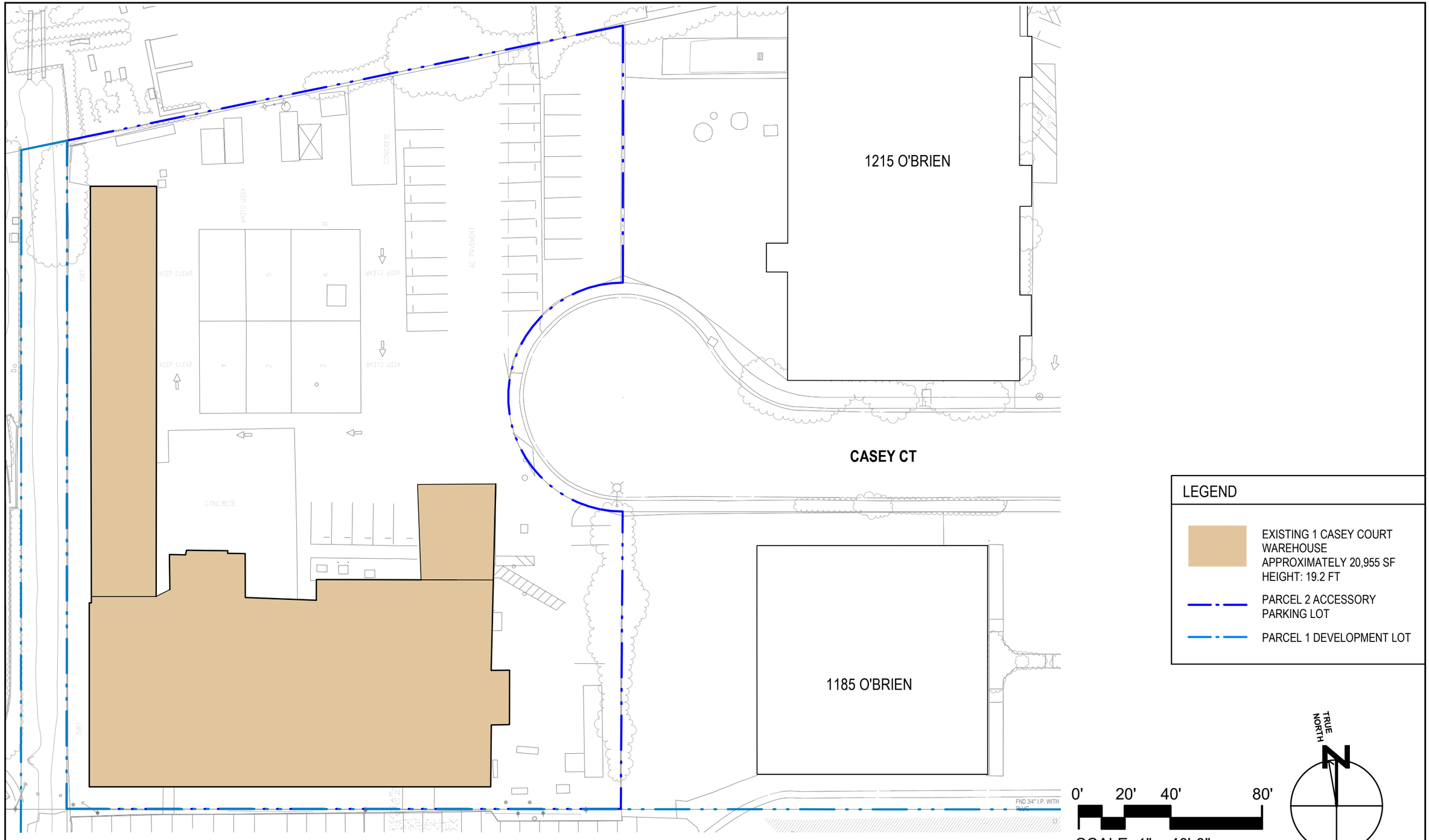
1125 O'BRIEN DRIVE
MENLO PARK, CA
94025

1135 EXISTING GROSS AREA - MEZZANINE

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

G4

DES ARCHITECTS ENGINEERS



TARLTON

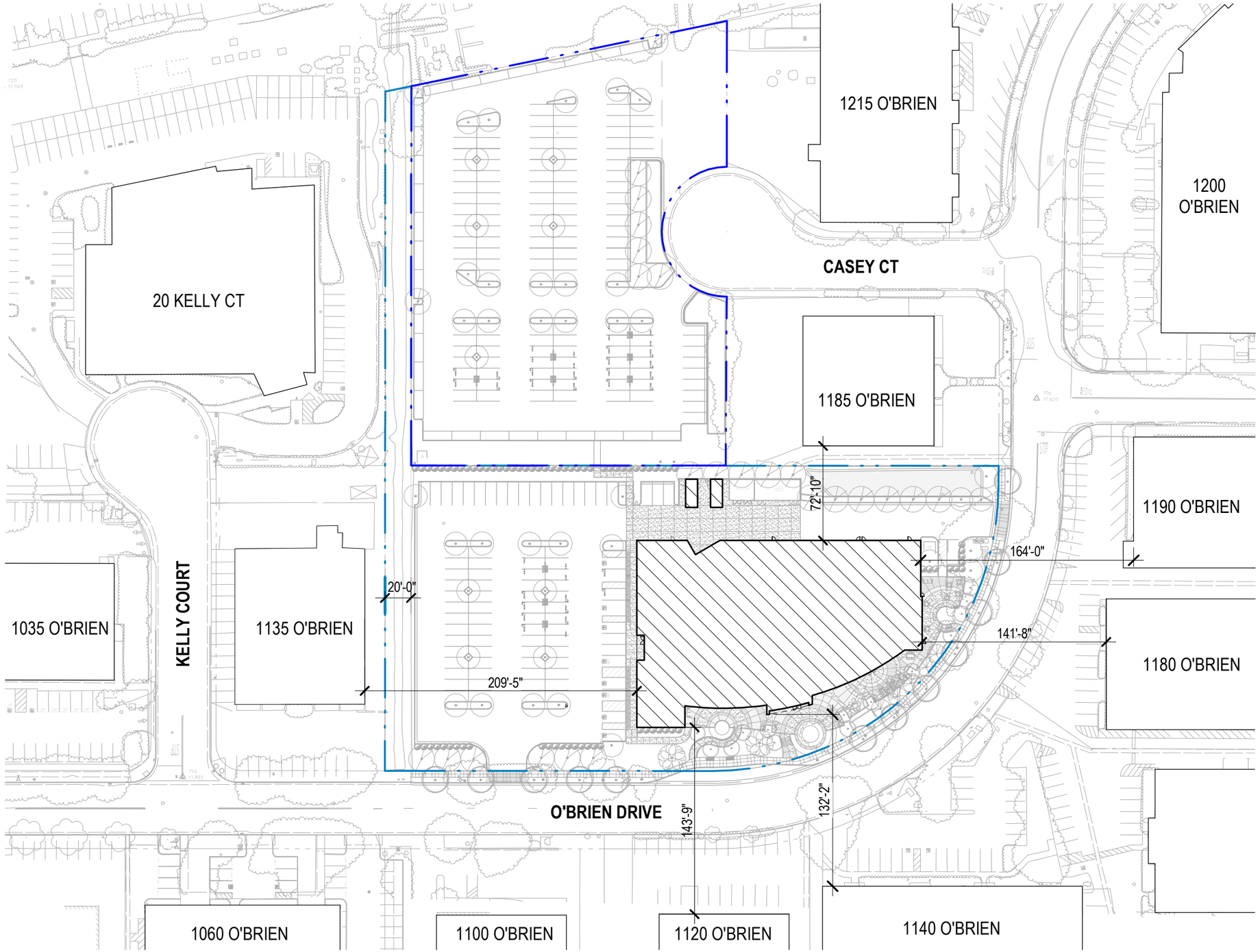
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

1 CASEY COURT GROSS FLOOR AREA

11-16-2020 C.U.P. REVISIONS

G5

DES ARCHITECTS ENGINEERS



1125 O'BRIEN DRIVE PARKING

REQUIRED: 197 - 329 SPACES (1.5 - 2.5 / 1,000 SF)

PROVIDED:
- PARCEL 1: 89 SPACES (INCLUDING: 5 ADA + 2 ADA VAN, 9 EV & 5 EV READY)
- PARCEL 2: 160 SPACES (INC. 16 EV AND 8 EV READY)

TOTAL: 249 SPACES (1.9 / 1,000 SF)

LEGEND

- PARCEL 1 DEVELOPMENT LOT
- PARCEL 2 ACCESSORY PARKING LOT
- PROPOSED BUILDING

0' 32' 64' 128'

SCALE: 1" = 80'-0"

N

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

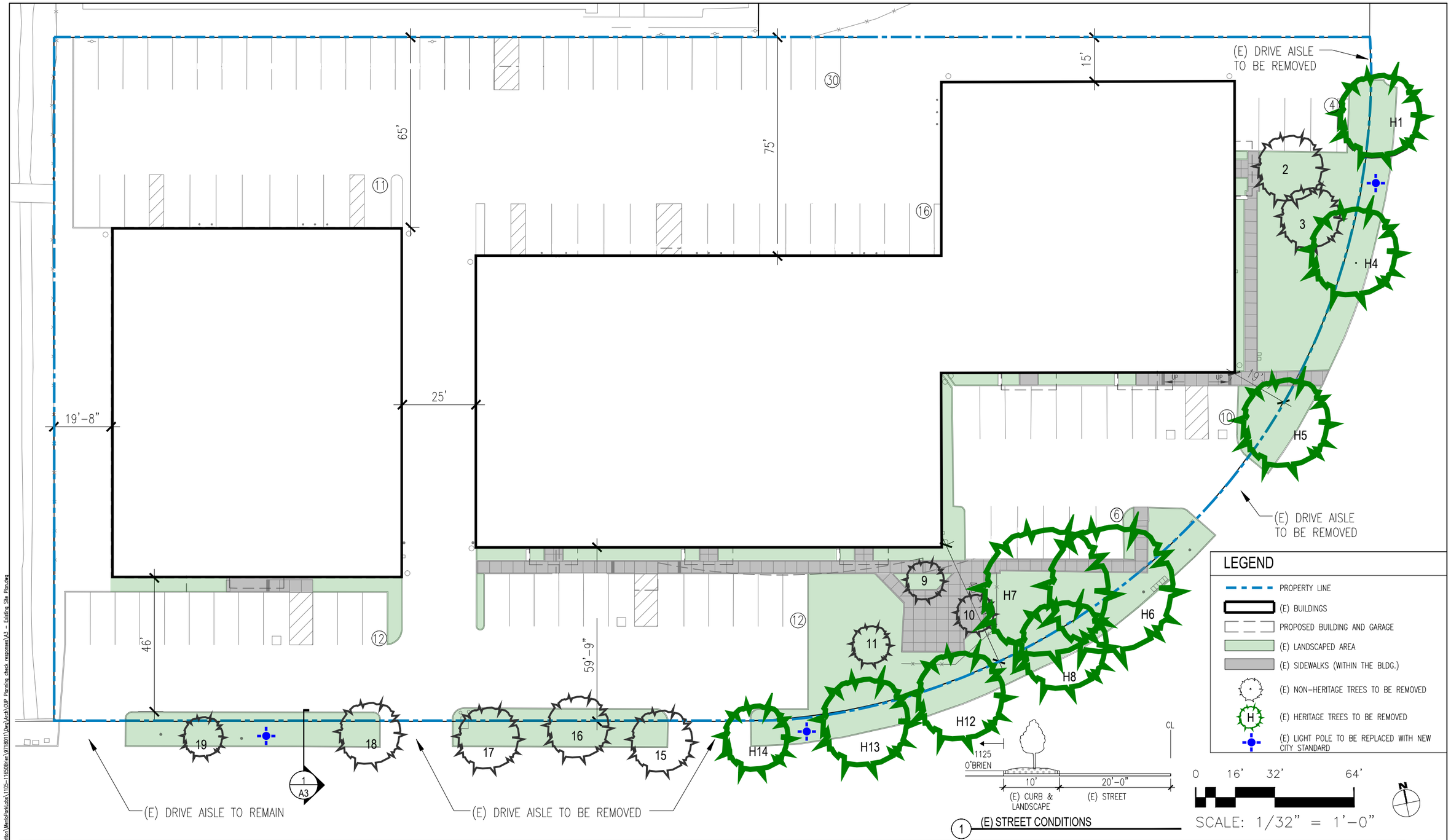
PROJECT ARCHITECTURAL SITE PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A1

DES ARCHITECTS ENGINEERS

BIM 360://TARLTON - 1125 OBD/9718011_A_1125OBrien_2020 _Central.rvt



TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA
94025

PARCEL 1 EXISTING SITE PLAN

A2.1

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

DES ARCHITECTS ENGINEERS

LANDS OF CITY & COUNTY OF SAN
(HETCH – HETCHY)
APN: 093-570-020

LANDSCAPE SUPPLIES

S89°12'01"W 247.97'(N88°09'E)(R1)

AC BERM

MOVABLE STORAGE

CONTAINER

STORAGE SHED

Concrete Ramp

H101

119 120 121 118 117

I.E.E.
(7928 O.R. 981)

N10°55'45"E 112.33'
(N9°52'44"E)(R1)

LANDS OF SAHYOUN
(3 PM 3)

E.V.A.E.
(7887 O.R. 1935)

1215 O'BRIEN

EXISTING ONE STORY BUILDING

Asphalt

CAB

KEEP CLEAR

STORAGE

Dirt & Gravel

N10°55'45"E 291.28'(N)
(N9°52'44"E)(R1)

Covered Work Area

Overhang

R=50.00'
D=180°00'00"
L=157.08'

GATE

CASEY COURT
(ROW VARIES, A PUBLIC STREET)

O'BRIEN DRIVE
(ROW VARIES, A PUBLIC STREET)

XING

PED

STOP

DROP OFF

28.0' STRIP FOR DRAINAGE CANAL EASEMENT
(3 PM 3)

LANDS OF HENG WEI CHANG
(2013-139660 O.R.)

PARCEL 1
(3 PM 3)

1 CASEY COURT
ONE STORY METAL BUILDING

Concrete

Movable Storage

BLRD

ACU

NITROGEN TANK

Utility Equipment Area

FADED PARKING STRIPING

CONTAINER

STORAGE CONTAINER

H102 103 104 105 106 107 108 109 110 111 112 113 114 115 116

LANDS OF FERIANTE
PARCEL B
(5 L.L.S. 25)

1185 O'BRIEN

EXISTING ONE STORY BUILDING

Concrete VALLEY GUTTER

PICNIC TABLE & CANOPY

Dirt PATH

Gravel

8' CLF

POLE LINE EASEMENT
(4198 O.R. 651)

N79°04'15"W 242.05'
(N80°07'16"W)(R1)

FND 1" STEEL ROD
(SEE DETAIL "C")

LANDS OF CCS MANAGEMENT, LLC

LANDS OF OBRIEN

LEGEND

- PROPERTY LINE
- (E) BUILDINGS
- (E) LANDSCAPED AREA
- (E) NON-HERITAGE TREES TO BE REMOVED
- (E) HERITAGE TREES TO BE REMOVED

N

0 20' 40' 80'

SCALE: 1" = 40'-0"

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 EXISTING SITE PLAN

11-16-2020 C.U.P. REVISIONS

A2.2

DES ARCHITECTS ENGINEERS

Nov. 16, 2020 – 5:44pm YShen P:\Tarlton\MenloPark\data\1105-1165OBrien\371801\Dwg\Local\CUP Package\A2.2 – PARCEL 2 EXISTING SITE PLAN.dwg

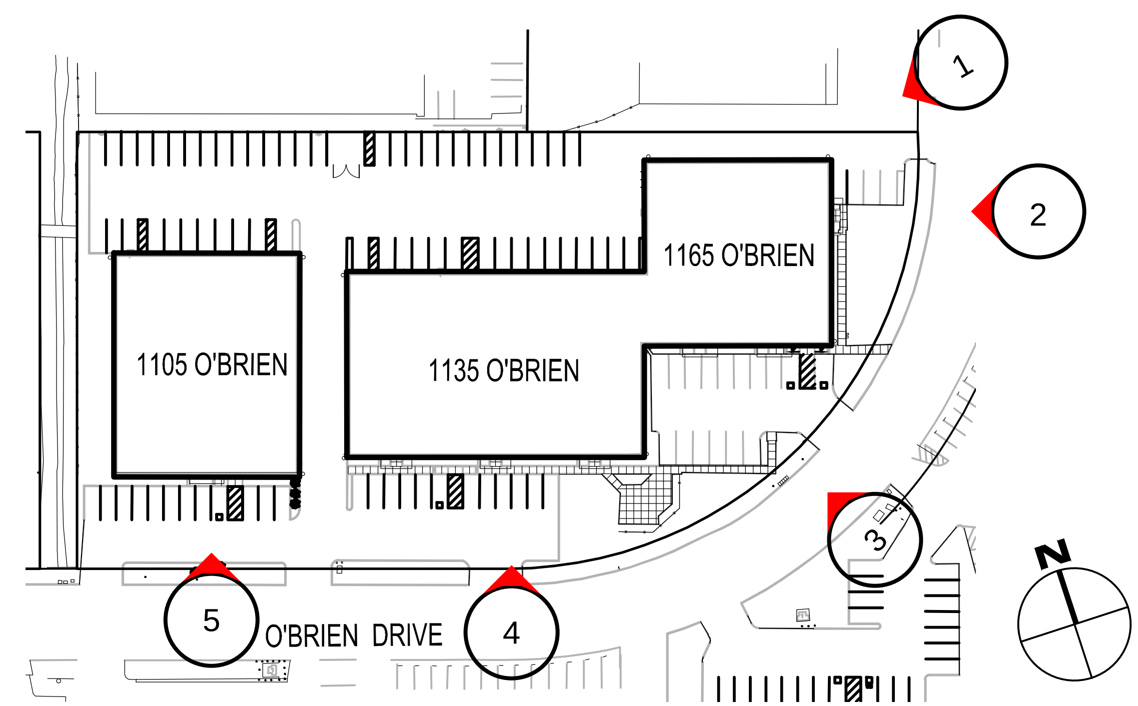
1

5

2

3

4



TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA
94025

PARCEL 1 EXISTING SITE CONDITIONS-SITE PHOTOS

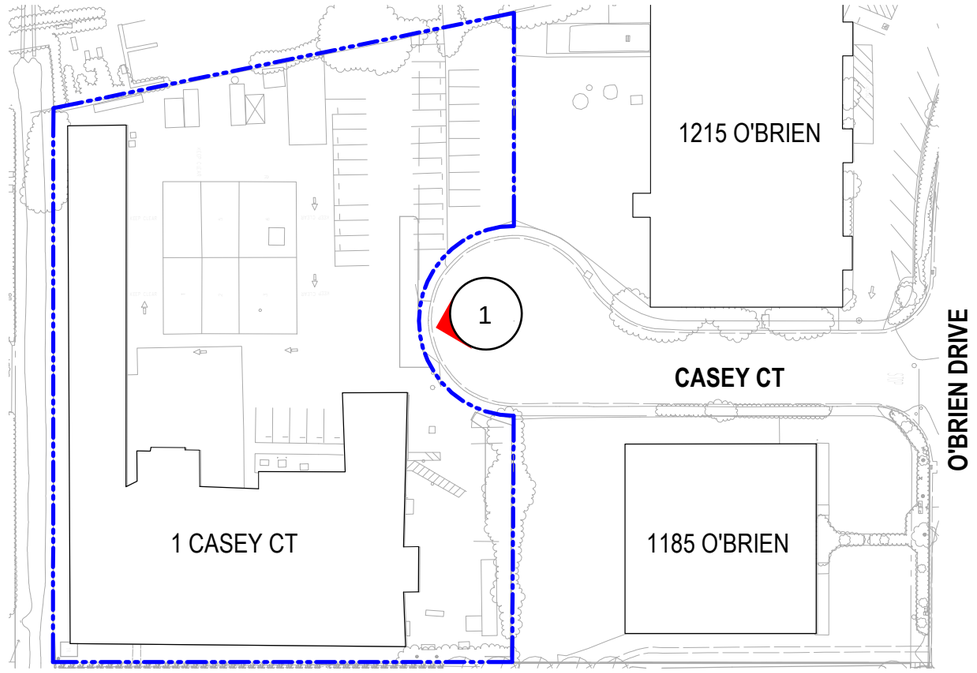
03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A3.1

DES
ARCHITECTS
ENGINEERS

Dec 12, 2017 – 4:43pm DRangel P:\Tarlton\MenloParkLabs\1105-11650Brien\9718011\Dwg\Arch\DRT Package\A2 – Existing Site Conditions – Site Photos.dwg

1



TARLTON

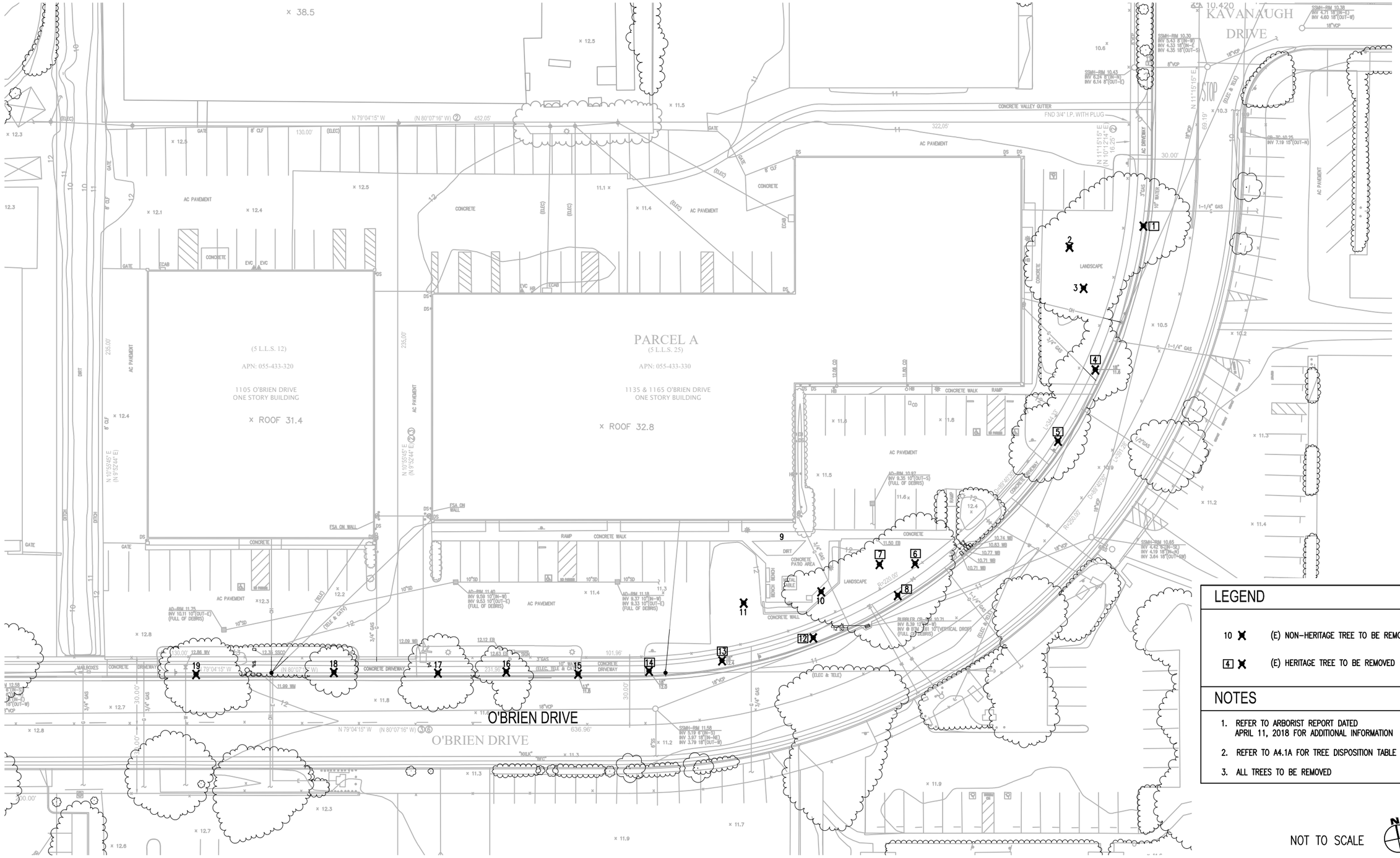
1125 O'BRIEN DRIVE
MENLO PARK, CA
94025

PARCEL 2 EXISTING SITE CONDITIONS-SITE PHOTOS

11-16-2020 C.U.P. REVISIONS

A3.2

DES ARCHITECTS ENGINEERS



LEGEND

10 X	(E) NON-HERITAGE TREE TO BE REMOVED
4 X	(E) HERITAGE TREE TO BE REMOVED

NOTES

1. REFER TO ARBORIST REPORT DATED APRIL 11, 2018 FOR ADDITIONAL INFORMATION
2. REFER TO A4.1A FOR TREE DISPOSITION TABLE
3. ALL TREES TO BE REMOVED

NOT TO SCALE

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 EXISTING TREE PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A4.1

DES ARCHITECTS ENGINEERS

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree	Street Tree
		Trunk Diameter (in.)	Height (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
1	Modesto ash (*Fraxinus v.* 'Modesto')	22	35	50%	30%	Poor	Low	X	X
	Comments: Base/root crown grows against and 1-inch over adjacent curb. Curb and gutter are cracked and pushed slightly towards street. Partly beneath high-voltage wires and crown is reduced; wounds throughout are decaying. Highly elevated canopy, and multiple leaders originate at 9' high. Between two dominant leaders is a distinct seam indicative of a narrow crack where slight separation has occurred.								
2	Bradford flowering pear (*Pyrus c.* 'Bradford')	<15	35	60%	30%	Poor	Low		
	Comments: Crown reduced in past. Multi-leaders at 7' high and form weak attachments. Leggy form and a broad spreading crown. Infected with fireblight.								
3	Bradford flowering pear (*Pyrus c.* 'Bradford')	13	30	60%	30%	Poor	Low		
	Comments: Crown reduced in past. Narrow form and multiple leaders begin at 8' high, numerous forming weak attachments. Large prior, decaying cut at 5' high. Infected with fireblight.								
4	Modesto ash (*Fraxinus v.* 'Modesto')	18	30	60%	20%	Poor	Low	X	X
	Comments: Beneath high-voltage wires, and crown is reduced. Base is 6" from back of curb, and has a pronounced surface root mass towards curb and gutter. Multiple leaders begin 6.5' high, and there is large decay column from this point down to soil grade. Buried root collar upslope. Highly elevated canopy.								
5	Modesto ash (*Fraxinus v.* 'Modesto')	22	35	60%	30%	Poor	Low	X	X
	Comments: Beneath high-voltage wires, and crown is reduced. Highly elevated canopy. Base is near curb. Multiple leaders begin at 5' high. Buried root collar upslope.								
6	Coast redwood (*Sequoia sempervirens*)	35	80	60%	70%	Fair	Good	X	
	Comments: Curb is raised 9' from trunk. Water meter is 6' feet from trunk. Canopy grows to 5.5' high. Lower trunk leans east, then at ~35', sweeps towards vertical.								

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree	Street Tree
		Trunk Diameter (in.)	Height (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
7	Coast redwood (*Sequoia sempervirens*)	29	95	80%	40%	Fair	Moderate	X	
	Comments: Formed by two trunks which form a union up to 4' high. Full crown, canopy nearing 8' high.								
8	Modesto ash (*Fraxinus v.* 'Modesto')	17	45	50%	30%	Poor	Low	X	X
	Comments: Grows alongside, and has a nearly one sided canopy away from #6 and 7. Crown was reduced some time ago, and canopy is highly elevated. Large decaying basal wound. Buried root collar.								
9	Aristocrat flowering pear (*Pyrus c.* 'Aristocrat')	7	20	60%	30%	Poor	Low		
	Comments: Within courtyard. Leans NW towards building. Low crown over south side. Base is flat along NE side, likely from a girdling root and/or old wound.								
10	Aristocrat flowering pear (*Pyrus c.* 'Aristocrat')	10	30	60%	70%	Fair	Moderate		
	Comments: Within courtyard. Small girdling root, and has a slight SW lean. Infected with fireblight.								
11	Purple-leaf plum (*Prunus c.* 'Krauter Vesuvius')	6	15	70%	40%	Fair	Moderate		
	Comments: Adjacent to courtyard. Low-branching structure begins at 3' high. Leans east.								
12	Modesto ash (*Fraxinus v.* 'Modesto')	18	40	50%	20%	Poor	Low	X	X
	Comments: Mostly beneath high-voltage wires, and section of crown is reduced. Highly elevated canopy. Multiple leaders at 5' high. Has a large basal wound. Buried root collar. Adjacent curb is 14" away from base and is cracked/pushed out. History of limb failure at multiple locations, all with decaying wounds.								
13	Modesto ash (*Fraxinus v.* 'Modesto')	18	40	50%	30%	Poor	Low	X	X
	Comments: Mostly beneath high-voltage wires, and crown is reduced. Adjacent curb is 18" from base and raised. Has a highly elevated canopy. Multiple leaders at 6.5' high.								

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE		CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree	Street Tree
		Trunk Diameter (in.)	Height (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
14	Shamel ash (*Fraxinus uhdei*)	19	35	60%	30%	Poor	Low	X	X
	Comments: Beneath high-voltage wires, and crown is reduced. Surface roots radiate 10' east towards NE. Base is at edge of driveway apron, the buttress root growing over concrete by 6". Adjacent curb is cracked and pushed out. Asphalt within lot is rippled from roots. Pronounced buttress root area at an elevation higher than adjacent curb and driveway apron.								
15	Modesto ash (*Fraxinus v.* 'Modesto')	14	35	50%	30%	Poor	Low		X
	Comments: Beneath high-voltage wires, and crown is reduced. Highly elevated canopy. Buried root collar. Codominant leaders at 8' high. Trunk is at corner of driveway apron and curb, which is 4" away. Large decaying wound 4.5' along the trunk's east side, created from a prior limb failure.								
16	Raywood ash (*Fraxinus a.* 'Raywood')	10	30	40%	30%	Poor	Low		X
	Comments: Beneath high-voltage wires, and crown is reduced. Very thin and highly elevated canopy. Curb is within 2' from base. Phone and cable wires through canopy.								
17	Modesto ash (*Fraxinus v.* 'Modesto')	13	35	60%	40%	Poor	Low		X
	Comments: Beneath high-voltage wires, and crown is reduced. Highly elevated canopy. Buried root collar. Curb is 6" from base. Water meter is <3' from base. Phone and cable routed through canopy.								
18	Raywood ash (*Fraxinus a.* 'Raywood')	9	25	50%	30%	Poor	Low		X
	Comments: Beneath high-voltage wires, and was extensively pruned sometime ago. Curb is 6" from base. Leggy remaining form. Phone and cable wires routed through canopy.								
19	Columbia London plane (*Platanus × h.* 'Columbia')	10	35	70%	40%	Fair	Moderate		X
	Comments: Beneath high-voltage wires and leans towards street. Buttress root 6" from cracked curb. Crown is not yet reduced, but will inevitably as foliage nears wires. Phone and cable routed through canopy.								

NOTES

1. EXCERPTS TAKEN FROM ARBORIST REPORT DATED APRIL 11, 2018

2. ALL TREES TO BE REMOVED

TARLTON

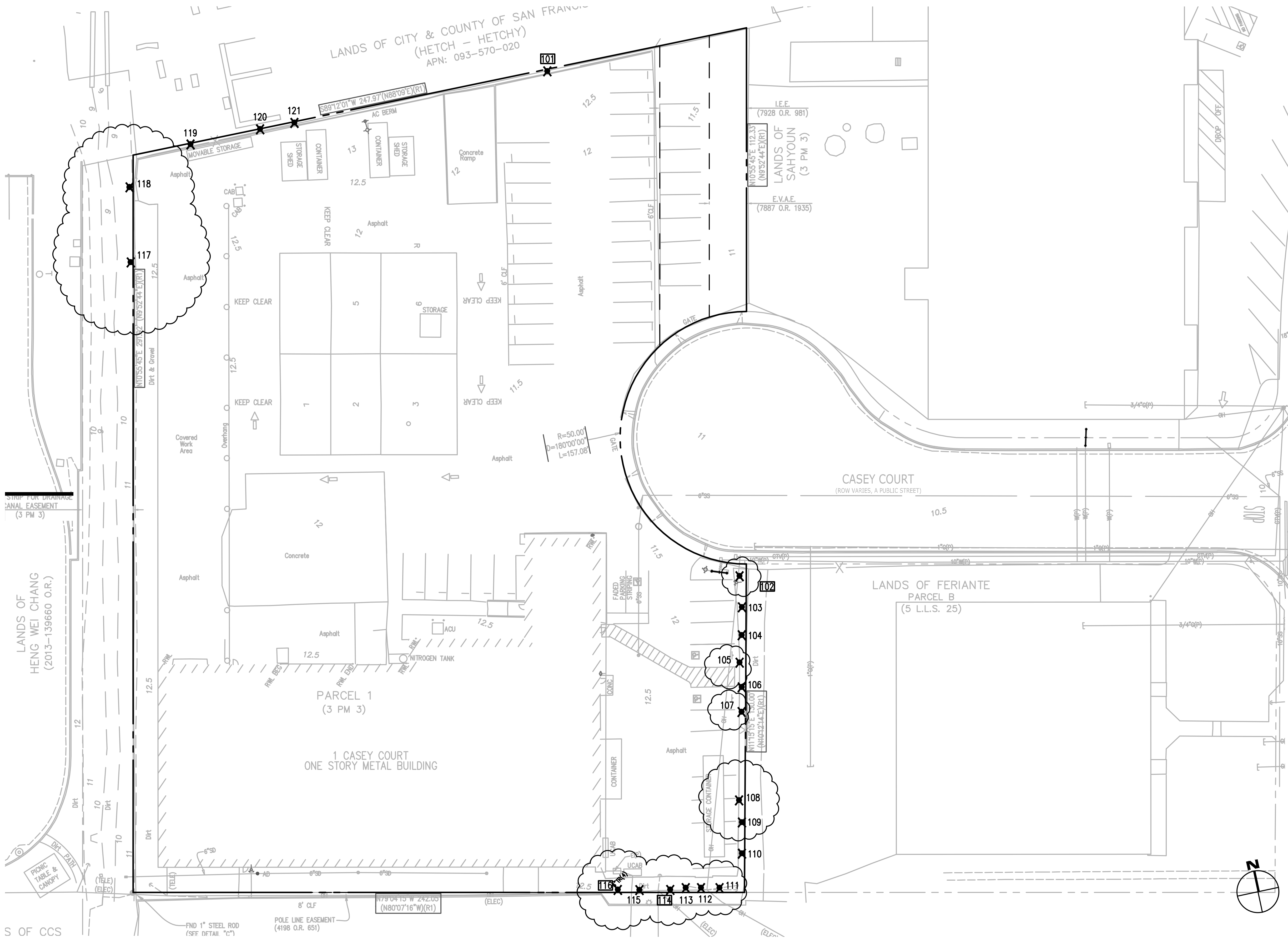
1125 O'BRIEN DRIVE
MENLO PARK, CA
94025

PARCEL 1 EXISTING SITE PLAN

A4.1A

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

DES ARCHITECTS ENGINEERS



LEGEND

103 ✕	(E) NON-HERITAGE TREE TO BE REMOVED
102 ✕	(E) HERITAGE TREE TO BE REMOVED

NOTES

1. REFER TO ARBORIST REPORT DATED NOV 11, 2020 FOR ADDITIONAL INFORMATION
2. REFER TO A4.2A FOR TREE DISPOSITION TABLE

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 EXISTING TREE PLAN

11-16-2020 C.U.P. REVISIONS

A4.2

DES ARCHITECTS ENGINEERS

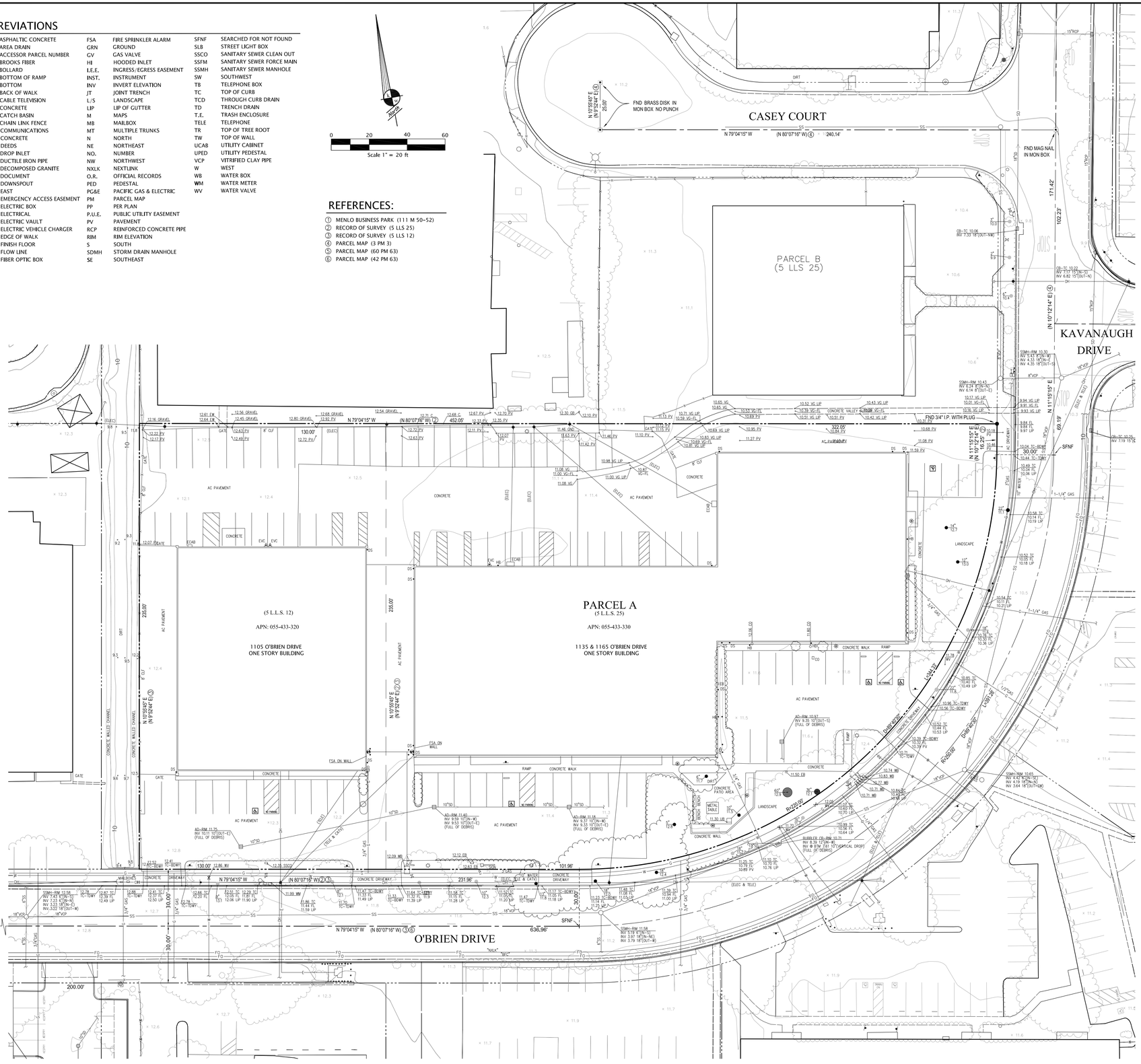
TREE INVENTORY TABLE

Tag no	Common Name	Diameter at Breast Height (in)[2]	W/H	HEALTH	STRUCTURE	PROTECTED (X)
101	Coast live oak	26/24	40'/36'	fg	fp	x
102	Dracena	15.5/13/12.5	18'/25'	f	fp	x
103	Privet	5/3.5/3.5/3	12'/16'	fg	fp	
104	Privet	6.5/6/6/5/4	12'/16'	f	fp	
105	Privet	6/5.5	12'/15'	fp	fp	
106	Pyracantha	4.5/4/2	8'/12'	f	fp	
107	Privet	5/3.5/2.5/2/2	6'/12'	fp	fp	
108	Pyracantha	5	6'/20'	f	fp	
109	Privet	6.5/5/2.5	10'/17'	f	fp	
110	Pyracantha	3.5/2/2/2/1.5	10'/12'	f	fp	
111	Pyracantha	4/4/4/2.5	8'/10'	f	fp	
112	Dracena	6/5/5/4/4	10'/18'	fp	fp	
113	Dracena	13.5/7/5/4	10'/20'	fp	fp	
114	Dracena	15/10.5/5/4.5/4/2.5	8'/20'	fp	fp	x
115	Dracena	14/10.5/8/7.5/7/4	12'/20'	fp	fp	
116	Dracena	15/10/10/8/6/5	15'/20'	fp	fp	x
117	Chinese pistache	13/9	30'/30'	fp	p	
118	Chinese pistache	8.5/8/8	25'/25'	fp	p	
119	Lemon	2/2/2/2	7'/6'	f	fp	
120	Lemon	2.5/2/2/2	8'/10'	f	f	
121	Apple	5	12'/14'	fp	fp	
			TOTAL TREES		**21**	
			PROTECTED TOTAL			**4**

NOTES

1. EXCERPTS TAKEN FROM ARBORIST REPORT DATED NOV. 11, 2020

2. ALL TREES TO BE REMOVED



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FSA	FIRE SPRINKLER ALARM	SFNF	SEARCHED FOR NOT FOUND
AD	AREA DRAIN	GRN	GROUND	SLB	STREET LIGHT BOX
APN	ACCESSOR PARCEL NUMBER	GV	GAS VALVE	SSCO	SANITARY SEWER CLEAN OUT
BFC	BROOKS FIBER	HI	HOODED INLET	SSFM	SANITARY SEWER FORCE MAIN
BOL	BOLLARD	I.E.E.	INGRESS/EGRESS EASEMENT	SSMH	SANITARY SEWER MANHOLE
BR	BOTTOM OF RAMP	INST.	INSTRUMENT	SW	SOUTHWEST
BTM	BOTTOM	INV	INVERT ELEVATION	TB	TELEPHONE BOX
BW	BACK OF WALK	JT	JOINT TRENCH	TC	TOP OF CURB
CATV	CABLE TELEVISION	L/S	LANDSCAPE	TCD	THROUGH CURB DRAIN
C.	CONCRETE	LIP	LIP OF GUTTER	TD	TRENCH DRAIN
CB	CATCH BASIN	M	MAPS	T.E.	TRASH ENCLOSURE
CLF	CHAIN LINK FENCE	MB	MAILBOX	TELE	TELEPHONE
COMM	COMMUNICATIONS	MT	MULTIPLE TRUNKS	TR	TOP OF TREE ROOT
CONC	CONCRETE	N	NORTH	TW	TOP OF WALL
D	DEEDS	NE	NORTHEAST	UCAB	UTILITY CABINET
DI	DROP INLET	NO.	NUMBER	UPED	UTILITY PEDESTAL
DIP	DUCTILE IRON PIPE	NW	NORTHWEST	VCP	VITRIFIED CLAY PIPE
DG	DECOMPOSED GRANITE	NXLK	NEXTLINK	W	WEST
DOC	DOCUMENT	O.R.	OFFICIAL RECORDS	WB	WATER BOX
DS	DOWNSPOUT	PED	PEDESTAL	WM	WATER METER
E	EAST	PG&E	PACIFIC GAS & ELECTRIC	WV	WATER VALVE
E.A.E.	EMERGENCY ACCESS EASEMENT	PM	PARCEL MAP		
EB	ELECTRIC BOX	PP	PER PLAN		
ELEC	ELECTRICAL	P.U.E.	PUBLIC UTILITY EASEMENT		
EV	ELECTRIC VAULT	PV	PAVEMENT		
EVC	ELECTRIC VEHICLE CHARGER	RCP	REINFORCED CONCRETE PIPE		
EW	EDGE OF WALK	RIM	RIM ELEVATION		
FF	FINISH FLOOR	S	SOUTH		
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE		
FOB	FIBER OPTIC BOX	SE	SOUTHEAST		

REFERENCES:

1. ① MENLO BUSINESS PARK (111 M 50-52)
2. ② RECORD OF SURVEY (5 LLS 25)
3. ③ RECORD OF SURVEY (5 LLS 12)
4. ④ PARCEL MAP (3 PM 3)
5. ⑤ PARCEL MAP (60 PM 63)
6. ⑥ PARCEL MAP (42 PM 63)

VICINITY MAP
NOT TO SCALE

NOTES

1. This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company, dated November 27, 2017, Order No. NCS-883544-SM. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the title lines, or exceptions, or easements of the property.

2. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.

3. Benchmark:
   W-150; (PID HT 1394) Brass Disk set in top of concrete monument,
   stamped W150-1933.
   Elevation: 9.88' (NAVD 88 Datum)

4. Flood Zone Note:
   The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060321 0307 E, dated October 16, 2012, with the site being located in Flood Zone "AE";

   Areas of the 1% annual flood (100-year flood), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year; Base Flood elevation determined as 12.8 feet.

   Information was obtained from the FEMA website (www.fema.gov) on December 7, 2017.

5. Basis of Bearings:
   The bearing of North 89°11'17" East taken on the centerline of O'Brien Drive as shown on that certain Final Map of Menlo Business Park filed for record on April 9, 1984 in Book 111 of Maps at Pages 50-52, San Mateo County Records was taken as the Basis of all Bearings shown hereon.

6. This map was prepared using computer assisted, photogrammetric methods by Mira Solutions, Inc., in Union City, California. In areas of dense vegetation, accuracy of contours may deviate from accepted accuracy standards. The date of Photography was November 1, 2017 as Job No. K&WSC10-2017_025.

7. TOTAL AREA: 95,862 SF for both lots combined.

LEGEND

PROPERTY LINE	▬▬ - - ▬▬
ADJACENT PROPERTY LINE	—— - - - ——
CENTERLINE	—— – ——
EASEMENT	– — — — — — –
BUILDING LINE	═══
BUILDING OVERHANG	....
FOUND MONUMENT	▣
FOUND IRON PIPE (OR OTHERWISE NOTED)	●
BOLLARD LIGHT	☼
LIGHT	☼
TRANSFORMER	⊠
FIRE HYDRANT	⚲
STORM DRAIN MANHOLE	◎
MANHOLE	○
CLEAN OUT	∘
GAS METER	G
ELECTRIC CAR CHARGER	▲
AUTOMATIC SPRINKLER RISER	⊗
VALVE	⧗
CATCH BASIN / DROP INLET	◍ ▥
FIRE DEPARTMENT CONNECTION	⩓
BACK FLOW PREVENTER	∘—∘
POST INDICATOR VALVE	∘▷
UTILITY BOX (SIZE VARIES)	▭
SIGN	•
BOLLARD (UNLESS NOTED OTHERWISE)	•
TREE W/ SIZE AND ELEVATION	● 10" 100.0
SPOT ELEVATION	100.00
GROUND SPOT ELEVATION	× 32.1
CURB	═══
CURB & GUTTER	═══
CONCRETE	▭
FENCE	—— —— ——
WALL	▭
CONTOUR	~~~
INDEX CONTOUR	~~~
SANITARY SEWER	—— SS ——
STORM DRAIN	—— SD ——
WATER	—— W ——
GAS	—— G ——
JOINT TRENCH	—— JT ——
FIBER OPTIC	—— FO ——
OVERHEAD	—— OH ——
SINGLE TREE	☁
TREES AND BRUSH	︶︶︶

12-13-17
DATE

PREPARED BY OR UNDER THE SUPERVISION OF
JIMMY R. VIGIL. L.S. 6256
jvigil@kierwright.com

LICENSED LAND SURVEYOR
JIMMY R. VIGIL
No. 6256
STATE OF CALIFORNIA

No.	REVISION	BY
1	REVISED NOTE 1 PER NEW TITLE REPORT 1-10-18	CJ

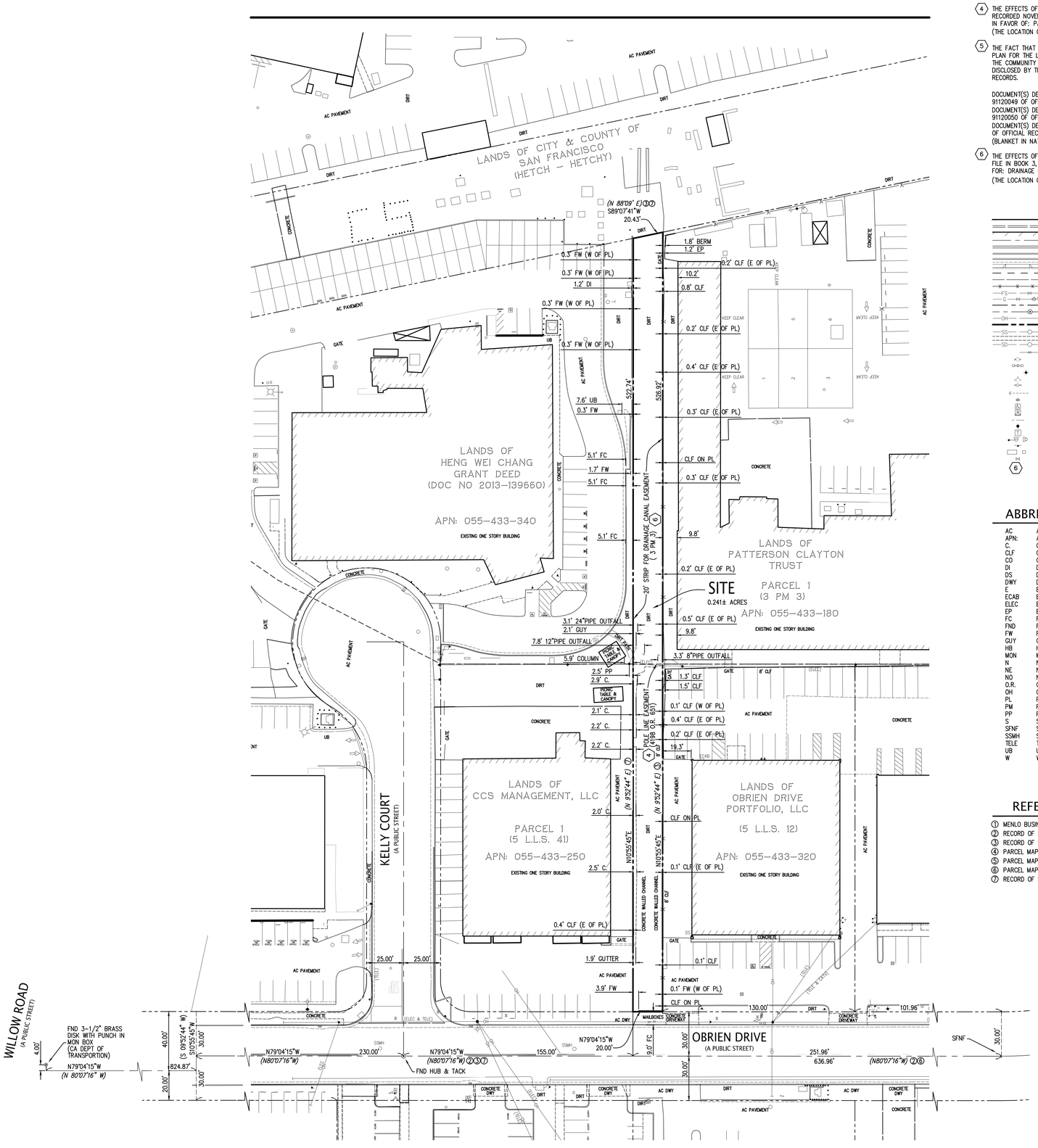
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 • (408) 727 6665
Santa Clara, California 95054 • (408) 727 5641

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
FOR: TARLTON PROPERTIES, INC.
1105, 1135 AND 1165 O'BRIEN DRIVE
MENLO PARK
CALIFORNIA

DATE	DEC., 2017
SCALE	1"=20'
DESIGNER	JRV
DRAFTER	CJ
JOB	A17186
SHEET	1
OF 1	SHEETS

A5.1A

USER:cjunokas Z:\2017\A17186\DWG\SURVEY\TOPO\TS-A17186.dwg JANUARY 10, 2018 6:29 AM



TITLE EXCEPTION NOTES

NOTE: THE FOLLOWING ITEMS CONTAINED IN SCHEDULE "B" OF THE HEREON REFERENCED PRELIMINARY TITLE REPORT ARE NOT A MATTER OF SURVEY: 1, 2, 3 & 7.

④ THE EFFECTS OF AN EASEMENT FOR ELECTRIC ENERGY AND COMMUNICATION SERVICES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 03, 1962 AS INSTRUMENT NO. 67017U IN BOOK 4198, PAGE 651 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON)

⑤ THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE ORDINANCE ADOPTING COMMUNITY DEVELOPMENT PLAN FOR THE LAS PULGAS PROJECT AREA AND MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW OF THE STATE OF CALIFORNIA REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 21, 1981 AS INSTRUMENT NO. 19388–AT OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 11, 1991 AS INSTRUMENT NO. 91120049 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 11, 1991 AS INSTRUMENT NO. 91120050 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 10, 1995 AS INSTRUMENT NO. 95081846 OF OFFICIAL RECORDS.
(BLANKET IN NATURE)

⑥ THE EFFECTS OF AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED MAY 24, 1967 AND ON FILE IN BOOK 3, PAGE 3, OF PARCEL MAPS.
FOR: DRAINAGE CANAL AND INCIDENTAL PURPOSES.
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON)

LEGEND

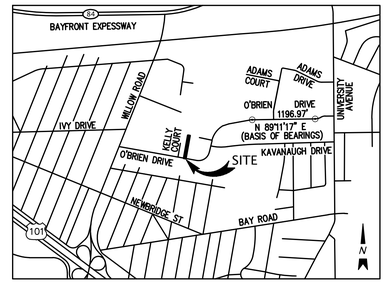
- ASPHALT BERM
- BUILDING LINE
- CENTERLINE
- CONCRETE/BLOCK/RETAINING WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- FIRE SERVICE & VALVE
- GAS LINE–VALVE & METER
- LOT LINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- SANITARY SEWER–MANHOLE & CLEANOUT
- SIDEWALK
- STORM DRAIN–MANHOLE & CATCH BASIN
- WATER LINE & VALVE
- AUTOMATIC SPRINKLER RISER
- BACKFLOW PREVENTION DEVICE
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GUY ANCHOR
- GAS METER
- HANDICAP SYMBOL
- MAIL BOX
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- UTILITY BOX
- WATER VALVE
- ⑥ ITEM NO. IN TITLE REPORT

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
APN:	ASSESSOR PARCEL NUMBER
C.	CONCRETE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT TO GRADE
DI	DROP INLET
DS	DOWNSPOUT
DWY	DRIVEWAY
E	EAST
ECAB	ELECTRICAL CABINET
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FND	FOUND
FW	FACE OF WALL
GUY	GUY WIRE
HB	HOSEBIB
MON	MONUMENT
N	NORTH
NE	NORTHEAST
NO.	NUMBER
O.R.	OFFICIAL RECORD
OH	OVERHEAD
PL	PROPERTY LINE
PM	PARCEL MAPS
PP	POWER POLE
S	SOUTH
SFNF	SFNF
SSMH	SANITARY SEWER MANHOLE
TELE	TELEPHONE
UB	UTILITY BOX
W	WEST

REFERENCES:

① MENLO BUSINESS PARK (111 M 50–52)
② RECORD OF SURVEY (5 LLS 25)
③ RECORD OF SURVEY (5 LLS 12)
④ PARCEL MAP (3 PM 3)
⑤ PARCEL MAP (60 PM 63)
⑥ PARCEL MAP (42 PM 63)
⑦ RECORD OF SURVEY (5 LLS 41)



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. APN: 055–433–350
3. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF JANUARY 11, 2019, FILE NUMBER NCS–944278–SM, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY TARLTON PROPERTIES, INC. ON JANUARY 30, 2019. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
4. BASIS OF BEARINGS:
   THE BEARING OF NORTH 89°11'17" EAST TAKEN ON THE CENTERLINE OF O'BRIEN DRIVE AS SHOWN ON THAT CERTAIN FINAL MAP OF MENLO BUSINESS PARK FILED FOR RECORD ON APRIL 9, 1984 IN BOOK 111 OF MAPS AT PAGES 50–52, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
5. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

2016 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

2 THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: VACANT LAND (NO ADDRESS)

3 THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C 0307 E FOR COMMUNITY NUMBER 060321, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "AE".

AREAS OF THE 1% ANNUAL FLOOD (100–YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATION DETERMINED AS 11.7 FEET.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON FEBRUARY 5, 2019.

4 GROSS LAND AREA: AS SHOWN HEREON

6(B) ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.

THE SUBJECT PROPERTY IS CURRENTLY ZONED "LS–B"; LIFE SCIENCES–BONUS DISTRICT

THE CURRENT BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE:
STREET SIDE: 5 FEET
INTERIOR SIDE: 10 FEET
REAR: 10 FEET

MAXIMUM FLOOR AREA RATIO:
BASE LEVEL: 55% PLUS 10% COMMERCIAL
BONUS LEVEL: 125% PLUS 10% COMMERCIAL

MAXIMUM BUILDING HEIGHT:
BASE LEVEL: 35 FEET
BONUS LEVEL: 110 FEET

INFORMATION WAS OBTAINED FROM THE CITY OF MENLO PARK ZONING WEBSITE ON FEBRUARY 6, 2019.

8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. SHOWN HEREON.

9 THERE WERE NO PARKING STALLS OBSERVED WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.

13 NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS. SHOWN HEREON.

14 DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT. SHOWN HEREON.

16 AS OF THE DATE OF THIS SURVEY, THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17 AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGAL DESCRIPTION

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

ALL THAT CERTAIN STRIP OF LAND BEING APPROXIMATELY 20' WIDE X 524' IN LENGTH, AND DESIGNATED AS "LANDS OF KAVANAUGH" AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP SUBDIVISION OF A PORTION OF THE LANDS OF KAVANAUGH (BOOK 2721 O.R. 180) MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MAY 24, 1967 IN BOOK 3 OF PARCEL MAPS, PAGE 3, SAID STRIP OF LAND ALSO IDENTIFIED THEREON AS "20' STRIP FOR DRAINAGE CANAL" LYING ADJACENT TO AND WESTERLY OF, "PARCEL 1" ON SAID PARCEL MAP AND THE LANDS IDENTIFIED AS "RECORD OF SURVEY (VOL. 5 OF L.L.S. MAPS, PAGE 12)" ON SAID PARCEL MAP.

SURVEYOR'S CERTIFICATE

TO: TARLTON PROPERTIES, INC.
AND: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 2, 3, 4, 6(b), 8, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2019.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

JIMMY R. VIGIL L.S. 6256
JVIGIL@KIERWRIGHT.COM

LICENSED LAND SURVEYOR JIMMY R. VIGIL No. 6256 STATE OF CALIFORNIA

2–13–19
DATE

NORTH

0 10 20 40 60
Scale 1" = 20'

REVISION | NO. | BY

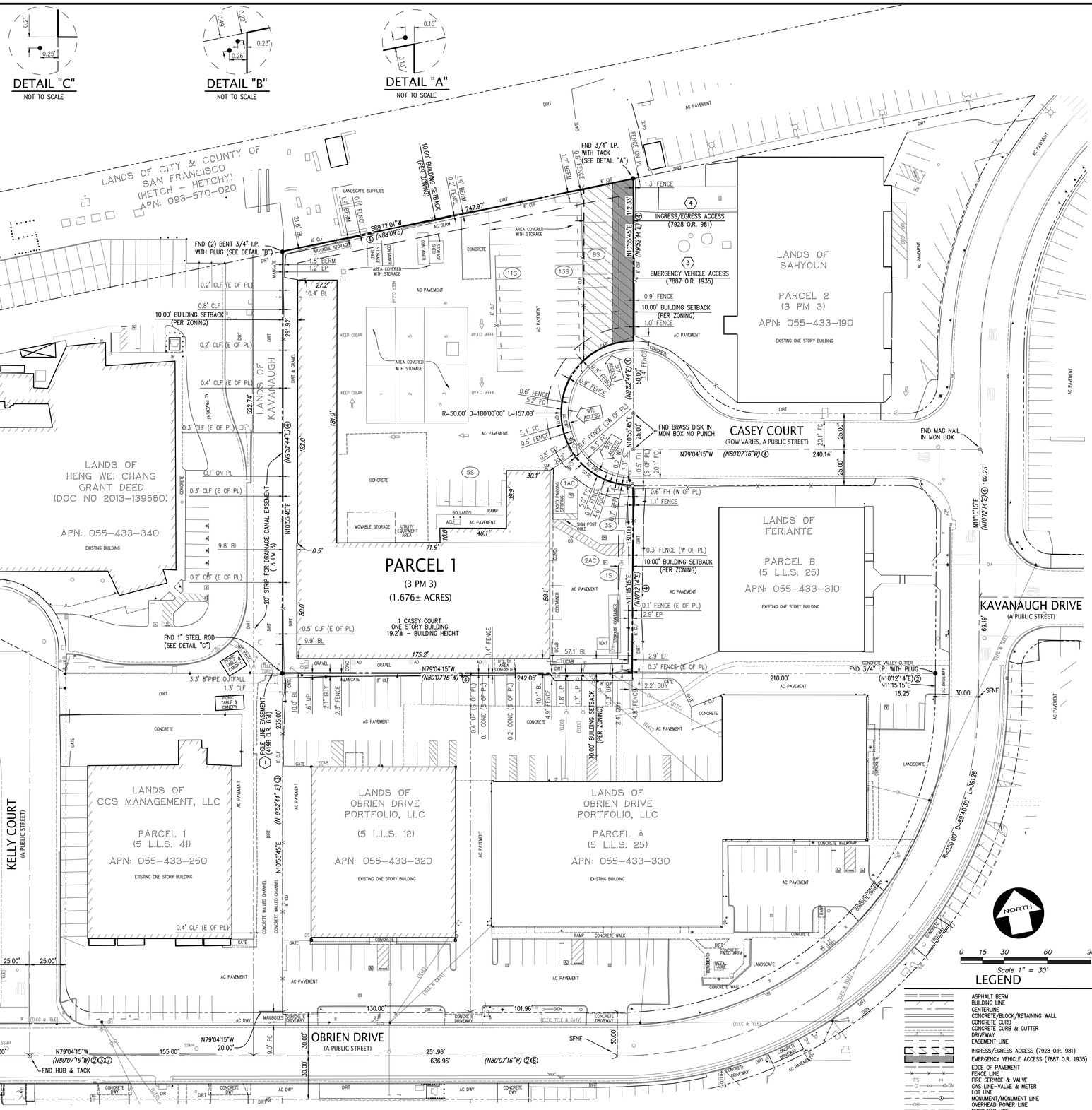
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone (408) 727–6665
Fax (408) 727–5641
www.kierwright.com

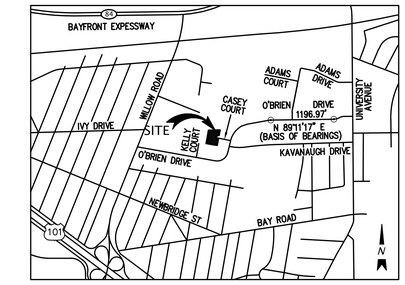
ALTA/NSPS LAND TITLE SURVEY
OF
VACANT LAND
FOR
TARLTON PROPERTIES, INC.

MENLO PARK CALIFORNIA

DATE	FEBRUARY, 2019
SCALE	1"=30'
DESIGNER	JRV
DRAFTER	CJ
JOB NO.	A17010–8

A5.1B





VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. APN: 055–433–180
3. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF JUNE 22, 2020, FILE NUMBER NCS–978850–SM, UPDATED JULY 8, 2020. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
4. BASIS OF BEARINGS:
   THE BEARING OF NORTH 89°11'17" EAST TAKEN ON THE CENTERLINE OF O'BRIEN DRIVE AS SHOWN ON THAT CERTAIN FINAL MAP OF MENLO BUSINESS PARK FILED FOR RECORD ON APRIL 9, 1984 IN BOOK 111 OF MAPS AT PAGES 50–52, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
5. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
6. THE SUBJECT PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION PER THE HEREIN REFERENCED TITLE REPORT DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER APPLICABLE COUNTY OR CITY ORDINANCES.
7. AT THE TIME OF THIS SURVEY THERE WERE NO VISIBLE WATERWAYS OVER THE SUBJECT PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION PER THE HEREIN REFERENCED TITLE REPORT.
8. THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON IS CONTIGUOUS AND FORMS A MATHMATICALLY CLOSED FIGURE WITHOUT GAPS OR GORES.

2016 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

2 THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: 1 CASEY COURT

3 THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C 0307 F FOR COMMUNITY NUMBER 060321, WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "AE".

AREAS OF THE 1% ANNUAL FLOOD (100–YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATION DETERMINED AS 12 TO 13 FEET.

INFORMATION WAS OBTAINED FROM THE CITY OF MENLO PARK PUBLIC WORKS DEPARTMENT ON AUGUST 7, 2020.

4 GROSS LAND AREA: AS SHOWN HEREON

6(A) ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.

THE SUBJECT PROPERTY IS CURRENTLY ZONED "LS–B"; LIFE SCIENCES–BONUS DISTRICT

THE CURRENT BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE:
FRONT SIDE: 5 FEET
INTERIOR SIDE: 10 FEET
STREET SIDE: 10 FEET
REAR: 10 FEET

MAXIMUM FLOOR AREA RATIO:
BONUS LEVEL: 125% PLUS 10% COMMERCIAL

MAXIMUM BUILDING HEIGHT:
BONUS LEVEL: 110 FEET

INFORMATION WAS OBTAINED FROM THE CITY OF MENLO PARK PLANNING DEPARTMENT ON AUGUST 7, 2020.

7(A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. SHOWN HEREON.

7(B)(1) THE AREA OF THE FIELD MEASURED OUTER GROUND FLOOR FOOTPRINT OF THE BUILDING(S) LOCATED ON THE SUBJECT PROPERTY AS DELINEATED AND DIMENSIONED HEREON IS 20,955± SQUARE FEET.

7(C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE THE FINISH FLOOR OF THE BUILDING, SHOWN HEREON.

8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. SHOWN HEREON.

9 PARKING SUMMARY:
STANDARD PARKING STALLS: 41
HANDICAP PARKING STALLS: 3
TOTAL PARKING STALLS: 44

13 NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS. SHOWN HEREON.

14 DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT. SHOWN HEREON.

16 AS OF THE DATE OF THIS SURVEY, THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17 AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGAL DESCRIPTION

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

PARCEL 1 AS DESIGNATED ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP SUBDIVISION OF A PORTION OF THE LANDS OF KAVANAUGH (BOOK 2721, OFFICIAL RECORDS, PAGE 180) SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MAY 24, 1967, IN BOOK 3 OF PARCEL MAPS AT PAGE 3.

SURVEYOR'S CERTIFICATE

TO: TARLTON PROPERTIES, INC.
AND: O'BRIEN DRIVE PORTFOLIO, LLC
AND: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 7, 2020.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

JIMMY R. VIGIL L.S. 6256
JVGIL@KIERWRIGHT.COM

LICENSED LAND SURVEYOR JIMMY R. VIGIL No. 6256 STATE OF CALIFORNIA

8/25/2020
DATE

REFERENCES:

1. MENLO BUSINESS PARK (111 M 50–52)
2. RECORD OF SURVEY (5 LLS 25)
3. RECORD OF SURVEY (5 LLS 12)
4. PARCEL MAP (3 PM 3)
5. PARCEL MAP (60 PM 63)
6. PARCEL MAP (42 PM 63)
7. RECORD OF SURVEY (5 LLS 41)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MON	MONUMENT
APN:	ASSESSOR PARCEL NUMBER	N	NORTH
C	CONCRETE	NE	NORTHEAST
CLF	CHAIN LINK FENCE	NO	NUMBER
CO	CLEAN OUT TO GRADE	O.R.	OFFICIAL RECORD
DI	DROP INLET	OH	OVERHEAD
DS	DOWNSPOUT	PL	PROPERTY LINE
DWY	DRIVEWAY	PM	PARCEL MAPS
E	EAST	PP	POWER POLE
ECAB	ELECTRICAL CABINET	S	SOUTH
ELEC	ELECTRICAL	SFNF	SFNF
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
FC	FACE OF CURB	TELE	TELEPHONE
FND	FOUND	UB	UTILITY BOX
FW	FACE OF WALL	W	WEST
GUY	GUY WIRE		
HB	HOSEBIB		

TITLE EXCEPTION NOTES

NOTE: THE FOLLOWING ITEMS CONTAINED IN SCHEDULE "B" OF THE HEREON REFERENCED PRELIMINARY TITLE REPORT ARE NOT A MATTER OF SURVEY: 1, 2, 6, 7, 8, 9, 10 & 11.

(3) THE EFFECTS OF THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT DEED OF EASEMENT" RECORDED AUGUST 23, 1979 AS BOOK/REEL 7887, PAGE/IMAGE 1935 OF OFFICIAL RECORDS. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON)

(4) THE EFFECTS OF THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT DEED OF EASEMENT" RECORDED JANUARY 04, 1980 AS BOOK/REEL 7928, PAGE/IMAGE 981 OF OFFICIAL RECORDS. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON)

(5) THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE LAS PULGAS REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 21, 1981 AS INSTRUMENT NO. 1981–19388AT OF OFFICIAL RECORDS. (BLANKET IN NATURE)

LEGEND

ASPHALT BERM
BUILDING LINE
CENTERLINE
CONCRETE/BLOCK/RETAINING WALL
CONCRETE CURB
CONCRETE CURB & GUTTER
DRIVEWAY
EASEMENT LINE
INGRESS/EGRESS ACCESS (7928 O.R. 981)
EMERGENCY VEHICLE ACCESS (7887 O.R. 1935)
EDGE OF PAVEMENT
FENCE LINE
FIRE SERVICE & VALVE
GAS LINE–VALVE & METER
LOT LINE
MONUMENT/MONUMENT LINE
OVERHEAD POWER LINE
PROPERTY LINE
SANITARY SEWER–MANHOLE & CLEANOUT
SIDEWALK
STORM DRAIN–MANHOLE & CATCH BASIN
WATER LINE & VALVE
AUTOMATIC SPRINKLER RISER
BACKFLOW PREVENTION DEVICE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GUY ANCHOR
GAS METER
HANDICAP SYMBOL
MAIL BOX
POST INDICATOR VALVE
POWER POLE/JOINT POLE
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
UTILITY BOX
WATER VALVE
ITEM NO. IN TITLE REPORT

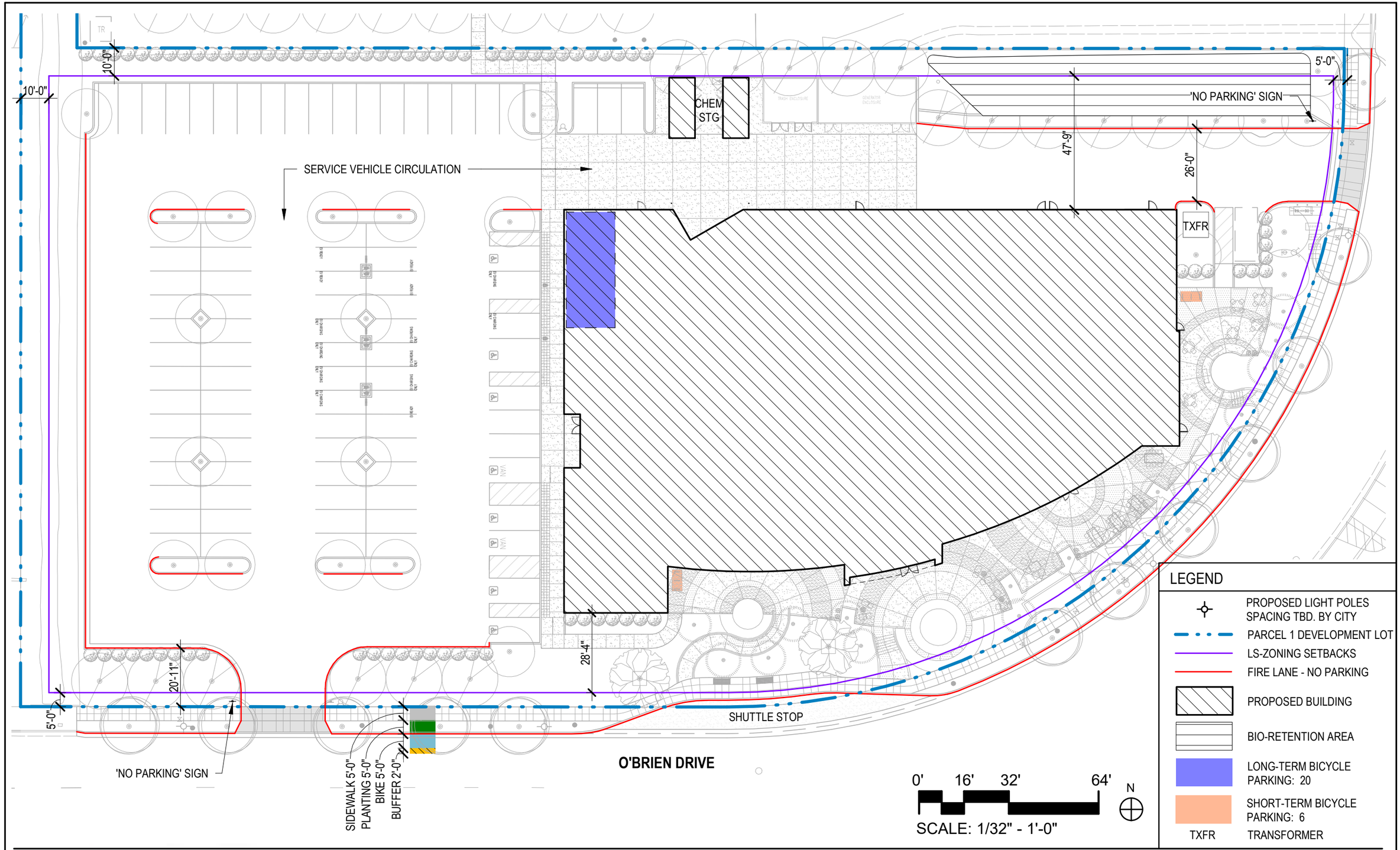
NO.	BY	REVISION
1	CJ	REVISED PER COMMENTS - 09/18/2020

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727–6665
www.kierwright.com

ALTA/NSPS LAND TITLE SURVEY
OF
1 CASEY OURT
FOR
TARLTON PROPERTIES, INC.
MENLO PARK CALIFORNIA

DATE	AUG.,2020
SCALE	1"=30'
SURVEYOR	JRV
DRAWN BY	CJ
JOB NO.	A17010-15

A5.2



LEGEND

- PROPOSED LIGHT POLES SPACING TBD. BY CITY
- PARCEL 1 DEVELOPMENT LOT
- LS-ZONING SETBACKS
- FIRE LANE - NO PARKING
- PROPOSED BUILDING
- BIO-RETENTION AREA
- LONG-TERM BICYCLE PARKING: 20
- SHORT-TERM BICYCLE PARKING: 6
- TXFR TRANSFORMER

TARLTON

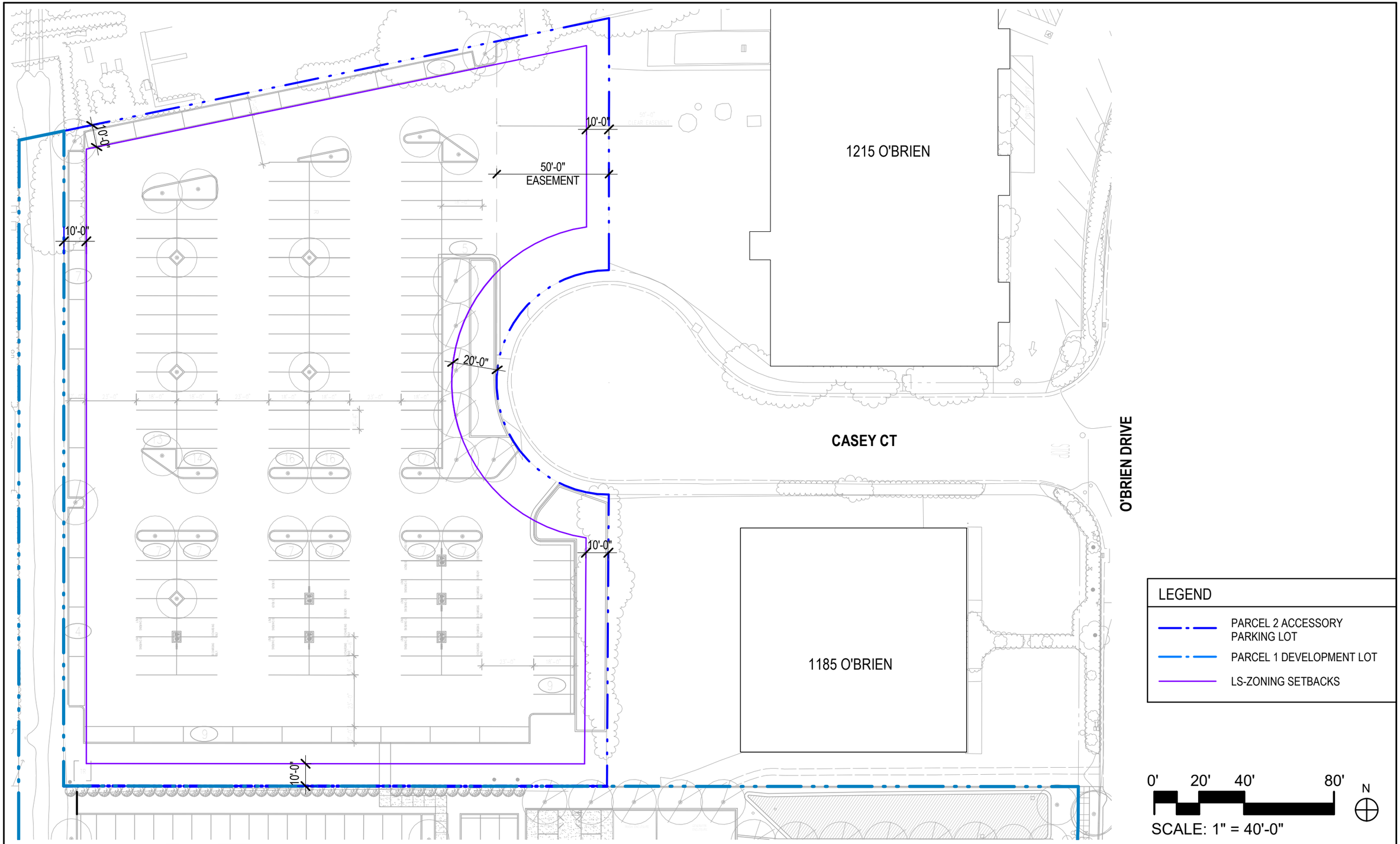
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED PROJECT SITE PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A6.1

DES ARCHITECTS ENGINEERS



TARLTON

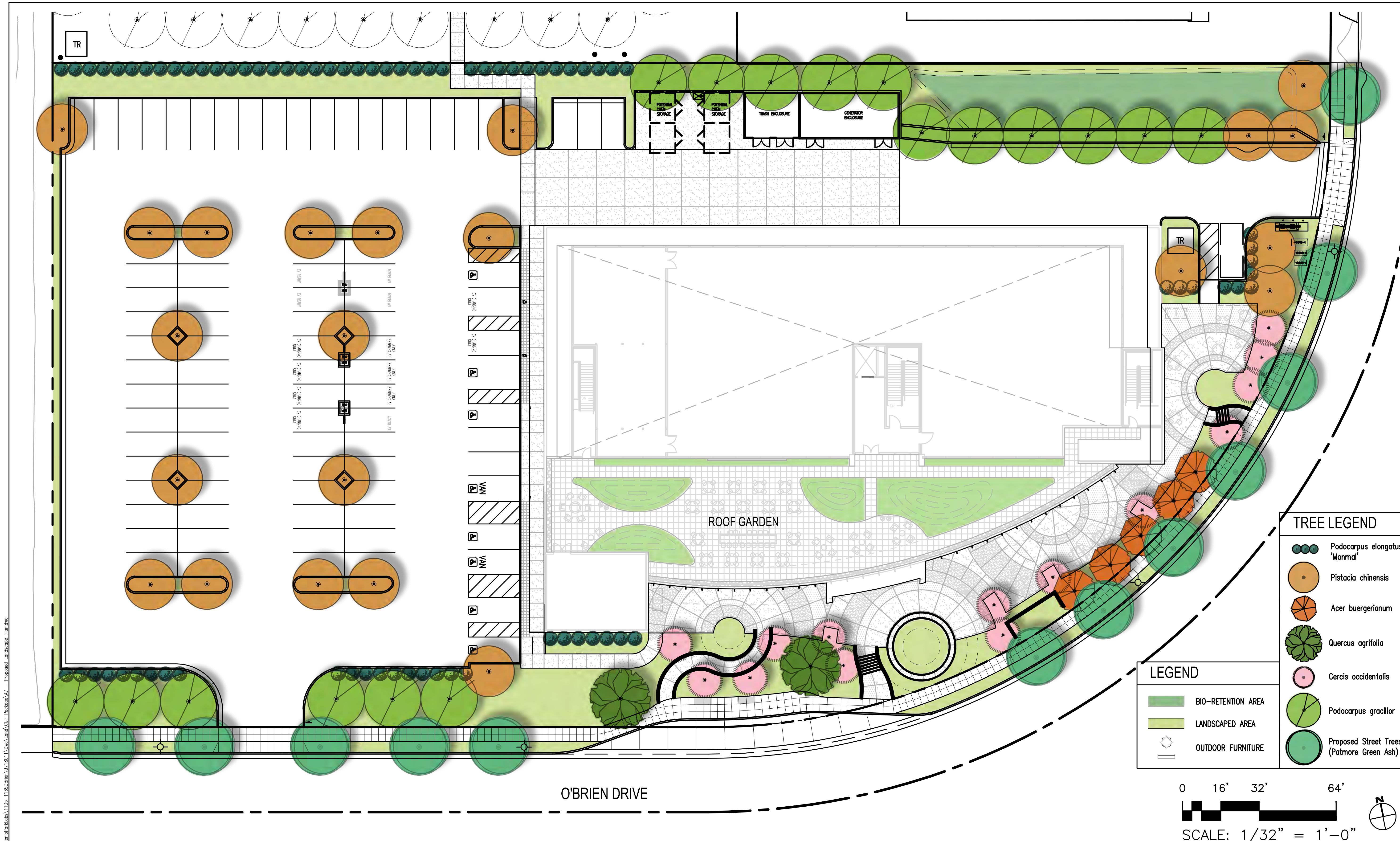
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 PROPOSED PROJECT SITE PLAN

11-16-2020 C.U.P. REVISIONS

A6.2

DES ARCHITECTS ENGINEERS


TR
POTENTIAL CHEM STORAGE
POTENTIAL CHEM STORAGE
TRASH ENCLOSURE
GENERATOR ENCLOSURE
TR
ROOF GARDEN
VAN
VAN
O'BRIEN DRIVE
TREE LEGEND
Podocarpus elongatus 'Monmal'
Pistacia chinensis
Acer buergerianum
Quercus agrifolia
Cercis occidentalis
Podocarpus gracilior
Proposed Street Trees (Patmore Green Ash)
LEGEND
BIO-RETENTION AREA
LANDSCAPED AREA
OUTDOOR FURNITURE
0 16' 32' 64'
SCALE: 1/32" = 1'-0"
N

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED PROJECT LANDSCAPE PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A7.1

DES ARCHITECTS ENGINEERS

TARLTON

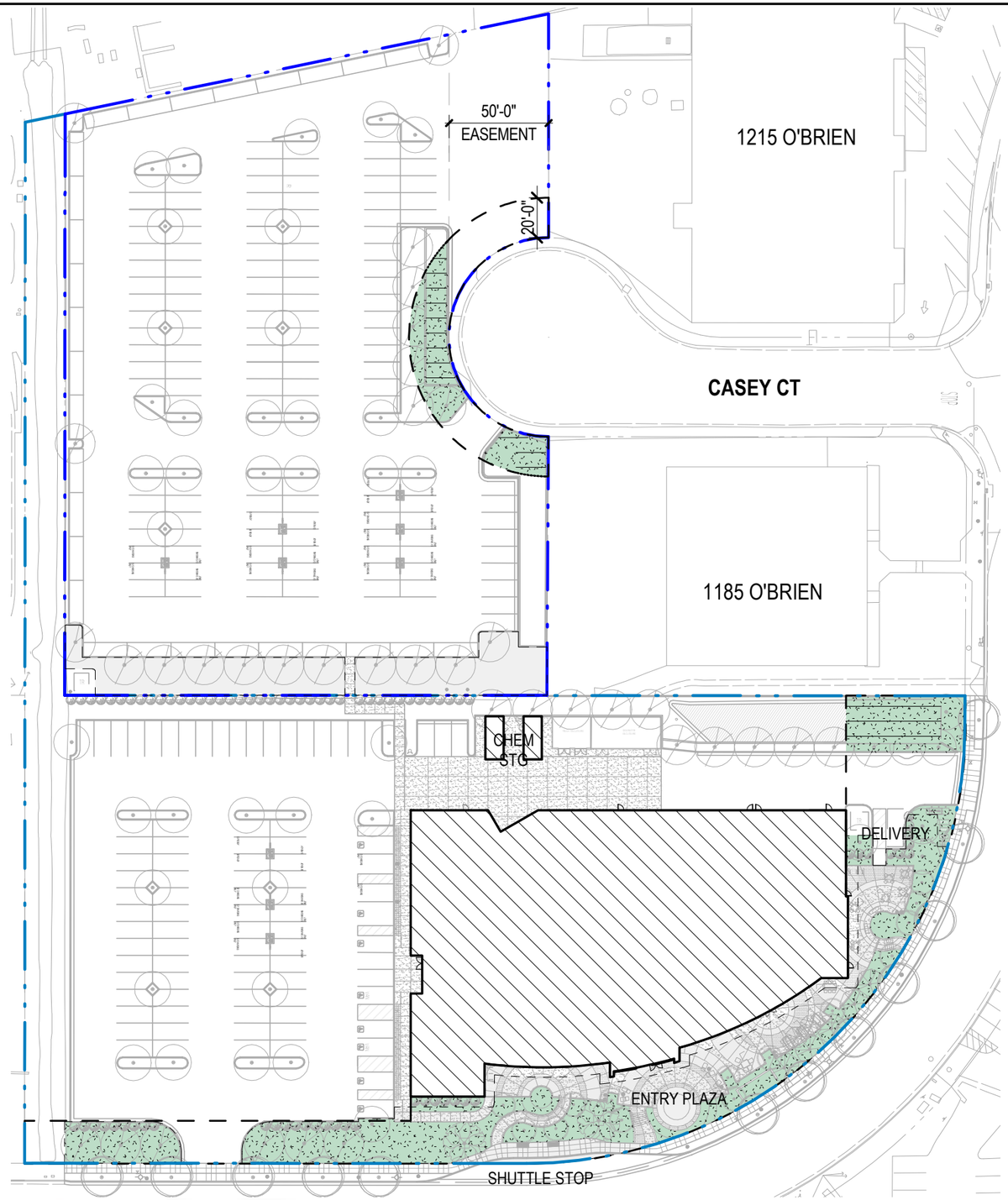
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 PROPOSED PROJECT LANDSCAPE PLAN

11-16-2020 C.U.P. REVISIONS

A7.2

DES ARCHITECTS ENGINEERS



LEGEND

SITE AREA: 179,538 SF
(106,358 SF (PARCEL 1) + 73,180 SF (PARCEL 2)

FRONTAGE AREA: 24,190 SF

SITE COVERAGE:
26,451 SF

OPEN SPACE:
REQUIRED = 35,908 SF (20% OF SITE)
PROVIDED = 46,200 SF (26% OF SITE)

PUBLIC OPEN SPACE:
REQUIRED = 17,954 SF (50% OF REQ'D OPEN SPACE)
PROVIDED = 17,954 SF (50% OF REQ'D OPEN SPACE)

FRONTAGE LANDSCAPE:
REQUIRED = 6,048 SF (25% OF FRONTAGE)
PROVIDED = 11,827 SF (49% OF FRONTAGE)

FRONTAGE STORMWATER TREATMENT:
REQUIRED = 3,024 SF (50% OF REQ'D LANDSCAPE)
PROVIDED = 4,384 SF (72% OF REQ'D LANDSCAPE)

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

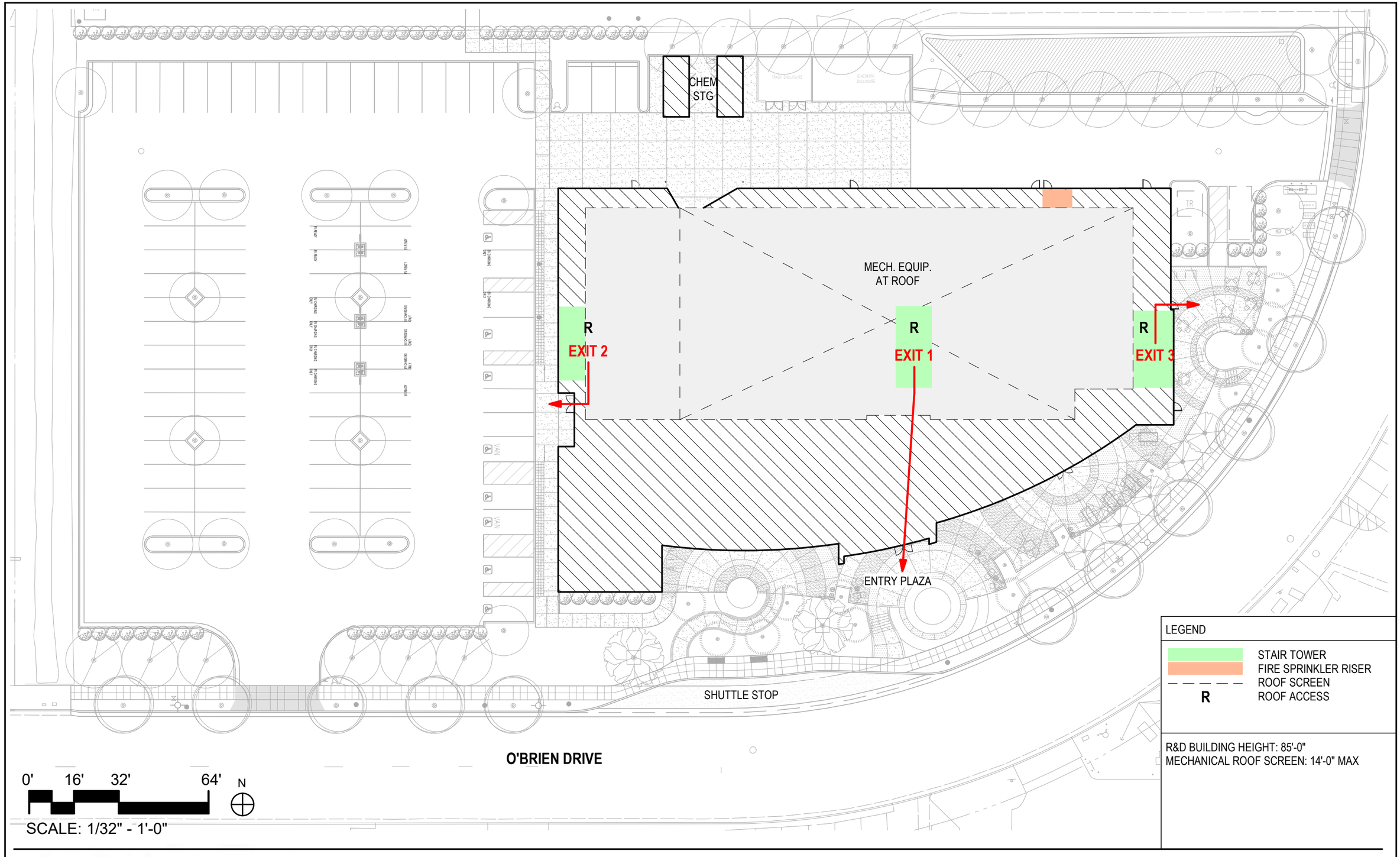
PROJECT OPEN SPACE DIAGRAM

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A8.1

DES ARCHITECTS ENGINEERS

BIM 360://TARLTON - 1125 OBD/9718011_A_1125OBrien_2020 _Central.rvt



LEGEND

- STAIR TOWER
- FIRE SPRINKLER RISER
- ROOF SCREEN
- R — ROOF ACCESS

R&D BUILDING HEIGHT: 85'-0"
MECHANICAL ROOF SCREEN: 14'-0" MAX

TARLTON

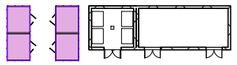
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

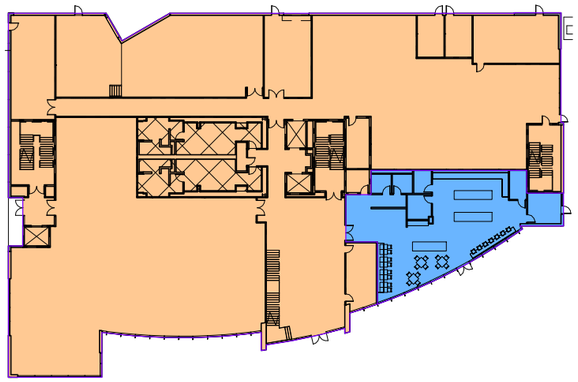
PARCEL 1 SITE SERVICE / EMERGENCY PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

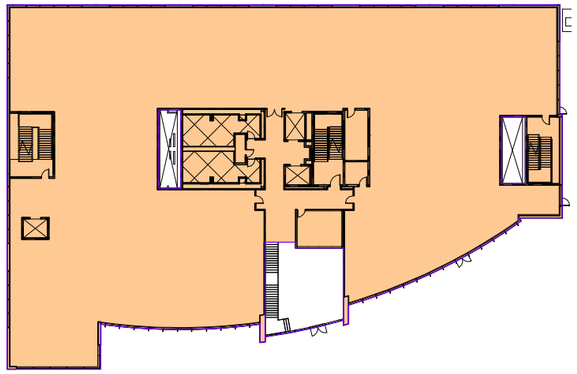
A9.1

DES ARCHITECTS ENGINEERS

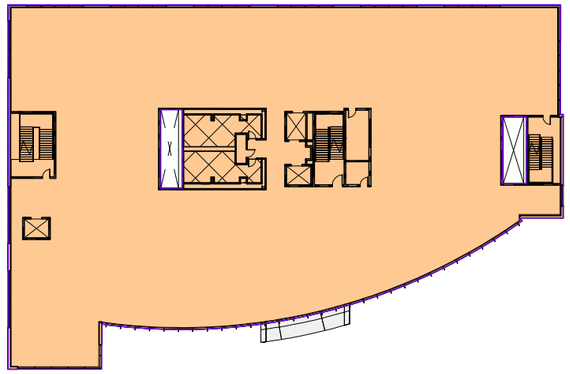




1 LEVEL 1
1" = 60'-0"



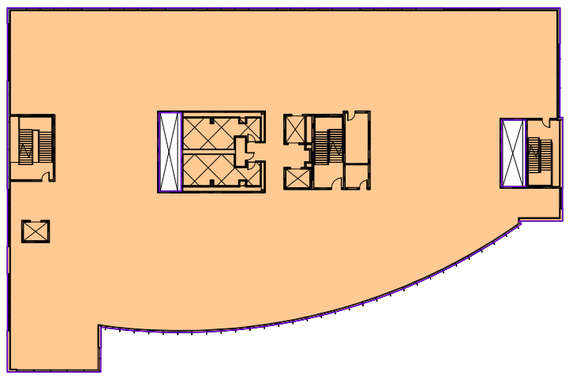
2 LEVEL 2
1" = 60'-0"



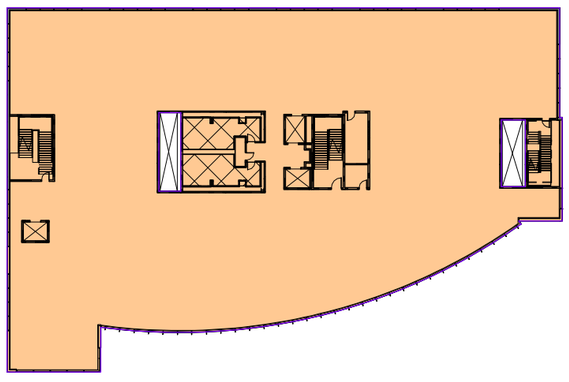
3 LEVEL 3
1" = 60'-0"

AREAS BY TYPE (FAR)

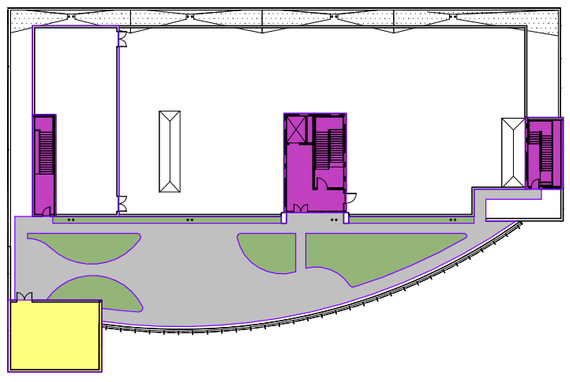
LEVEL 1 R&D AREA	23,296 SF
LEVEL 1 CAFE	2,760 SF
LEVEL 2 R&D AREA	24,790 SF
LEVEL 3 R&D AREA	25,619 SF
LEVEL 4 R&D AREA	25,619 SF
LEVEL 5 R&D AREA	25,619 SF
ROOF STAIRS & ELEVATOR	2,026 SF
ROOF STORAGE	1,055 SF
CHEMICAL STORAGE	500 SF
TOTAL:	**131,284 SF**



4 LEVEL 4
1" = 60'-0"



5 LEVEL 5
1" = 60'-0"



6 ROOF
1" = 60'-0"

BUILDING AREAS LEGEND

- R&D AREA
- CAFE
- LANDSCAPE
- ROOF STORAGE
- CHEMICAL STORAGE
- OUTDOOR ROOF DECK
- ROOF STAIRS & ELEVATOR

OUTDOOR ROOF DECK AREAS

CIRCULATION:	1,966 SF
LANDSCAPE:	2,208 SF
SEATING/ OPEN AREA:	2,434 SF
TOTAL:	6,608 SF

TARLTON

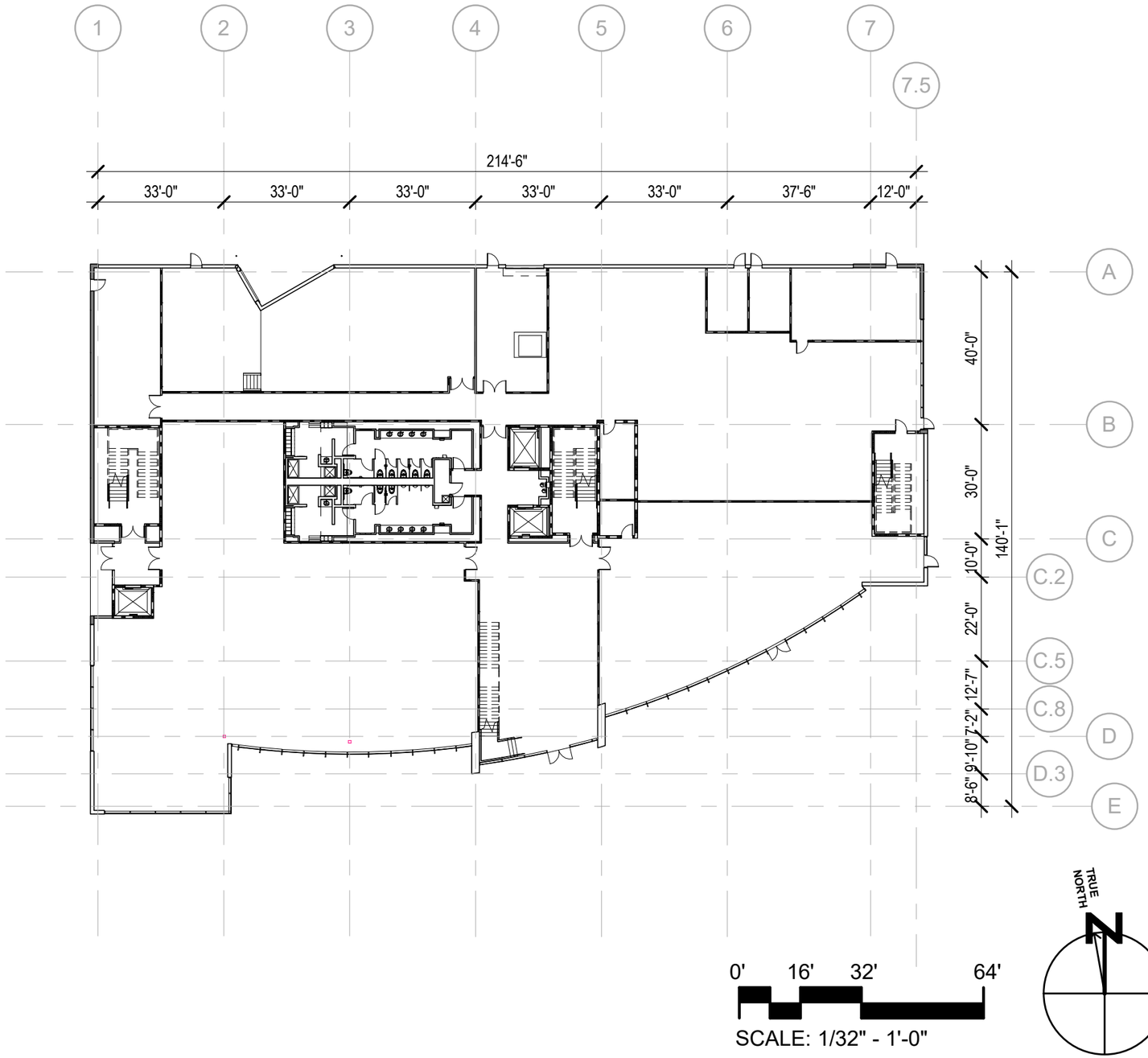
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 GROSS FLOOR AREA DIAGRAMS

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A10.1

DES ARCHITECTS ENGINEERS



TARLTON

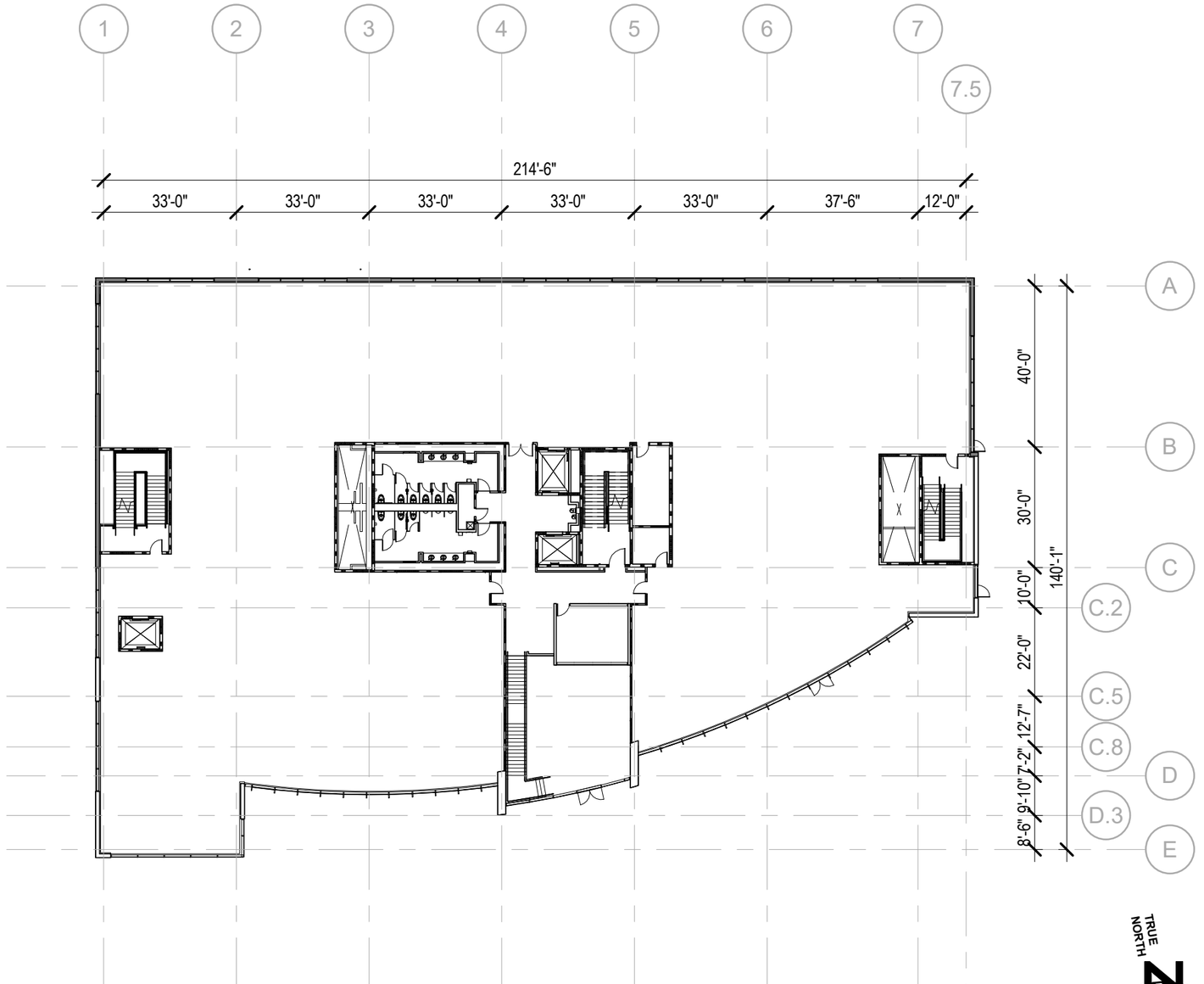
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED LEVEL 1 PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A11.1

DES ARCHITECTS ENGINEERS



TARLTON

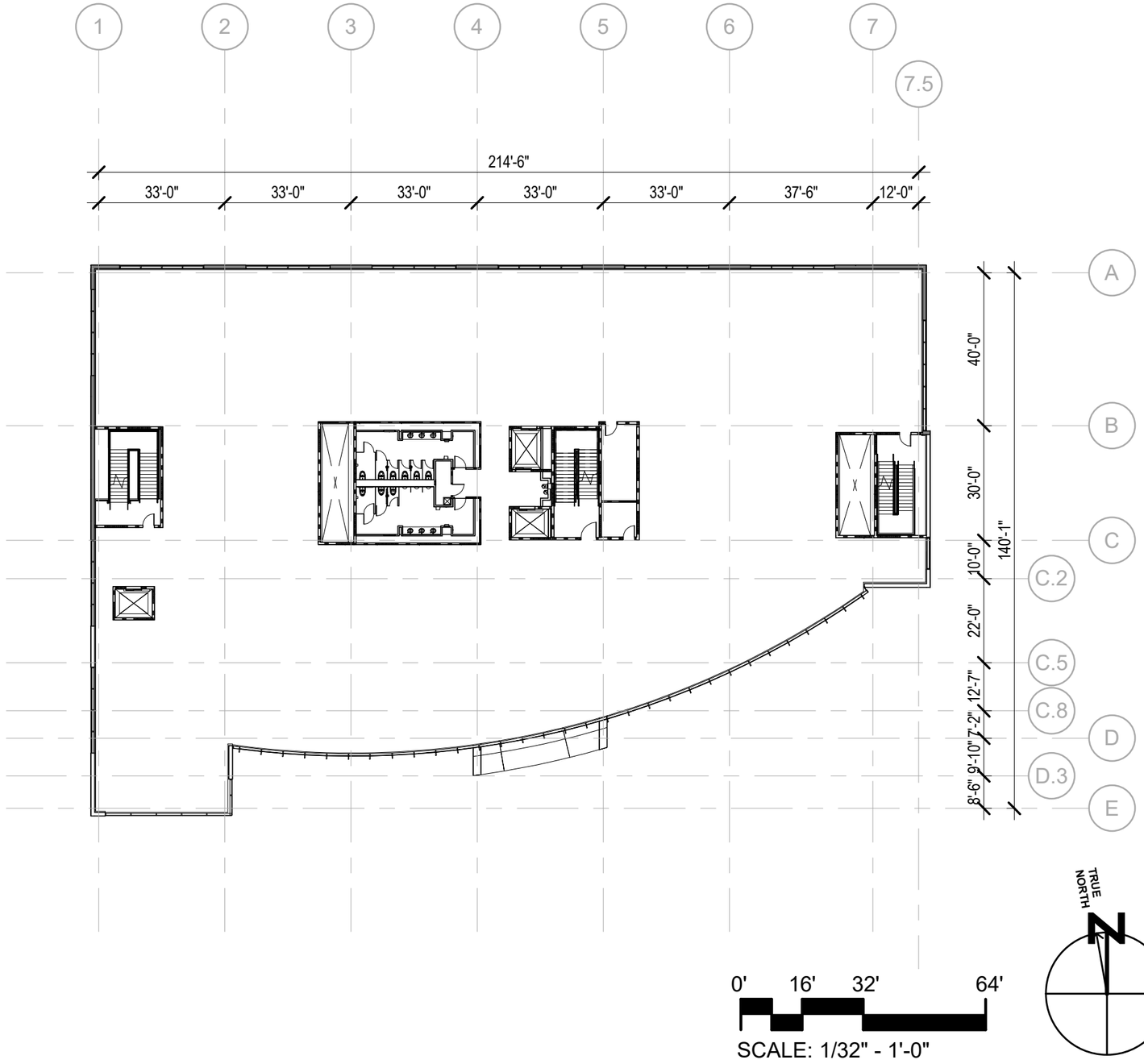
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED LEVEL 2 PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A12.1

DES ARCHITECTS ENGINEERS



TARLTON

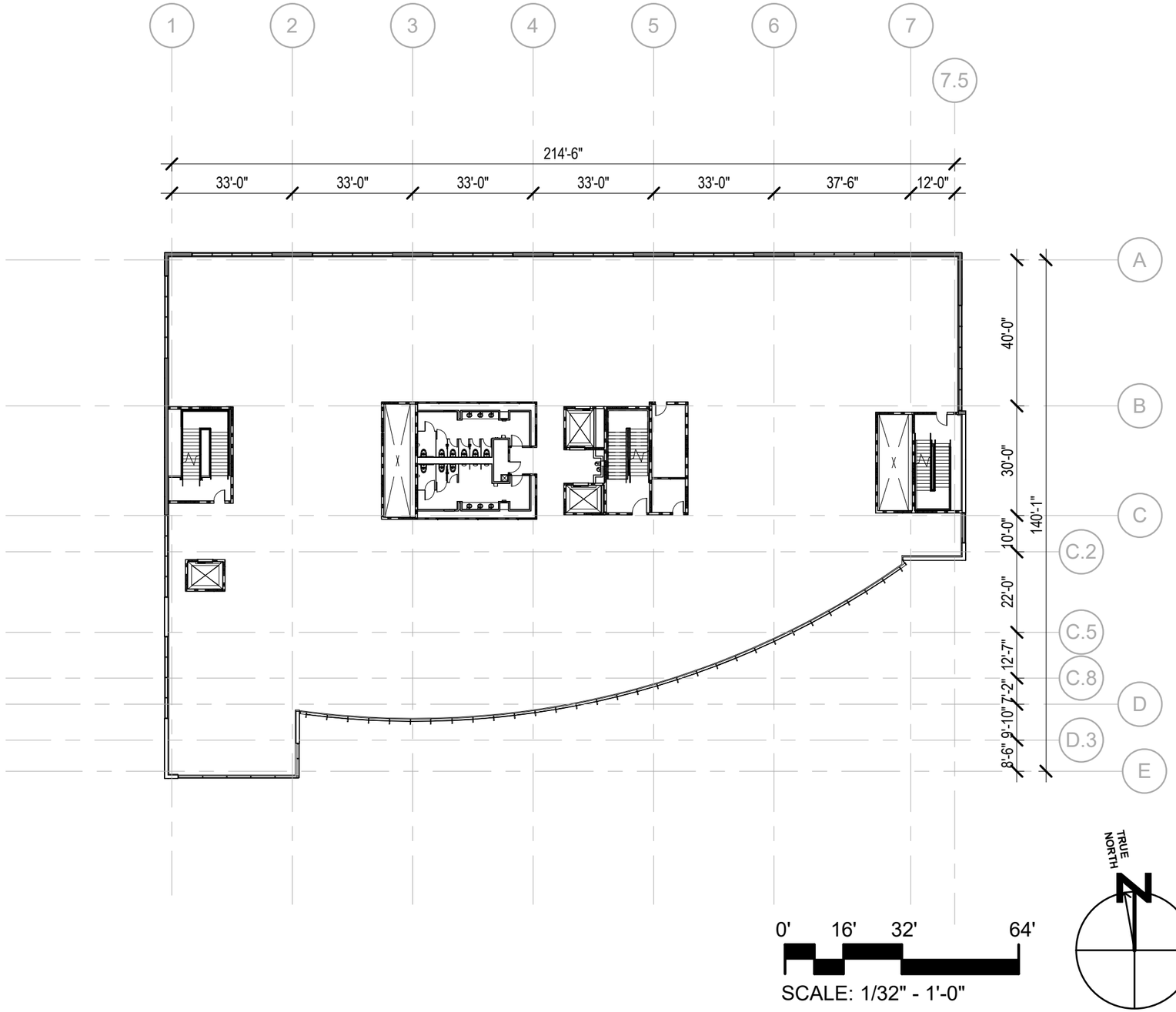
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED LEVEL 3 PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A13.1

DES ARCHITECTS ENGINEERS



TARLTON

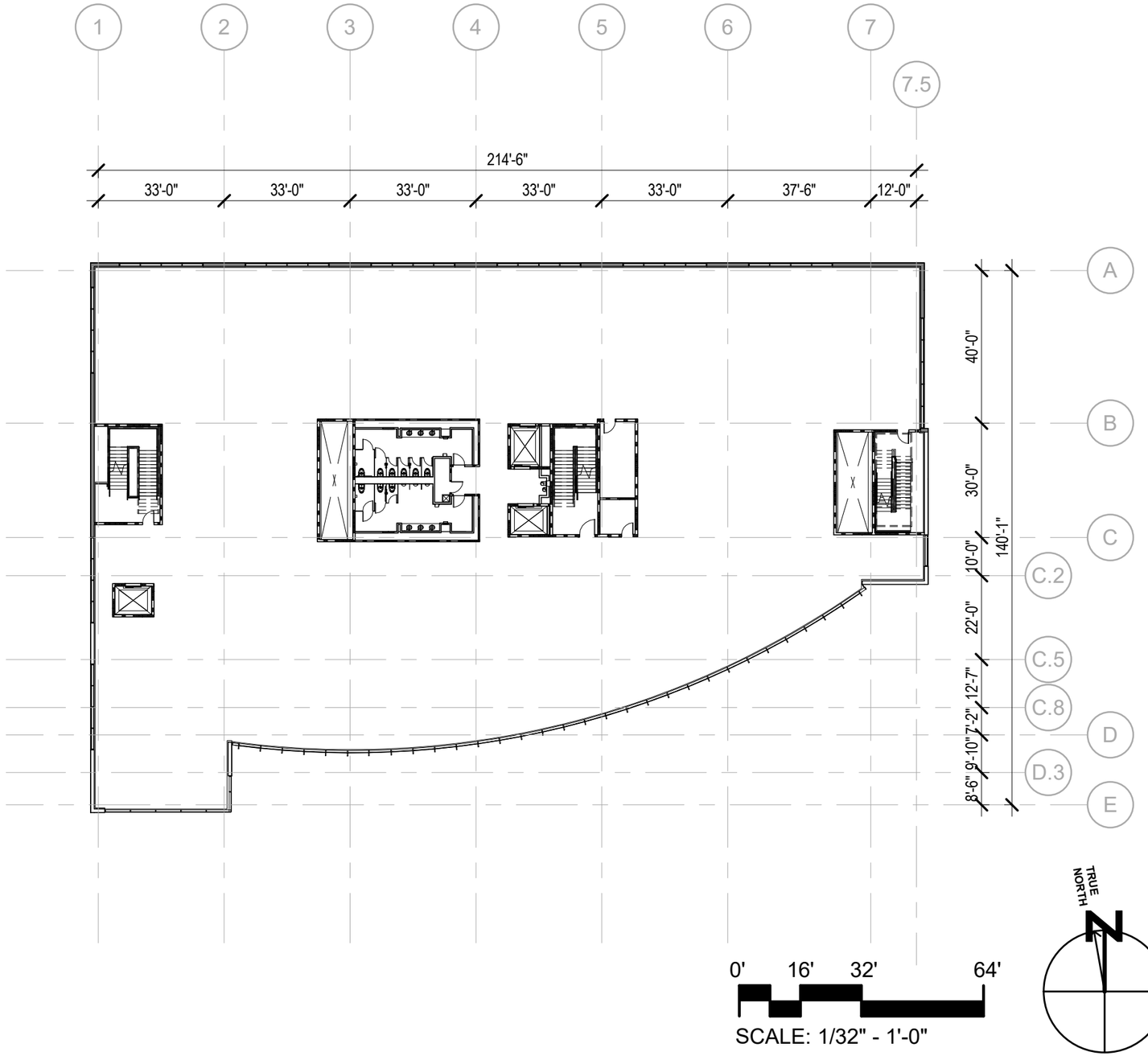
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED LEVEL 4 PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A14.1

DES ARCHITECTS ENGINEERS



BIM 360://TARLTON - 1125 OBD/9718011_A_1125OBrien_2020 _Central.rvt

TARLTON

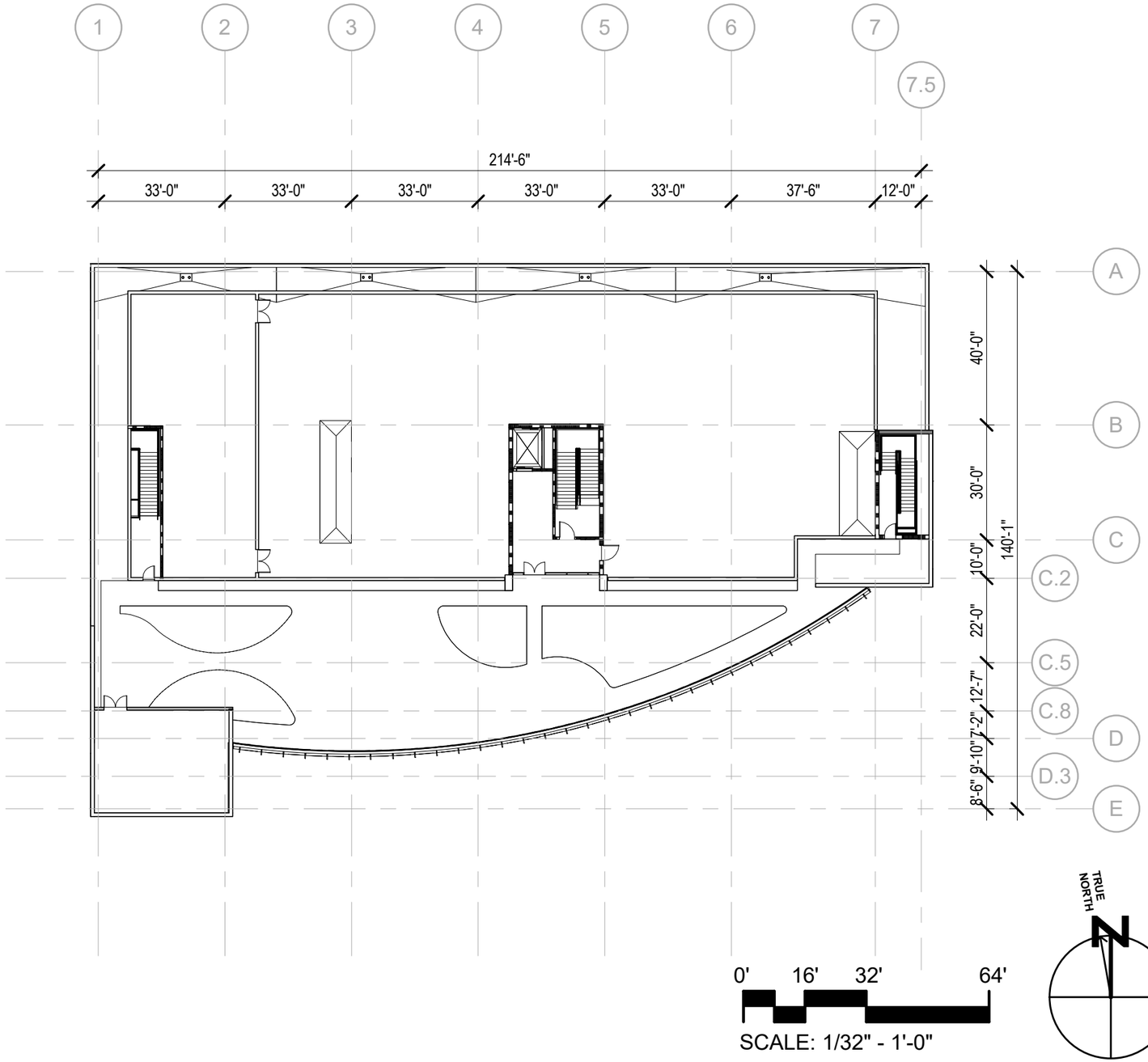
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED LEVEL 5 PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A15.1

DES ARCHITECTS ENGINEERS



TARLTON

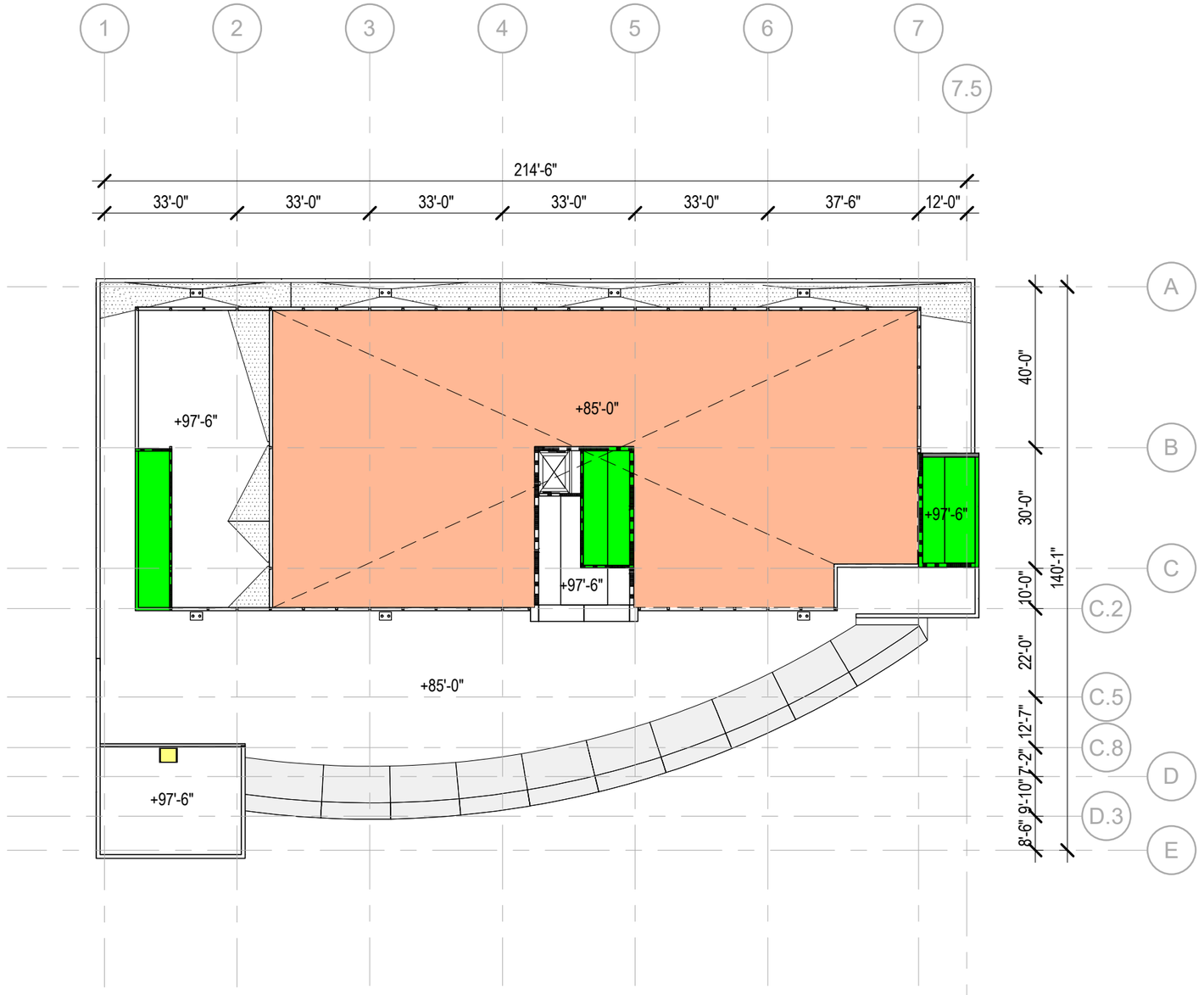
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED ROOF PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A16.1

DES ARCHITECTS ENGINEERS



LEGEND

- ROOF ACCESS HATCH
- MECHANICAL EQUIPMENT / ROOF SCREEN AREA
- STAIR TOWER W/ ROOF ACCESS

HEIGHT CALCULATION

AREA:		HEIGHT:
BUILDING	21,328 SF	+85'-0"
STAIRS	4,975 SF	+97'-6"
1140 O'BRIEN DR	31,254 SF	+35'-0"
AVERAGE HEIGHT:		58.93'

0' 16' 32' 64'

SCALE: 1/32" - 1'-0"

TRUE NORTH

TARLTON

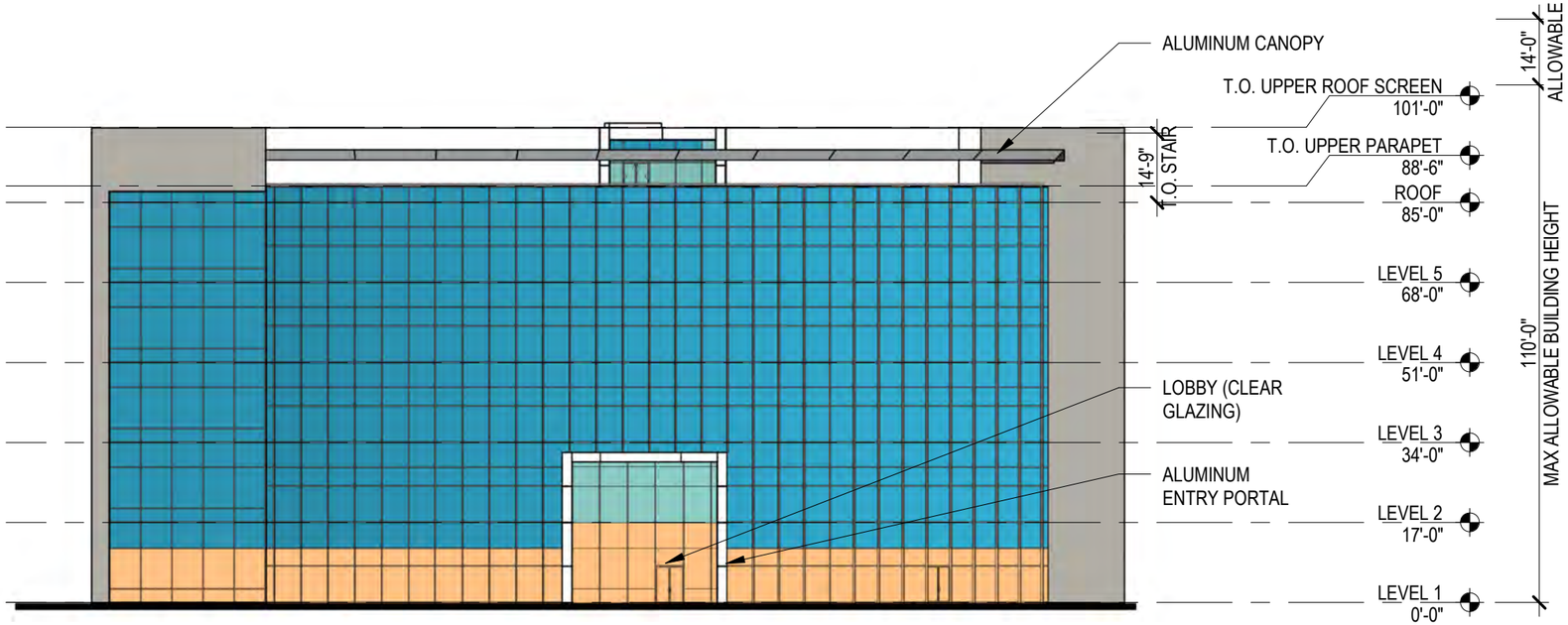
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED UPPER ROOF PLAN

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

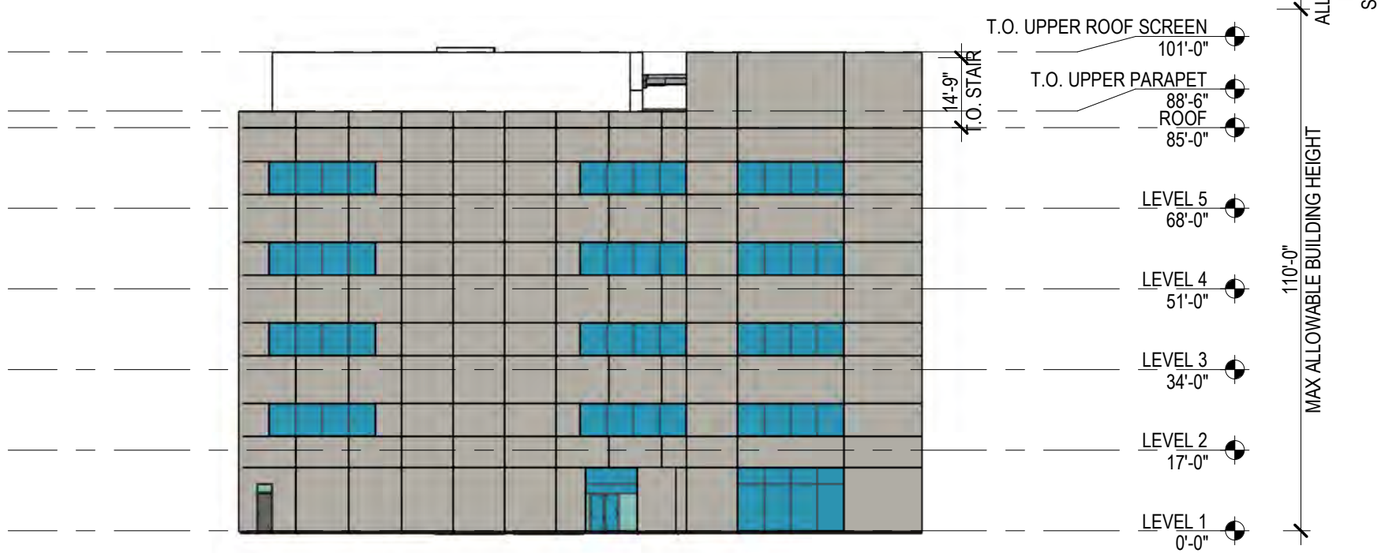
A17.1

DES ARCHITECTS ENGINEERS



1 SOUTH ELEVATION

1/32" = 1'-0"



2 WEST ELEVATION

1/32" = 1'-0"

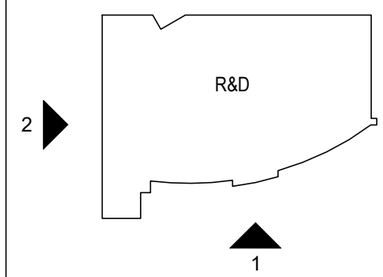
LEGEND

SOLAR BLUE BIRD-FRIENDLY GLAZING, TYP

GLASS FIBER REINFORCED CONCRETE PANELS

GROUND FLOOR TRANSPARENCY AT FRONTAGE
REQUIRED: 25%
PROVIDED: 53.6%

KEY PLAN



TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING ELEVATIONS

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A18.1A

DES ARCHITECTS ENGINEERS

1 NORTH ELEVATION

1/32" = 1'-0"

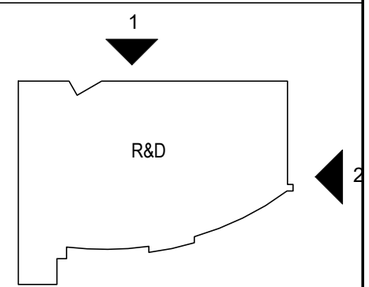
2 EAST ELEVATION

1/32" = 1'-0"

LEGEND

- SOLAR BLUE BIRD-FRIENDLY GLAZING, TYP
- GLASS FIBER REINFORCED CONCRETE PANELS
- GROUND FLOOR TRANSPARENCY AT FRONTAGE
  REQUIRED: 25%
  PROVIDED: 53.6%

KEY PLAN



TARLTON

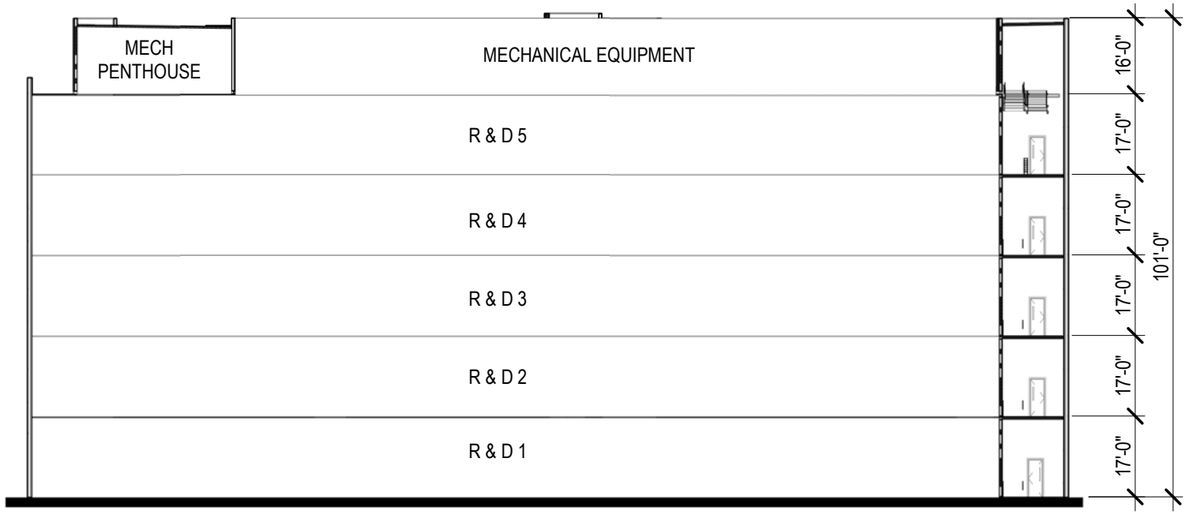
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING ELEVATIONS

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

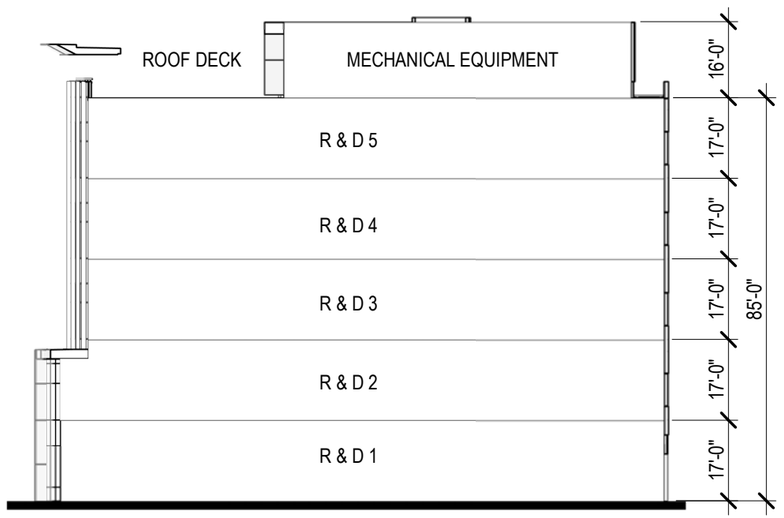
A18.1B

DES ARCHITECTS ENGINEERS



1 WEST TO EAST SECTION

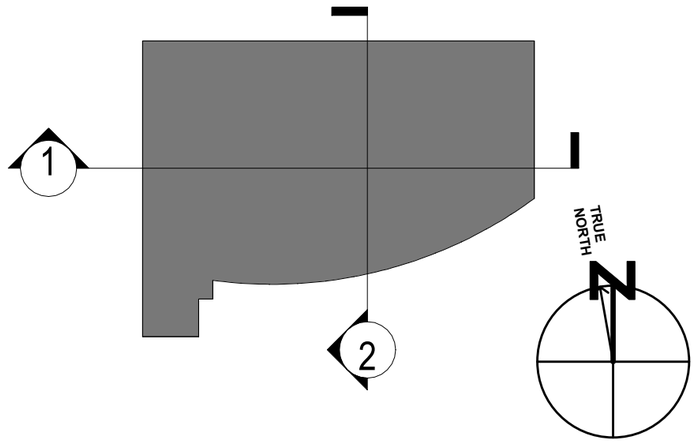
1/32" = 1'-0"



2 NORTH TO SOUTH SECTION

1/32" = 1'-0"

KEY PLAN



TARLTON

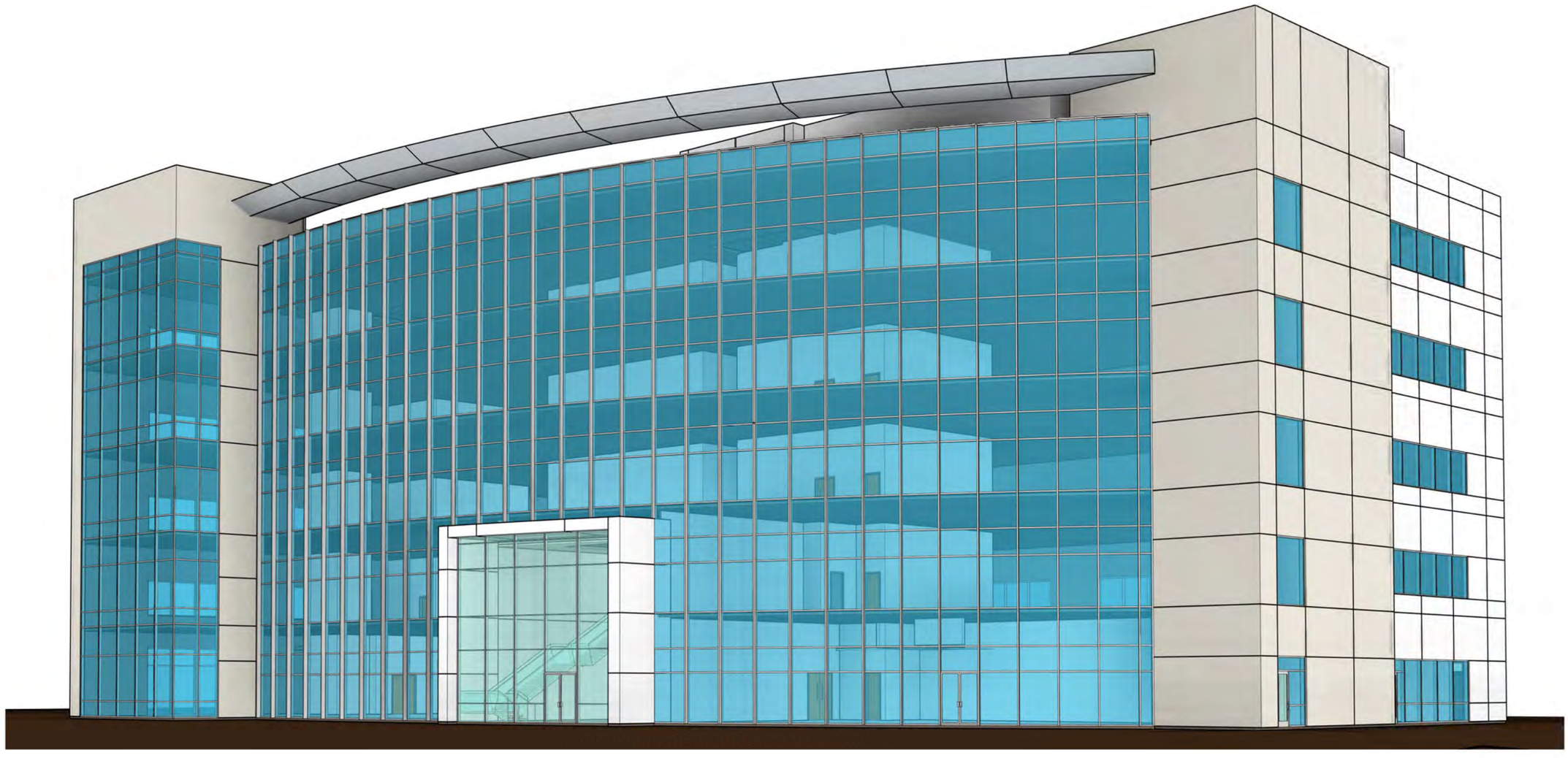
1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING SECTIONS

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A19.1

DES ARCHITECTS ENGINEERS



1 SOUTHEAST

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING PERSPECTIVE

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A20.1A

DES ARCHITECTS ENGINEERS

1 SOUTHWEST

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING PERSPECTIVE

03-13-2018	C.U.P. SUBMITTAL
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07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A20.1B

DES ARCHITECTS ENGINEERS

1 NORTHWEST

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 PROPOSED BUILDING PERSPECTIVE

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A20.1C

DES ARCHITECTS ENGINEERS

1 NORTHEAST

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

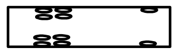
PARCEL 1 PROPOSED BUILDING PERSPECTIVE

03-13-2018	C.U.P. SUBMITTAL
05-09-2018	C.U.P. COMMENTS
07-10-2018	C.U.P. COMMENTS 2
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

A20.1D

DES ARCHITECTS ENGINEERS

LEGEND:

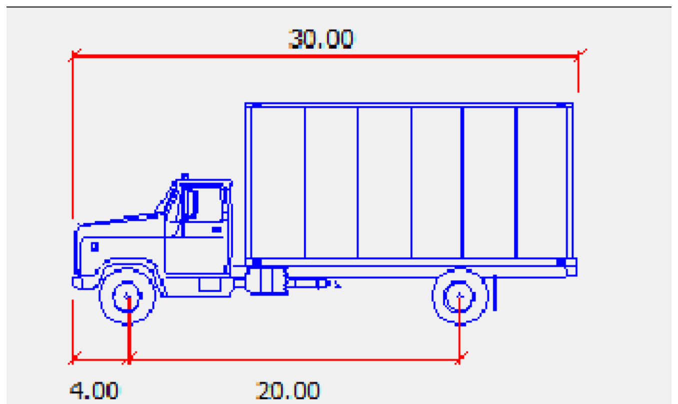


DELIVERY TRUCK COMPUTER SIMULATED PATH OF TRAVEL

NOTE:

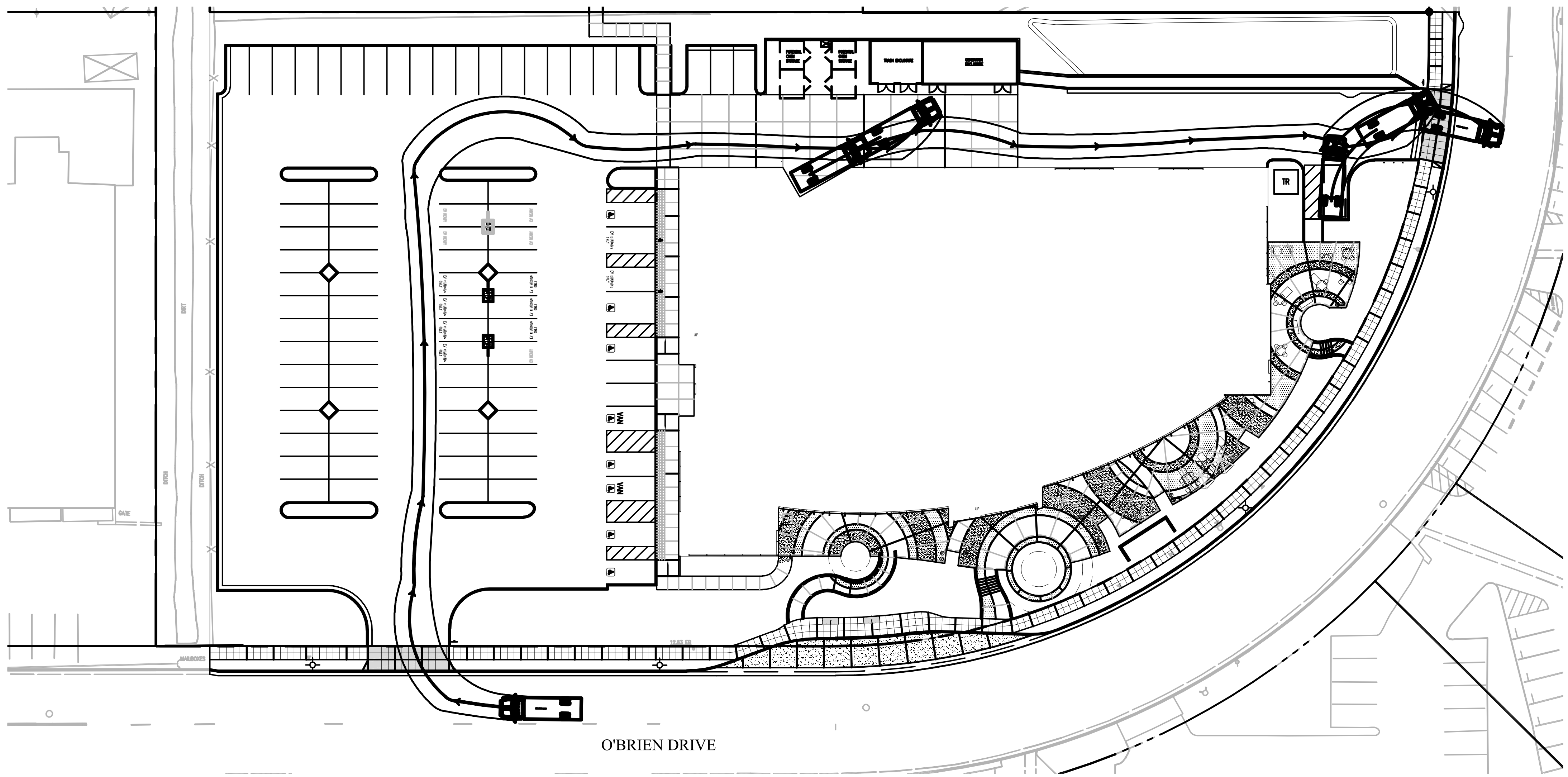
1. DELIVERY TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 7.0 SOFTWARE AND THE VEHICLE PROFILE INFORMATION INDICATED.

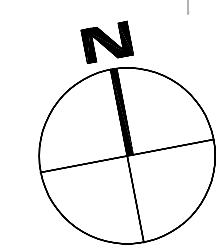
DELIVERY TRUCK VEHICLE PROFILE:



SEMI–AXLE TRUCK

WIDTH: 8'–0"
TRACK: 8'–0"
LOCK TO LOCK TIME: 6.0 SECONDS
STEERING ANGLE: 31.8 DEGREE





SCALE 1":50'

TARLTON

1105 -1165 O'BRIEN DR

MENLO PARK, CA 94025

PARCEL 1 DELIVERY TRUCK TURNING EXHIBIT

07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

C1.1A

DES

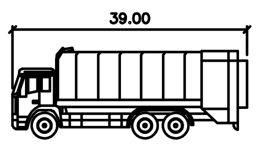
LEGEND:

TRASH TRUCK COMPUTER SIMULATED PATH OF TRAVEL

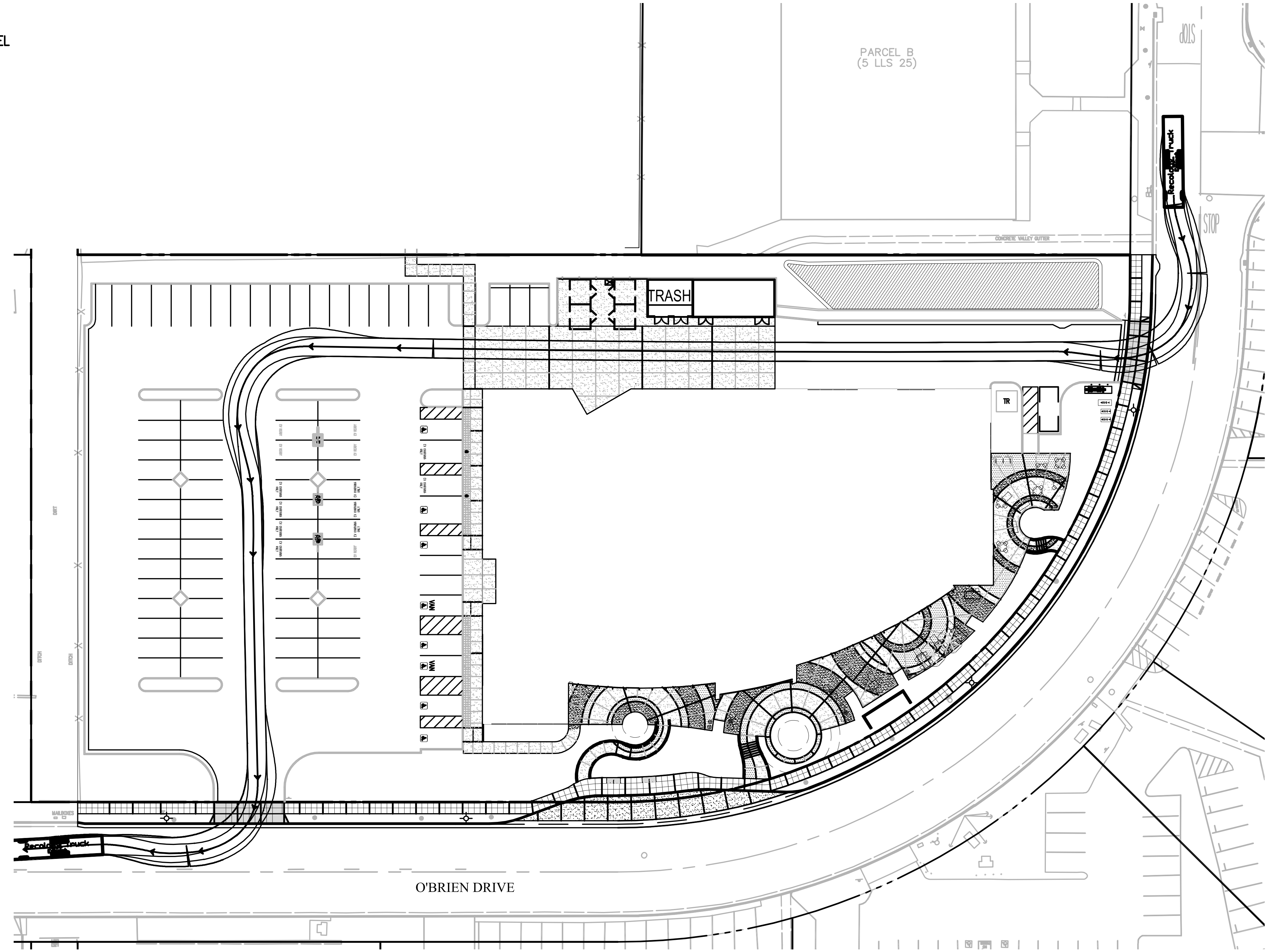
NOTE:

1. TRASH TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 7.0 SOFTWARE AND THE VEHICLE PROFILE INFORMATION INDICATED.

TRASH TRUCK VEHICLE PROFILE:



WIDTH	: 8.20'
TRACK	: 8.20'
LOCK TO LOCK TIME	: 6.0 SECONDS
STEERING ANGLE	: 28.9 DEGREE
TURNING RADIUS	: 36.0 FEET



N

SCALE 1":50'

TARLTON

1125 O'BRIEN DRIVE

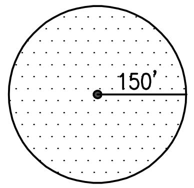
MENLO PARK, CA 94025

PARCEL 1 RECOLOGY TRUCK TURNING EXHIBIT

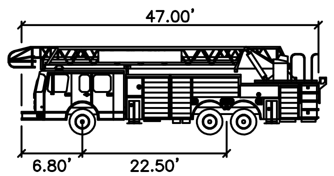
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

C1.1B

DES



150' RADIUS
FIRE HYDRANT
COVERAGE AREA



Menlo Park Fire Truck

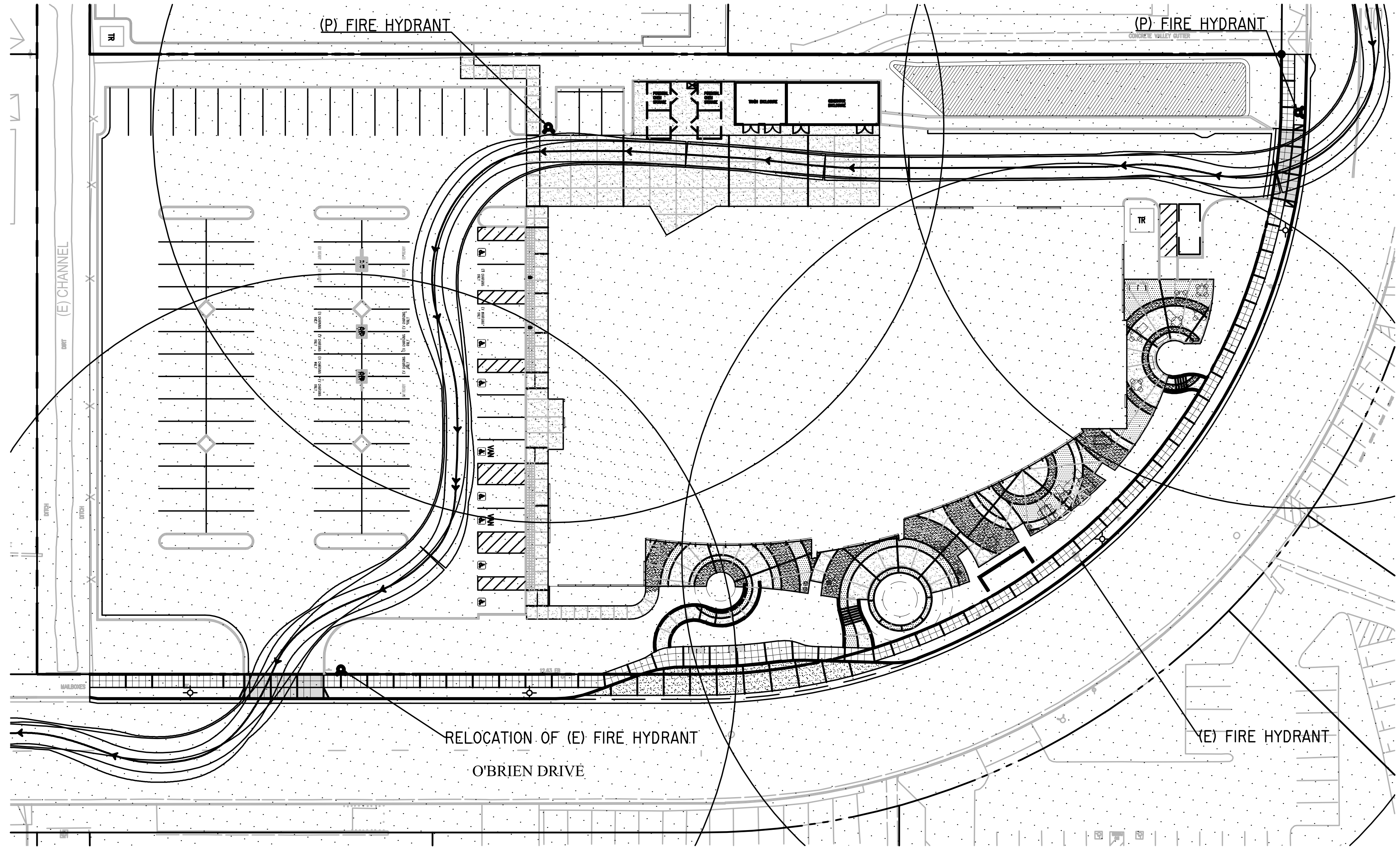
Width	:	9.50'
Track	:	8.25'
Lock to Lock Time	:	6.0 seconds
Steering Angle	:	25.5 degrees

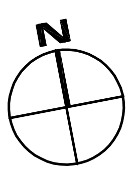
LEGEND:

FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL

NOTE:

1. FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 7.0 SOFTWARE AND THE VEHICLE PROFILE INFORMATION INDICATED.





SCALE 1":50'

TARLTON

1125 O'BRIEN DRIVE

MENLO PARK, CA 94025

PARCEL 1 FIRE TRUCK TURNING AND FIRE HYDRANT EXHIBIT

07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

C1.1C

DES

LEGEND:

TP	TOP OF PAVEMENT
TC	TOP OF CURB
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE
FG	FINISH GRADE
RIM	RIM OF SD CATCH BASIN
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
HP	HIGH POINT
(E)	EXISTING
→	DIRECTION OF SURFACE DRAINAGE
— - —	PROPERTY LINE
□	CATCH BASIN

NOTE:

SEE SHEET C6.1A & C6.1B FOR SECTIONS OF EXISTING AND PROPOSED CONDITIONS ALONG O'BRIEN DRIVE AND BOUNDARY.

BENCHMARK:

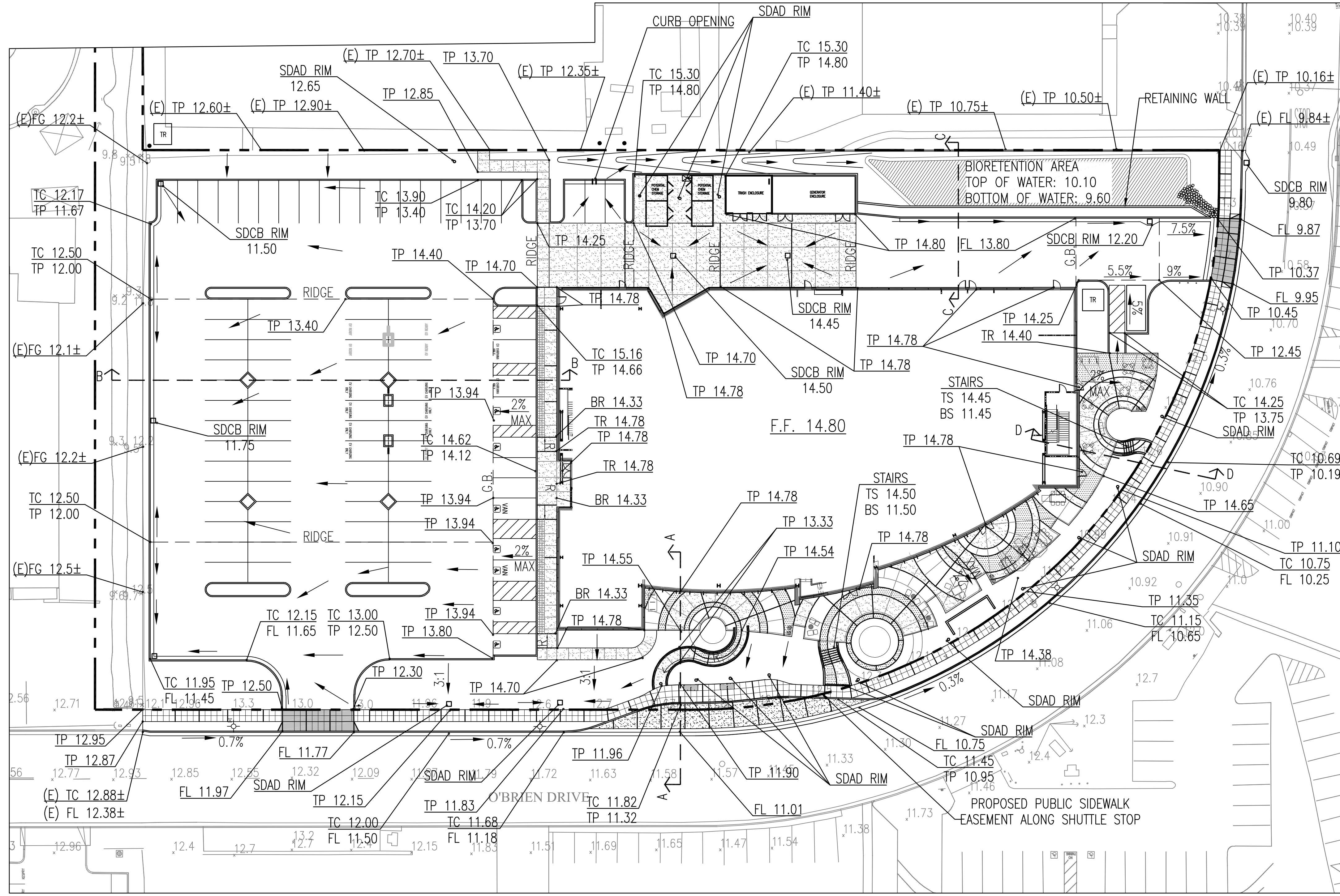
(FROM TOPOGRAPHIC SURVEY PREPARED BY KIER & WRIGHT SURVEYORS: JOB A17010 DATED JUNE 2017)

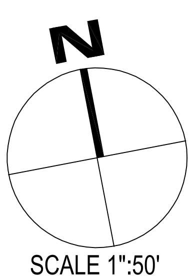
FLOOD ZONE NOTE:

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060321 0307 E, DATED OCTOBER 16, 2012, WITH THE SITE BEING LOCATED IN FLOOD ZONE "AE";

AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATION DETERMINED AS 12.8 FEET.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON DECEMBER 7, 2017.





TARLTON

1125 O'BRIEN DRIVE

MENLO PARK, CA 94025

PARCEL 1 PRELIMINARY GRADING PLAN

07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

C2.1

LEGEND:

TP	TOP OF PAVEMENT
TC	TOP OF CURB
FL	FLOWLINE
FG	FINISH GRADE
RIM	RIM OF SD CATCH BASIN
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
HP	HIGH POINT
(E)	EXISTING

DIRECTION OF SURFACE DRAINAGE

PROPERTY LINE

CATCH BASIN

NOTE:

SEE SHEET C6.2A FOR SECTIONS OF EXISTING AND PROPOSED CONDITIONS ALONG CASEY COURT AND BOUNDARY.

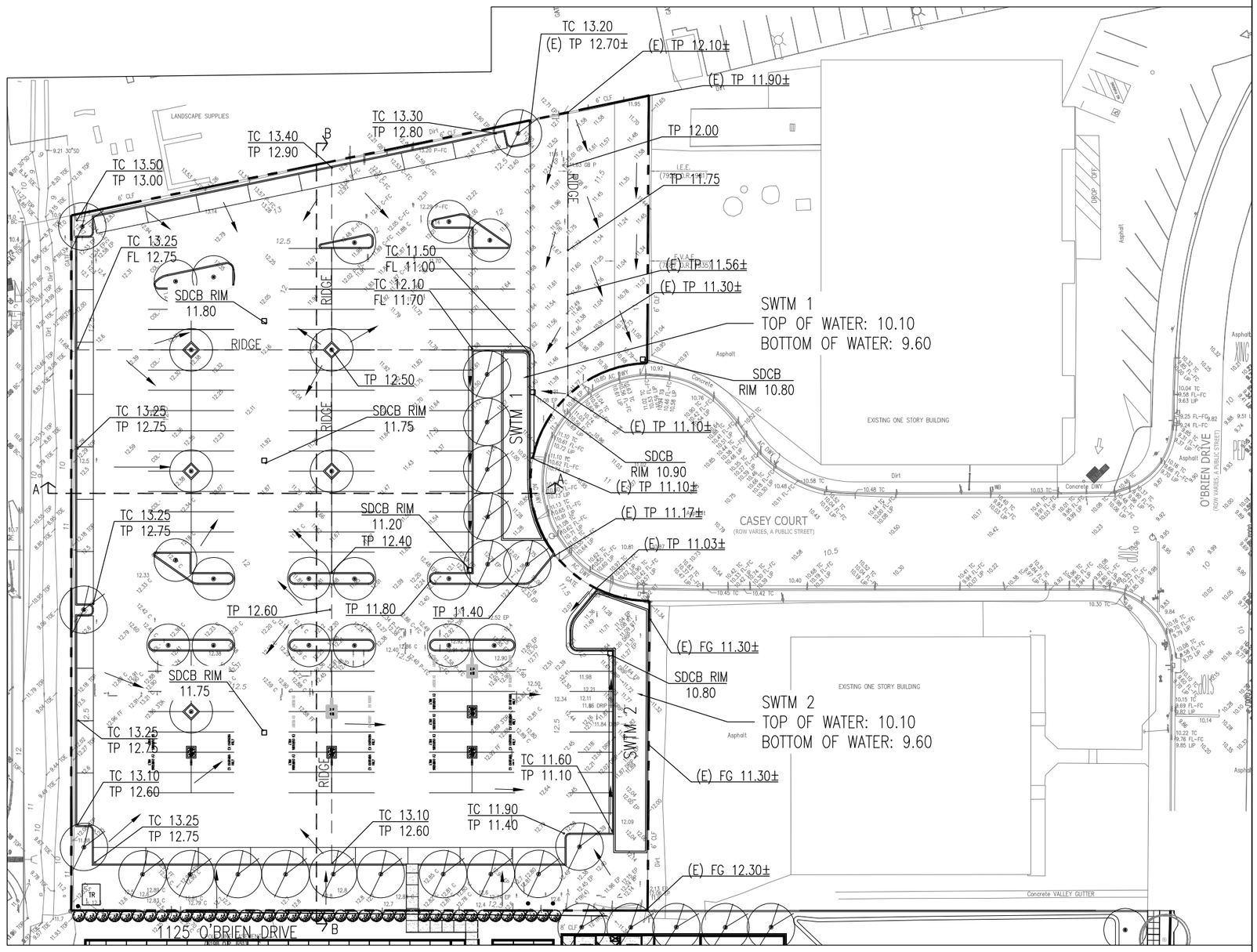
BENCHMARK:

(FROM TOPOGRAPHIC SURVEY PREPARED BY KIER & WRIGHT SURVEYORS: JOB A17010-19 DATED OCT 2020)

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C 0307 F FOR COMMUNITY NUMBER 060321, WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "AE".

AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATION DETERMINED AS 12 TO 13 FEET.



SCALE 1":50'

TARLTON

1125 O'BRIEN DRIVE

MENLO PARK, CA 94025

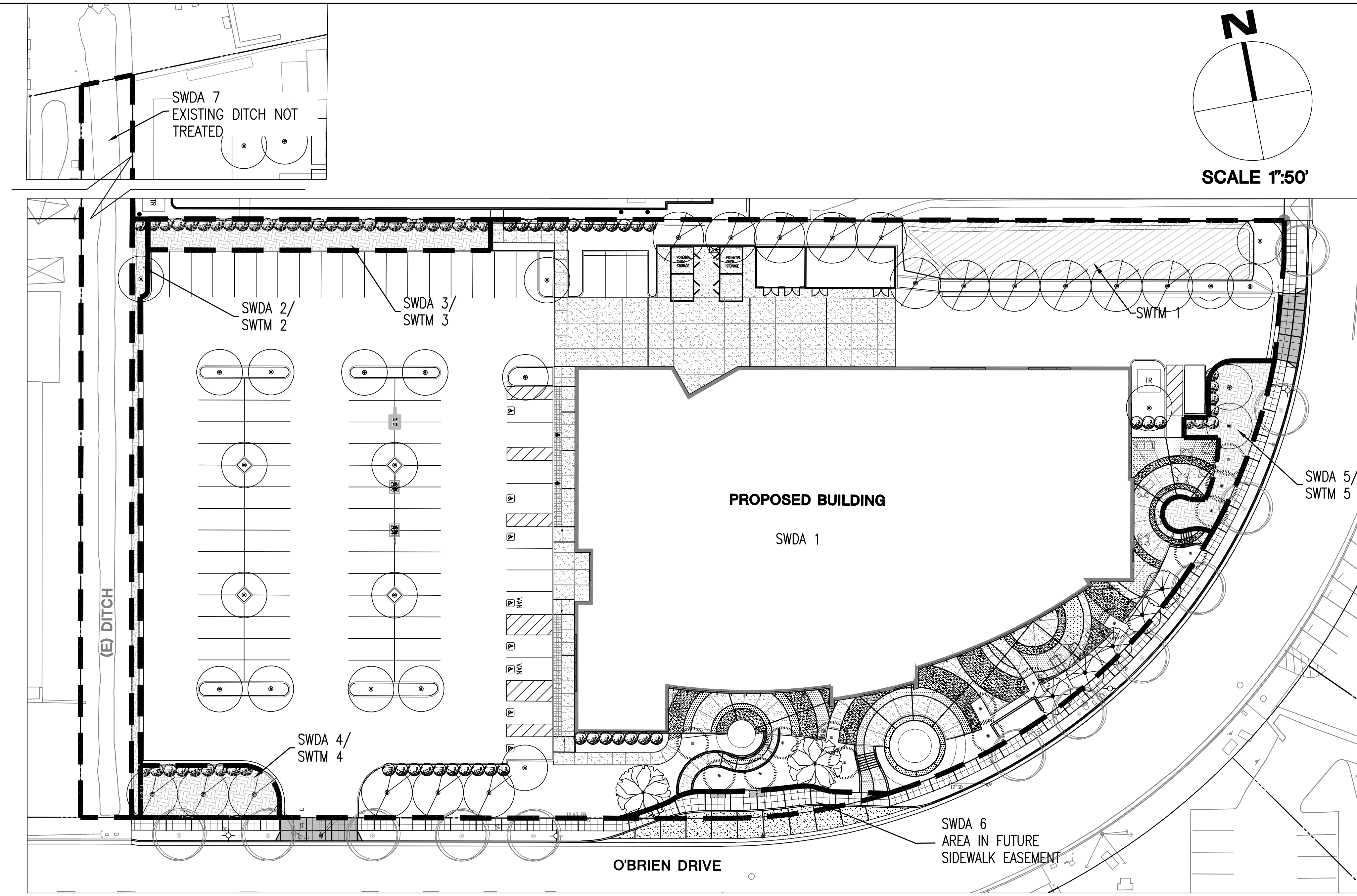
PARCEL 2 PRELIMINARY GRADING PLAN

11-16-2020 C.U.P. REVISIONS

C2.2

SHEET NOTES:

1. DIRECT RUNOFF FROM UNCOVERED PARKING AREAS AND/OR DRIVEWAYS ONTO VEGETATED AREAS.
2. MINIMIZE IMPERVIOUS SURFACES.
3. PROVIDED SELF-TREATING AREAS.
4. PRELIMINARY SIZING IS BASED ON THE SIMPLIFIED APPROACH OR FLOW-BASED SIZING APPROACH IN WHICH THE SURFACE AREA OF THE TREATMENT MEASURE IS DESIGNED TO BE 4% OF THE IMPERVIOUS AREA TO BE TREATED.



LEGEND:

PROPOSED STORMWATER DRAINAGE AREA BOUNDARY

BIORETENTION BASIN

SELF TREATING AREA

ABBREVIATIONS:

SWDA STORMWATER DRAINAGE AREA

SWTM STORMWATER TREATMENT MEASURE

IMPERVIOUS/PERVIOUS AREA SUMMARY:

	EXISTING	PROPOSED
PERVIOUS AREA (SQ. FT.)	7915	17754
IMPERVIOUS AREA (SQ. FT.)	98440	88601
TOTAL AREA (SQ. FT.)	106355	106355

STORMWATER MANAGEMENT TREATMENT MEASURE SUMMARY:

DRAINAGE AREA #	STORMWATER TREATMENT MEASURE	TREATMENT MEASURE DESIGNATION #	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT)	TREATMENT AREA REQUIRED* (SQ.FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
SWDA 1	BIORETENTION AREA	SWTM 1	90262	77283	12979	3091	3095
SWDA 2	SELF-TREATING AREA	SWTM 2	867	0	867	N/A	N/A
SWDA 3	SELF-TREATING AREA	SWTM 3	1638	0	1638	N/A	N/A
SWDA 4	SELF-TREATING AREA	SWTM 4	1070	0	1070	N/A	N/A
SWDA 5	SELF-TREATING AREA	SWTM 5	1200	0	1200	N/A	N/A

AREA INSIDE FUTURE SIDEWALK EASEMENT

DRAINAGE AREA #	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT)
SWDA 6	825	825	0

EXISTING DITCH NOT DISTURBED:

DRAINAGE AREA #	TOTAL AREA (SQ. FT.)
SWDA 7	10493

TARLTON

1125 O'BRIEN DRIVE

MENLO PARK, CA 94025

PARCEL 1 PRELIMINARY STORMWATER MANAGEMENT PLAN

07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

C3.1

DES

SHEET NOTES:

1. MINIMIZE IMPERVIOUS SURFACES.
2. PRELIMINARY SIZING IS BASED ON THE SIMPLIFIED APPROACH OR FLOW-BASED SIZING APPROACH IN WHICH THE SURFACE AREA OF THE TREATMENT MEASURE IS DESIGNED TO BE 4% OF THE IMPERVIOUS AREA TO BE TREATED.

LEGEND:

PROPOSED STORMWATER DRAINAGE AREA BOUNDARY

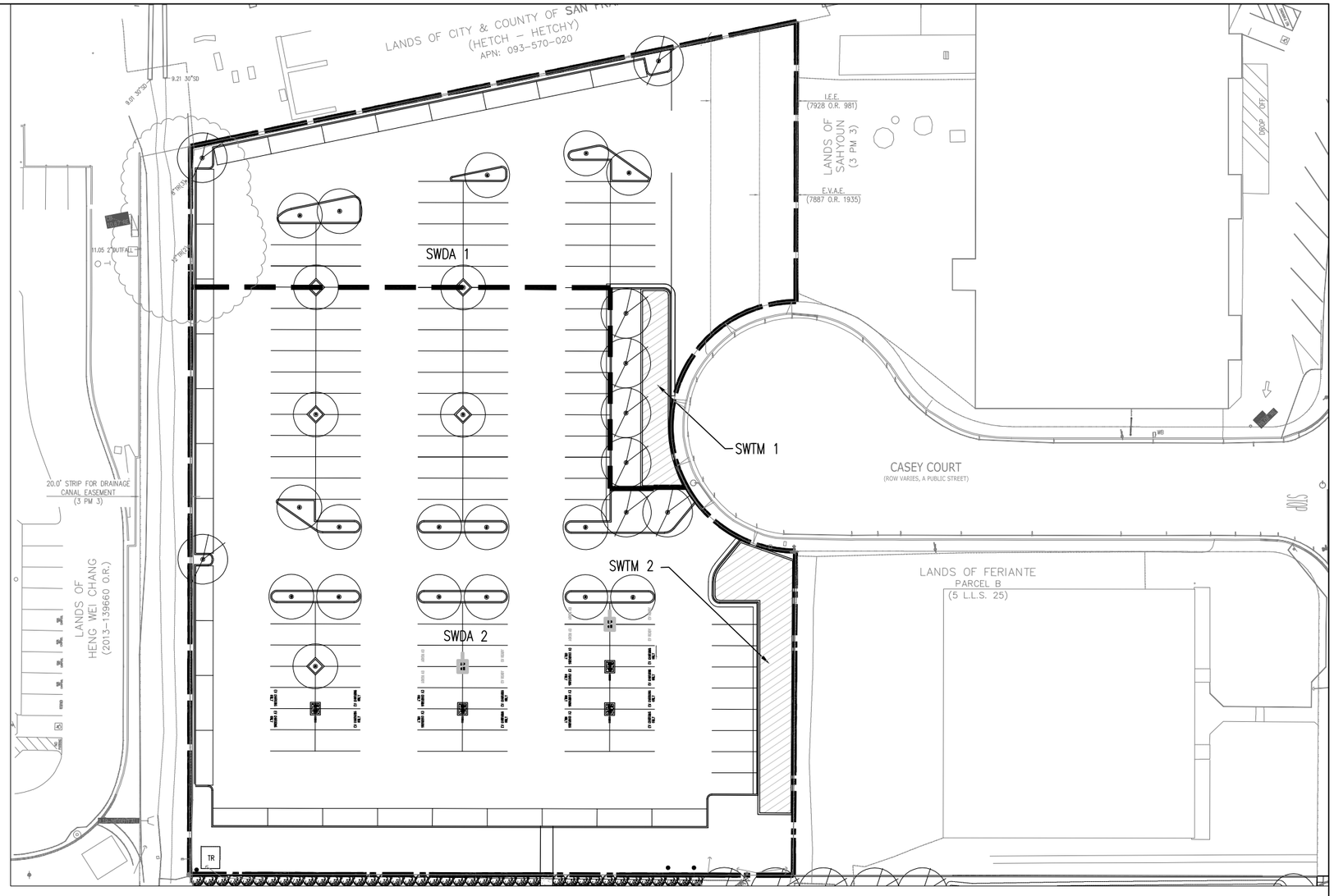
FLOW-THROUGH PLANTER

ABBREVIATIONS:

SWDA	STORMWATER DRAINAGE AREA
SWTM	STORMWATER TREATMENT MEASURE

IMPERVIOUS/PERVIOUS AREA SUMMARY:

	EXISTING	PROPOSED
PERVIOUS AREA (SQ. FT.)	5162	11605
IMPERVIOUS AREA (SQ. FT.)	67856	61413
TOTAL AREA (SQ. FT.)	73018	73018



STORMWATER MANAGEMENT TREATMENT MEASURE SUMMARY:

DRAINAGE AREA #	STORMWATER TREATMENT MEASURE	TREATMENT MEASURE DESIGNATION #	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT)	TREATMENT AREA REQUIRED (SQ.FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
SWDA 1	FLOW-THROUGH PLANTER	SWTM 1	22646	19656	2990	786	850
SWDA 2	FLOW-THROUGH PLANTER	SWTM 2	50372	41757	8615	1670	1670

N

SCALE 1":50'

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 2 PRELIMINARY STORMWATER MANAGEMENT PLAN

11-16-2020 C.U.P. REVISIONS

C3.2

DES

ABBREVIATIONS & LEGEND:

BFP	BACKFLOW PREVENTOR
SS	SANITARY SEWER
SD	STORM DRAIN
TP	TOP OF PAVEMENT
TC	TOP OF CURB
E	ELECTRICAL LINE
FF	FINISH FLOOR ELEVATION
FS	FIRE SERVICE
DW	DOMESTIC WATER
(P)	PROPOSED
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
JUT	JOINT UTILITY TRENCH
HP	HIGH POINT
(E)	EXISTING
FH	FIRE HYDRANT
RIM	GRATE OF CATCH BASIN, MANHOLE OR AREA DRAIN RIM ELEVATION
RWL	RAIN WATER LEADER
P.O.C.	POINT OF CONNECTION
P.I.V.	POST INDICATOR VALVE
F.D.C.	FIRE DEPT. CONNECTION

BIORETENTION BASIN

CATCH BASIN

(P) SD — STORM DRAIN MANHOLE

STORM DRAIN LINE

(P) FS LINE

(P) DW LINE

(P) SS LINE

PROPOSED BACKFLOW PREVENTOR DOUBLE DETECTOR CHECK ASSEMBLY

UTILITY CROSSING OR P.O.C. POTHOLING TO BE DETERMINED PRIOR TO CONSTRUCTION

SANITARY SEWER MANHOLE

FDC

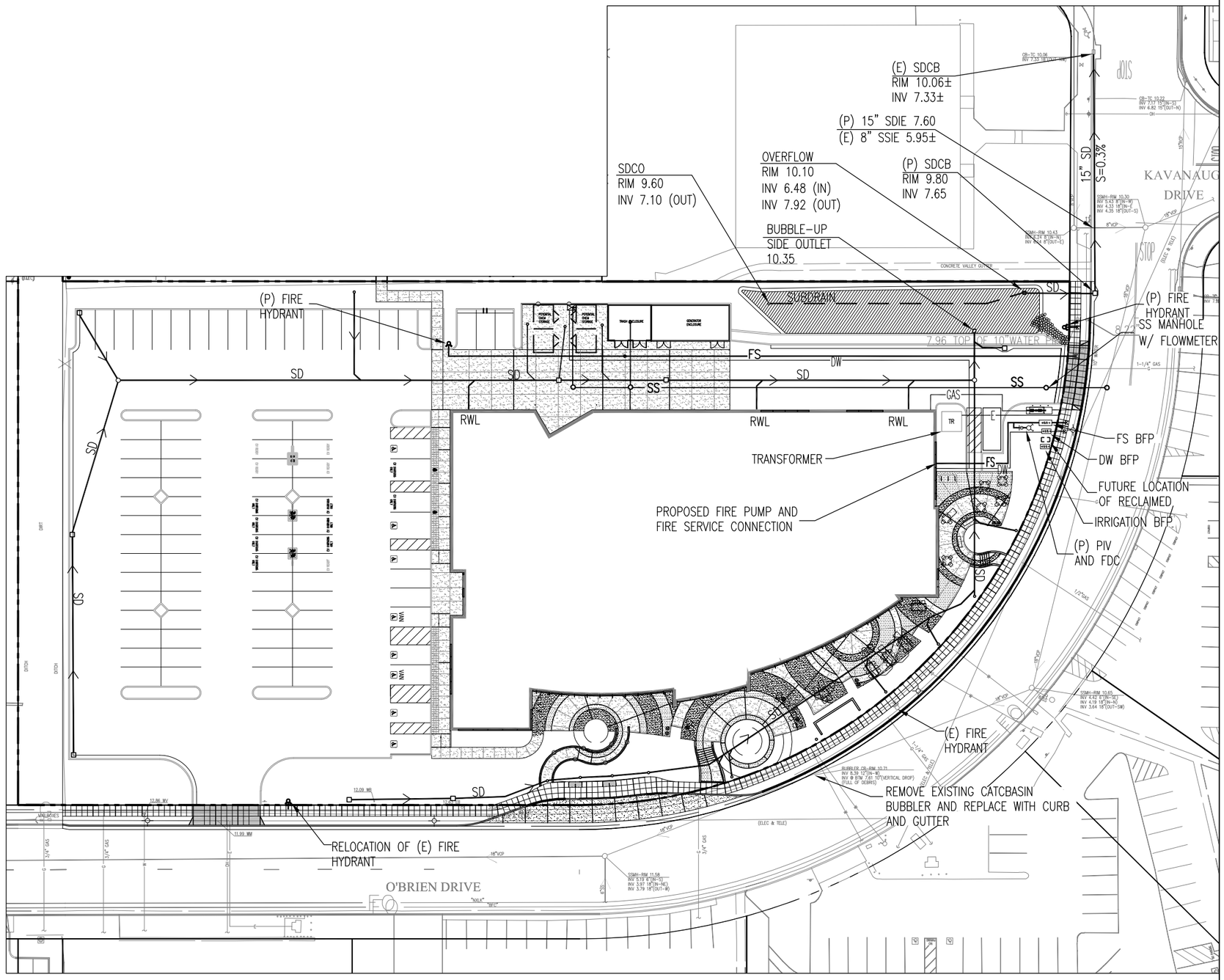
PIV

FIRE HYDRANT

BUBBLE-UP STRUCTURE

OVERFLOW STRUCTURE

FUTURE GAS REGULATOR



TARLTON

1125 O'BRIEN DRIVE

MENLO PARK, CA 94025

PARCEL 1 PRELIMINARY UTILITY PLAN

07-26-2019 C.U.P. UPDATE FOR E.I.R.
11-16-2020 C.U.P. REVISIONS

C4.1

DES

Nov 11, 2020 - 3:37pm MDeAndries P:\Tarlton Menlo\Parksites\1105-1165OBrien\9718011\Civil\Planning\CUP package\C4.1 UTIL.dwg

ABBREVIATIONS & LEGEND:

SS	SANITARY SEWER
SD	STORM DRAIN
TP	TOP OF PAVEMENT
TC	TOP OF CURB
E	ELECTRICAL LINE
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE
DW	DOMESTIC WATER
(P)	PROPOSED
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
HP	HIGH POINT
(E)	EXISTING
FH	FIRE HYDRANT
RIM	GRATE OF CATCH BASIN, MANHOLE OR AREA DRAIN RIM ELEVATION
P.O.C.	POINT OF CONNECTION

FLOW-THROUGH PLANTER

CATCH BASIN

STORM DRAIN MANHOLE

(P) SD

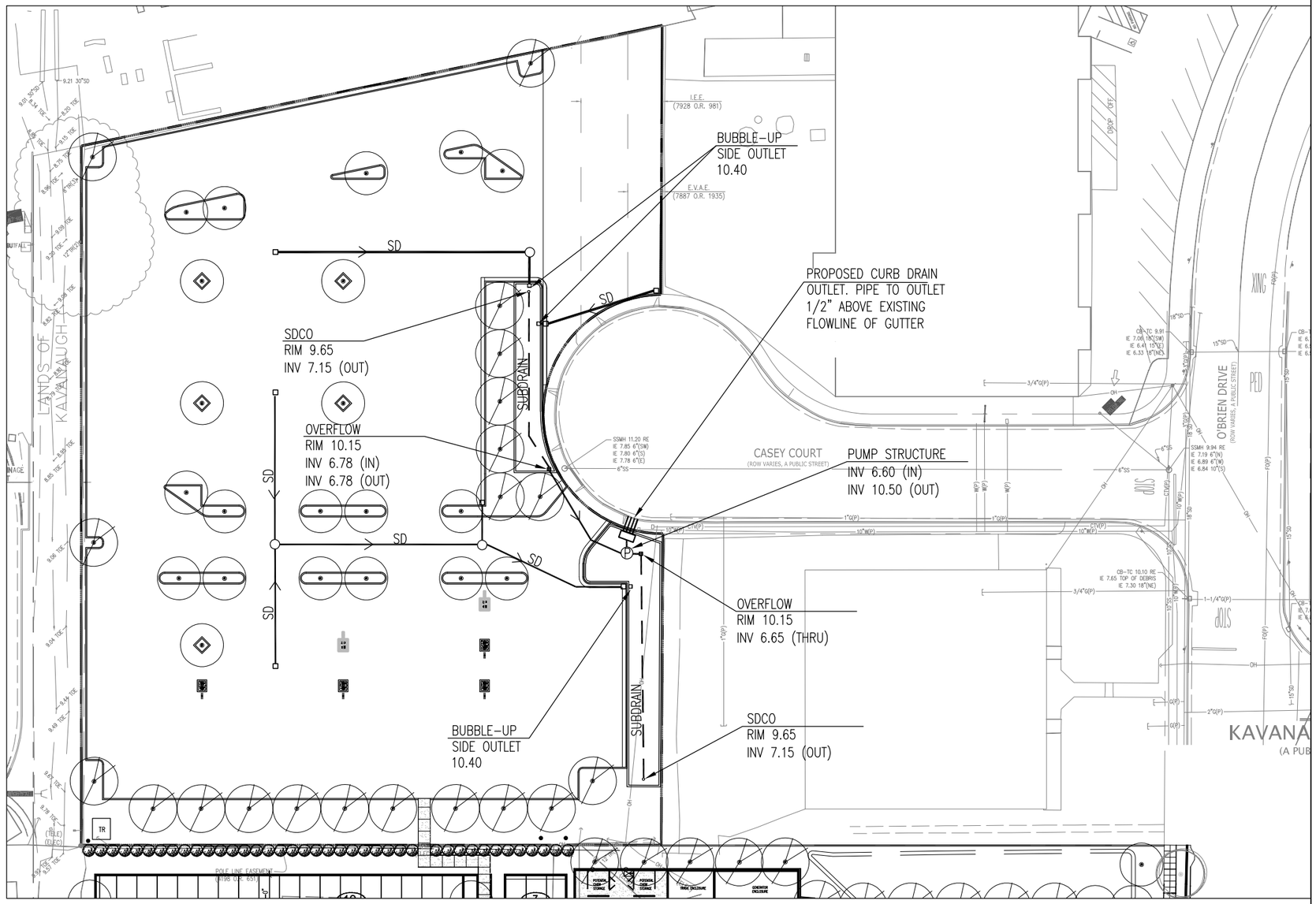
STORM DRAIN LINE

UTILITY CROSSING OR P.O.C. POTHOLING TO BE DETERMINED PRIOR TO CONSTRUCTION

BUBBLE-UP STRUCTURE

OVERFLOW STRUCTURE

TR — TRANSFORMER



N

SCALE 1":50'

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

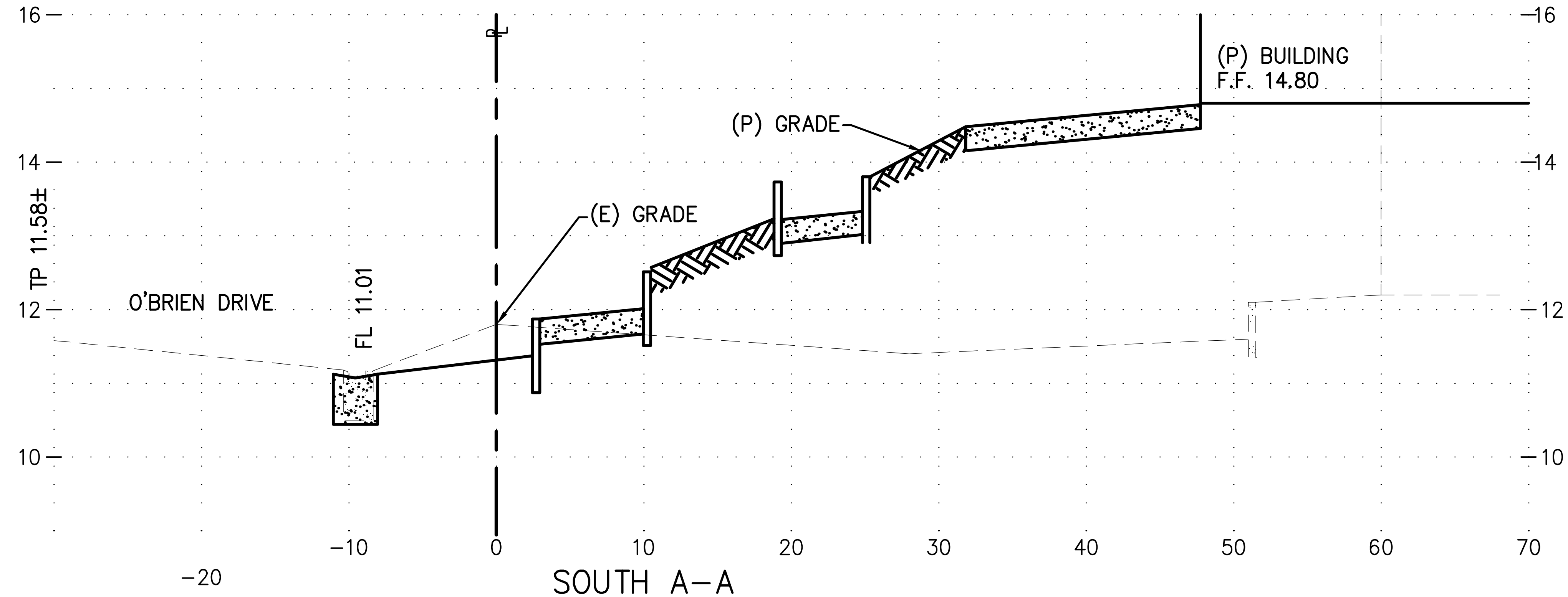
PARCEL 2 PRELIMINARY UTILITY PLAN

11-16-2020 C.U.P. REVISIONS

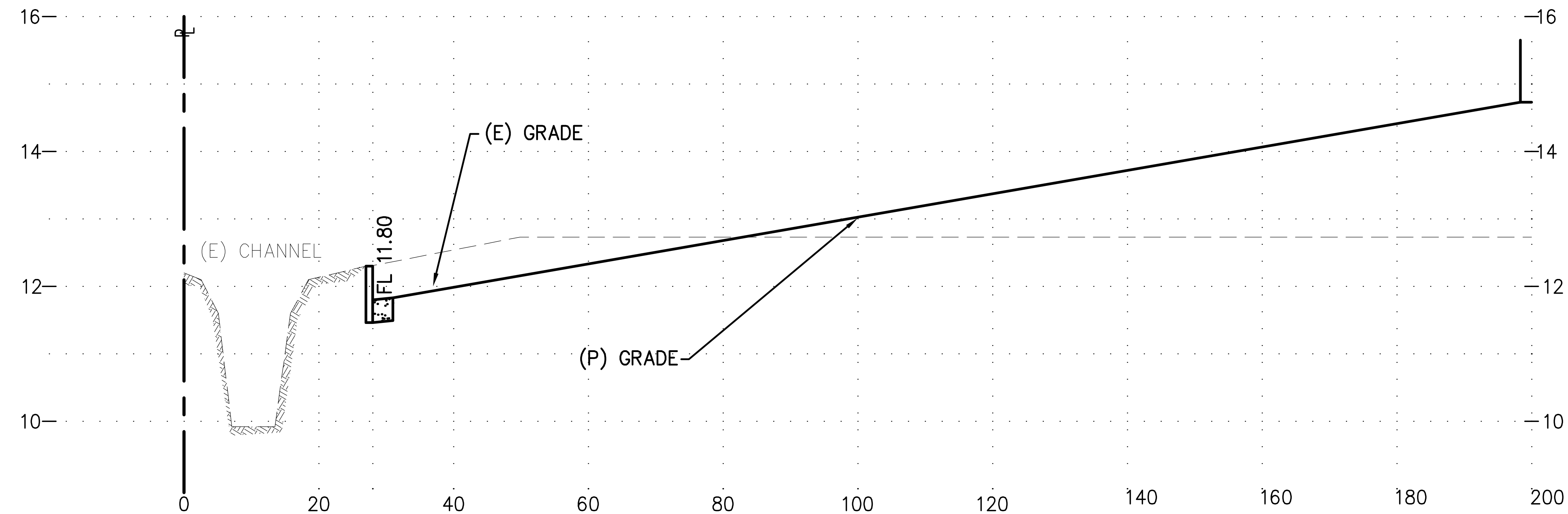
C4.2

NOTE:

SEE SHEET C2.1 FOR PROPOSED GRADING AND DRAINAGE PLAN.



SOUTH A–A
HORIZ. SCALE: 1"=10', VERT. SCALE: 1"=2'



WEST B–B
HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=2'

TARLTON

1125 O'BRIEN DRIVE
MENLO PARK, CA 94025

PARCEL 1 GRADING SECTIONS

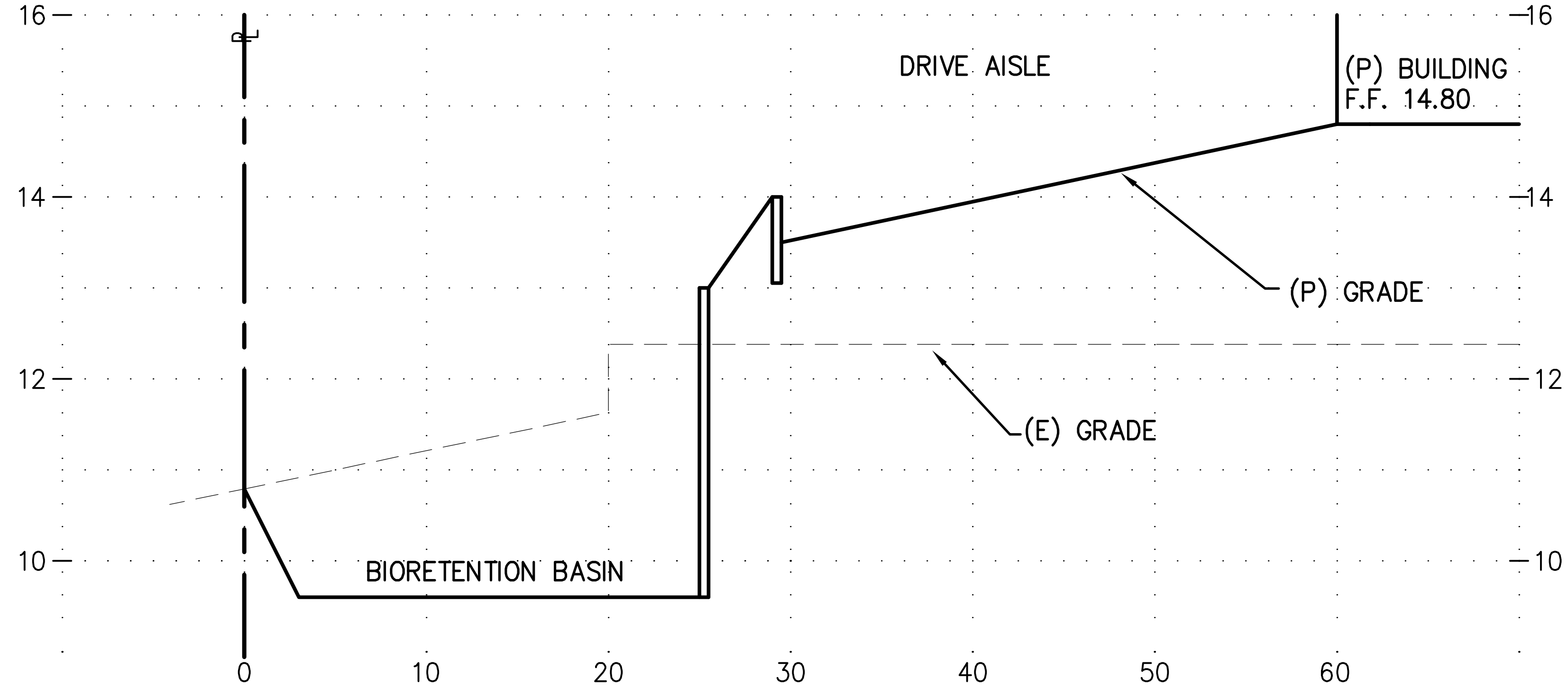
07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

C6.1A

DES

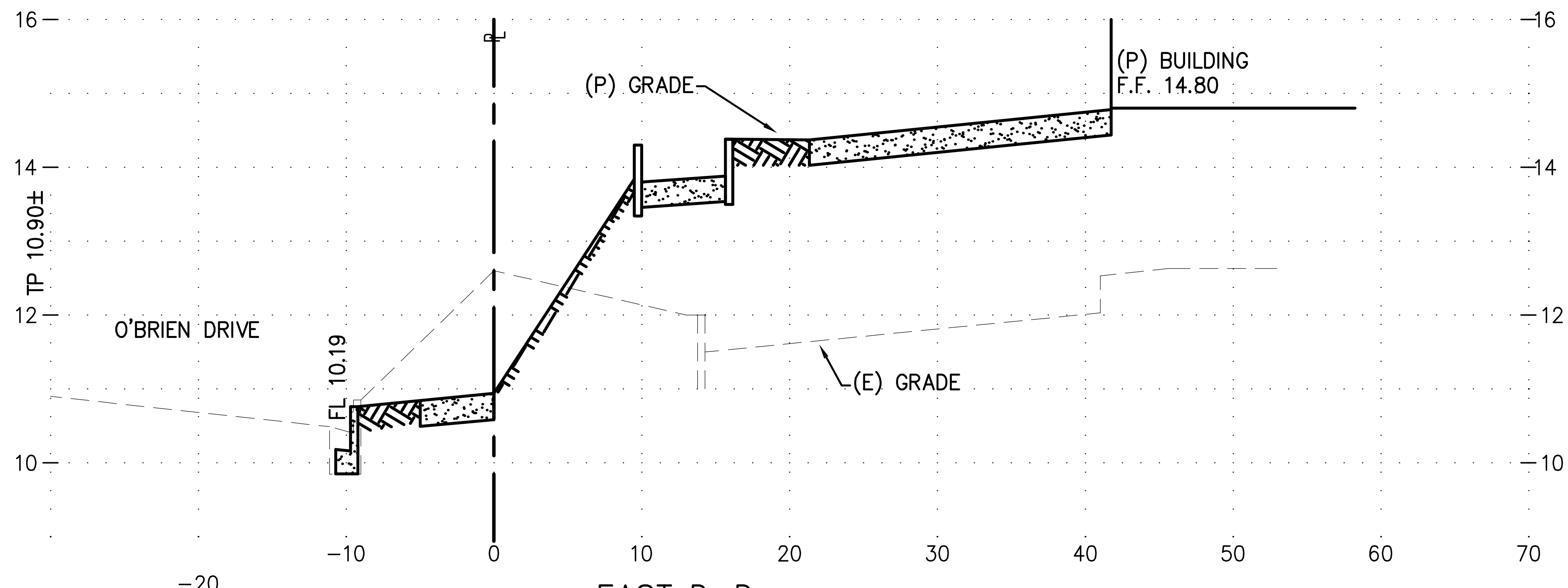
NOTE:

SEE SHEET C2.1 FOR PROPOSED GRADING AND DRAINAGE PLAN.



NORTH C–C

HORIZ. SCALE: 1"=10', VERT. SCALE: 1"=2'



EAST D–D

HORIZ. SCALE: 1"=10', VERT. SCALE: 1"=2'

TARLTON

1125 O'BRIEN DRIVE

MENLO PARK, CA 94025

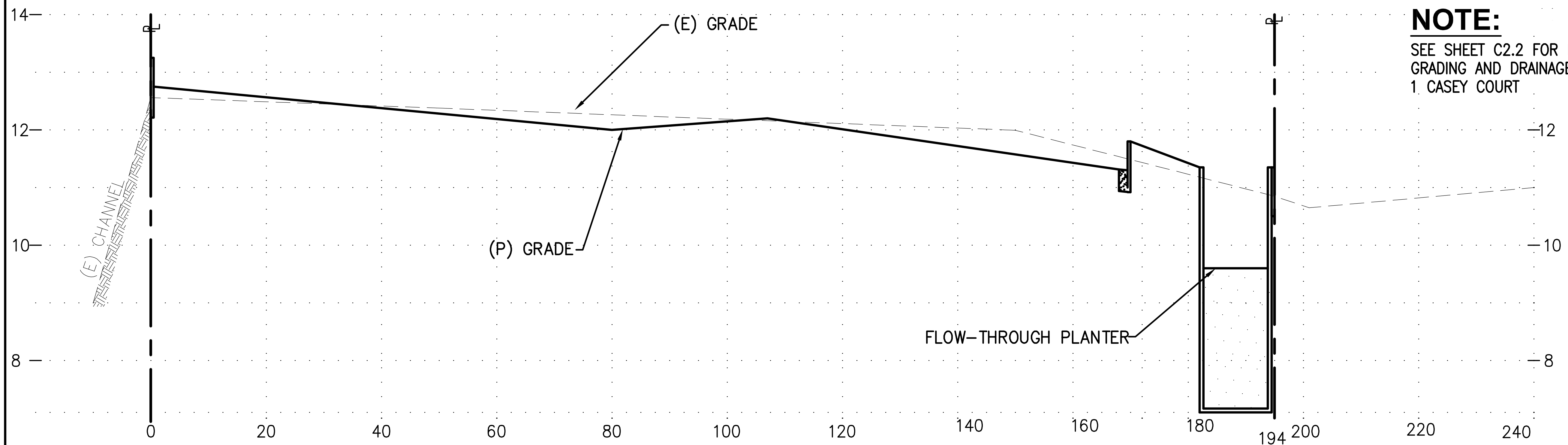
PARCEL 1 GRADING SECTIONS

07-26-2019	C.U.P. UPDATE FOR E.I.R.
11-16-2020	C.U.P. REVISIONS

C6.1B

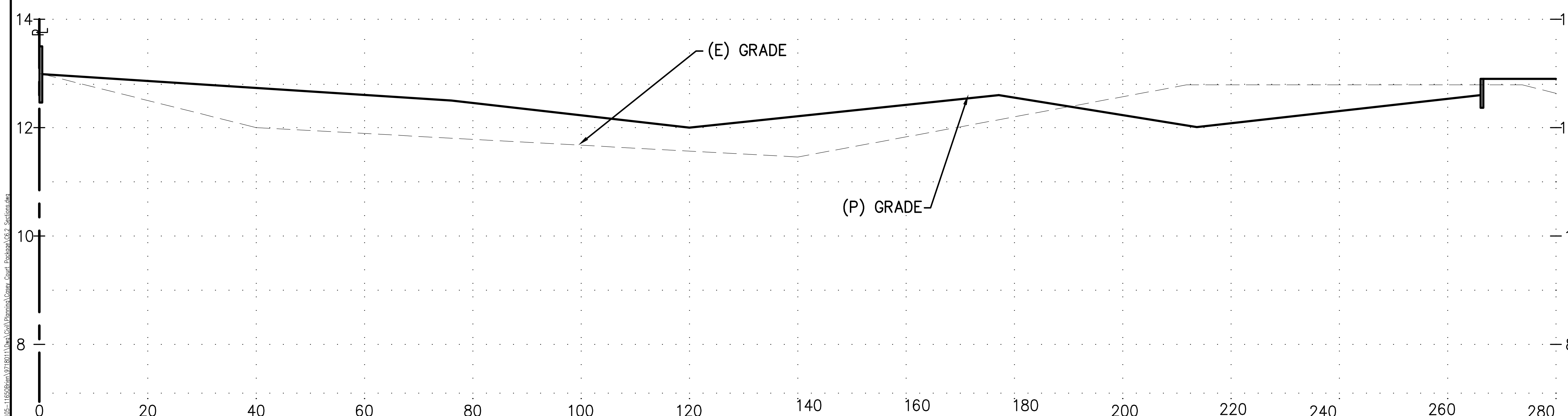
NOTE:

SEE SHEET C2.2 FOR PROPOSED GRADING AND DRAINAGE PLAN FOR 1 CASEY COURT



WEST–EAST A–A

HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=2'



NORTH–SOUTH B–B

HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=2'

TARLTON

1125 O'BRIEN DRIVE

MENLO PARK, CA 94025

PARCEL 2 GRADING SECTIONS

11-16-2020 C.U.P. REVISIONS

C6.2A

DES

APPENDIX D

OBSERVED SPECIES LIST

Appendix D. Plant and wildlife species observed within the Study Area during the August 1, 2019 and October 6, 2020 site visits.

Plants						
Scientific Name	**Common Name**	**Origin**	**Form**	**Rarity Status[1]**	**CAL-IPC Status[2]**	**Wetland Status (AW 2016)[3]**
Avena barbata	Slim oat	non-native (invasive)	annual, perennial grass		Moderate	
Callistemon sp.						
Cinnamomum camphora	Camphor tree	non-native	tree			UPL
Cyperus eragrostis	Tall cyperus	native	perennial grasslike herb			FACW
Festuca perennis	Italian rye grass	non-native (invasive)	annual, perennial grass		Moderate	FAC
Foeniculum vulgare	Fennel	non-native (invasive)	perennial herb		High	
Fraxinus sp.						
Hedera helix	English ivy	non-native (invasive)	vine, shrub		High	FACU
Helminthotheca echioides	Bristly ox-tongue	non-native (invasive)	annual, perennial herb		Limited	FAC
Juglans hindsii	Northern California black walnut	native	tree			FAC
Juncus sp.						
Lactuca serriola	Prickly lettuce	non-native	annual herb			FACU
Ligustrum japonicum	Japanese privet	non-native	tree			
Muhlenbergia rigens	Deergrass	native	perennial grass			FAC
Platanus x *hispanica*	London plane tree	non-native	tree			
Quercus agrifolia	Coast live oak	native	tree			
Rumex crispus	Curly dock	non-native (invasive)	perennial herb		Limited	FAC
Sequoia sempervirens	Coast redwood	native	tree			
Yucca gigantea	Giant yucca	non-native	tree			

Wildlife		
Scientific Name	**Common Name**	**Status**
Corvus brachyrhynchos	American crow	None
Haemorhous mexicanus	House finch	None

Junco hyemalis	Dark-eyed junco	None
Mimus polyglottos	Northern mockingbird	None
Zenaida macroura	Mourning dove	None
Zonotrichia leucophrys	White-crowned sparrow	None

- All species identified using the *Jepson eFlora* [Jepson Flora Project (eds.) 2019]; nomenclature follows *Jepson eFlora* [Jepson Flora Project (eds.) 2019]

[1]Rarity Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2019)

FE:	Federal Endangered
FT:	Federal Threatened
SE:	State Endangered
ST:	State Threatened
SR:	State Rare
Rank 1A:	Plants presumed extinct in California
Rank 1B:	Plants rare, threatened, or endangered in California and elsewhere
Rank 2:	Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 3:	Plants about which we need more information – a review list
Rank 4:	Plants of limited distribution – a watch list

[2]Invasive Status: California Invasive Plant Inventory (Cal-IPC 2019)

High:	Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
Moderate:	Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited-moderate distribution ecologically
Limited:	Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
Assessed:	Assessed by Cal-IPC and determined to not be an existing current threat

[3]Wetland Status: National List of Plant Species that Occur in Wetlands, California – Arid West (Lichvar et al. 2016)

OBL:	Almost always found in wetlands;
FACW:	Usually found in wetlands
FAC:	Equally found in wetlands and uplands
FACU:	Usually not found in wetlands
UPL:	Almost never found in wetlands
NL:	Not listed, assumed almost never found in wetlands
NI:	No information; not factored during wetland delineation

Appendix B
DPR 623A Historic Resource Form

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ **Reviewer** _____ **Date** _____

 ***Resource Name or** # (Assigned by recorder) 1135-1165 O'Brien Drive

P1. Other Identifier: 1135-1165 O'Brien Drive
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** San Mateo County
And (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T**; **R**; **of Sec** ____; **B.M.**
c. Address: 1135-1165 O'Brien Drive City Menlo Park Zip 94025
d. UTM: (give more than one for large and/or linear resources) Zone 10S; 575338.41 m E/ 4147898.79 m N
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 055-433-330

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property at 1135-1165 O'Brien Drive contains two one-story, tilt-up concrete, utilitarian-style office and warehouse buildings located within the Menlo Park Labs Campus, which is comprised of several properties that were originally part of the Kavanaugh Industrial Park, in the City of Menlo Park. The subject buildings are conjoined at their east and west facades and together occupy an irregular footprint. The west building is known as 1135 O'Brien Drive and the east building is known as 1165 O'Brien Drive. Both buildings are clad in stucco and are minimally decorated.

The south (primary) façade of 1135 O'Brien Drive is comprised of nine (partially-visible) structural bays separated by square support columns. The façade features three entrances, consisting of three fully-glazed aluminum-framed doors surrounded by aluminum-framed window assemblies. Each entrance is situated beneath concrete awnings and flanked by a large rectangular pillar that extends from the ground to a point above the building's roofline. Concrete panels have been applied as cladding to the façade above the window-line. The east and west facades of 1135 O'Brien are nearly identical; a row of vertically-oriented windows punctuate the upper half of both facades. Vertical scoring is present at regular intervals. The north façade of 1135 O'Brien Drive faces a private parking lot and is not visible from the public right-of-way. (See continuation sheet.)

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)

Figure 1: View of south façade, looking northeast, 12/11/2019.

***P3b. Resource Attributes:** (List attributes and codes) HP8 (Industrial building)
***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo: (View, date, accession #) View of south façade, looking northeast, 12/11/2019.

***P6. Date Constructed/Age and Sources:**
☑Historic ☐ Prehistoric ☐ Both
c.1964 (aerial photograph and alterations permit)

***P7. Owner and Address:**
O'Brien Drive Portfolio LLC
1530 O'Brien Drive Suite C
Menlo Park, CA 94025

***P8. Recorded by:** (Name, affiliation, address)
Alex Ryder
ICF
201 Mission Street, Suite 1500
San Francisco, CA 94105

***P9. Date Recorded:** 12/11/2019
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** ICF. 2021. 1125 O'Brien Drive Project. Initial Study. February. (ICF 000390.19.) Menlo Park, CA. Prepared for City of Menlo Park, Menlo Park, CA.

***Attachments:** ☐NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Archaeological Record ☐District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

***NRHP Status Code** 6Z
***Resource Name or #** (Assigned by recorder) 1135-1165 O'Brien Drive

B1. Historic Name: Jupiter Engineering
B2. Common Name: 1135-1165 O'Brien Drive
B3. Original Use: Office/Warehouse B4. Present Use: Office/Warehouse
***B5. Architectural Style:** Mid-Century Modern/Vernacular
***B6. Construction History:** (Construction date, alteration, and date of alterations)

An original building permit was not located at the Melo Park Building Division for either 1135 O'Brien Drive or 1165 O'Brien Drive, however an alteration permit dated April 10, 1964 was located for 1165 O'Brien Drive, indicating the building had been constructed by that date. An aerial photograph indicates that 1135 O'Brien was constructed by January 2, 1964 (UC Santa Barbara 1964). The architect and builder for both buildings are unknown. Subsequent building permits indicate that 1165 O'Brien Drive received a new roof in 1983 and that new exterior lighting was added in 2008. Architectural plans obtained from DES Architects / Engineers, in conjunction with historic Google Streetview images from 2007, indicate that substantial alterations were made to the façade of both 1135 O'Brien Drive and 1165 O'Brien Drive circa 2008. Alterations made at this time included: the removal or concealment of decorative cladding above the building's north and east entrances, the addition of new window openings on the building's south and east facades, and the addition of rectangular buttresses adjacent the building's north and east entrances.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:** n/a
B9a. Architect: Unknown b. Builder: Unkown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Historic Context: Menlo Park
The following historic context is summarized from Placeworks, *ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update* (2016) and supplemented from additional sources as cited.

In the 1850s, Irish immigrants Dennis Oliver and Daniel McGlynn bought 1,700 acres bordering County Road (today known as El Camino Real) on the San Francisco Peninsula, approximately 20 miles south of current-day San Francisco. Oliver and McGlynn gave Menlo Park its name when they established "Menlough", a series of local farms named after their ancestral community. Both Oliver and McGlynn constructed a gate bearing the name "Menlo Park." This gate symbolized the community until 1922, when it was destroyed as the result of a car accident.

In the 1850s, Irish immigrants Dennis Oliver and Daniel McGlynn bought 1,700 acres bordering County Road (today known as El Camino Real) on the San Francisco Peninsula. Oliver and McGlynn gave Menlo Park its name when they established "Menlough", a series of local farms named after their ancestral community. Both Oliver and McGlynn constructed a gate bearing the name "Menlo Park." This gate symbolized the community until 1922, when it was destroyed as the result of a car accident.

(See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (See continuation sheet.)
B13. Remarks: n/a
***B14. Evaluator:** Alex Ryder, ICF
***Date of Evaluation:** 12/11/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.) N

***P3a. Description (continued):**

The east (primary) façade of 1165 O'Brien Drive is similar in appearance to the south façade of 1135 O'Brien Drive. It features a single entrance consisting of a pair of fully-glazed aluminum-framed doors within an aluminum-framed window assembly. This entrance is situated beneath a concrete awning and flanked by a rectangular pillar. The lower half of this façade is punctuated by fixed, vertically-oriented windows; concrete panels have been applied as cladding to the façade above the window-line . The south façade of 1165 O'Brien drive features a single entrance consisting of a single, fully-glazed aluminum-framed door assembly within an aluminum-framed window assembly set beneath a concrete awning. A second concrete awning on this façade shields an aluminum-framed window assembly. The north façade of 1165 O'Brien Drive is identical in overall appearance to the east and west facades of 1135 O'Brien Drive; vertical scoring is present, and a row of vertically-oriented fixed windows punctuate the upper half of the façade. The west façade of 1165 O'Brien Drive faces a private parking lot and is not visible from the public right-of-way.

***B10. Significance (continued):**

A few years following Oliver and McGlynn's settlement, Menlo Park became a desirable vacation destination for San Francisco's upper class. Palatial houses were constructed on large parcels in the burgeoning community. El Camino Real served as a major thoroughfare, and historic downtown Menlo Park ultimately developed along this route. Completion of the Southern Pacific Railroad through Menlo Park in 1863, and its connection with San Jose one year later, exponentially increased Menlo Park's accessibility to city-dwellers seeking leisure in a rural environment. By 1874, Menlo Park incorporated in response to its rapid growth and infrastructure challenges. When initially incorporated (the first of its two incorporations), Menlo Park included the land that would later be known as Atherton (Placeworks 2016).

Through the late 19th and early 20th centuries, Menlo Park underwent several transformative events. Stanford University opened in 1891 to the south of Menlo Park, dramatically altering Menlo Park and the San Francisco Peninsula. A new local economy formed as Stanford fostered its research and academic profile. Additionally, Menlo Park was chosen as the location for Camp Fremont, a military training ground for World War I that brought in thousands of temporary inhabitants; Menlo Park's population of fewer than 2,000 people increased to approximately 40,000 during World War I. Camp Fremont closed following the end of World War I and later became the Veterans Medical Center. Numerous new businesses opened, and city improvements were undertaken during the camp's operations. These improvements remained after the camp's closure to serve the growing city (Placeworks 2016).

In 1923, Atherton voted to secede from Menlo Park. When Menlo Park incorporated for the second time in 1927, Atherton was excluded. During the subsequent decades, Menlo Park developed from a small town to an important part of the increasingly urbanized San Francisco Peninsula region. Menlo Park's population rose from 2,414 residents in 1930 to 26,836 by 1970 (Placeworks 2016).

In the 1920s and 1930s Menlo Park's transportation infrastructure began to expand outward from downtown with the growth of its residential neighborhoods. By the late 1930s, El Camino Real expanded into four lanes, which caused the demolition, relocation, or closure of several Menlo Park businesses and structures. Simultaneously, the Belle Haven neighborhood, approximately four miles north of downtown Menlo Park and adjacent to San Francisco Bay, was developed by David D. Bohannon with two-bedroom homes priced for as little as $2,950. Belle Haven was Menlo Park's only major housing development managed locally during the Great Depression, and was fully developed in the 1950s (Placeworks 2016). Old Bayshore Highway provided a connection between San Jose and San Francisco starting in 1937, partially following the current path of U.S. Route 101 through the Peninsula. Without a center divider, the four-lane highway was the location of a high number of fatal accidents and obtained the nickname "Bloody Bayshore" (Palo Alto History.org 2018). After decades of political pressure to stop future fatalities, construction of the new Bayshore Highway began in 1947 to replace the Old Bayshore Highway. According to a history of the Bayshore Highway's construction, "Freeway development processed in segments as funding to acquire property abutting established highway alignments became available. Early disconnected segments of freeways followed an overall plan that were to be integrated into a regional system. The Bayshore Freeway, originally constructed as a highway along the bay side of the peninsula […] began its transition to a freeway in 1947 with the construction of a short section between Burlingame and San Mateo" (State of California Department of Transportation Environmental Program 2003). The new Bayshore Highway is now part of U.S. Route 101, a 1,540-mile highway first built in 1926 that connects Olympia, Washington and Los Angeles, California.

Development of the entire San Francisco Peninsula continued during the mid-twentieth century, and Menlo Park became a de facto suburb of San Francisco. During this period, Menlo Park became a major technology hub, both regionally and globally. The Stanford Research Institute was established in 1946 (known as SRI International by 1970), and remains headquartered in Menlo Park as of the completion of this record. By the late 1950s, a white-collar industrial development market sprouted throughout many of the nation's suburbs, including Menlo Park. Office and industrial parks—originally separate land uses—began to intertwine in the mid-1960s. By 1968, the development of industrial office parks steadily increased throughout the country when the Urban Land Institute (ULI), a real estate industry and development research organization, published the first planned unit development (PUD) ordinance relating to office parks (Mozingo 2011:179). PUDs had originally assisted residential suburban development through subdivision of land. An office park PUD thus enabled developers to subdivide their land for commercial land uses (Mozingo 2011:156). Soon, office parks began to develop in and around suburban developments across the country.

The Kavanaugh Industrial Park, which included the subject building, is an early example of such industrial development in Menlo Park in the 1950s—a time when many industrial office parks developed across the country. The campus, which was originally known as the Kavanaugh Industrial Park occupies an irregular footprint (Figure 3) and is located east of Willow Drive, between the Belle Haven neighborhood and East Palo Alto. It is named after the park's original developer, Clarence Kavanaugh, a local real-estate developer and great-grandson of Charles Kavanaugh, an early "pioneer" of Menlo Park (*The Almanac 2011;* West 1983).

Plans for the 40-acre development were first announced in 1955 by Johnson & Mape, a firm that specialized in pre-cast concrete construction and master-planned the project (*The Times* 1955). Newspaper research indicates that Johnson & Mape was active from the early 1950s through at least part of the 1970s, eventually opening offices in Bellevue, Washington, and Reno, Nevada (*Reno Gazette-Journal* 1969; *Statesman Journal* 1974). The company is no longer extant.

Historic aerial photographs indicate that the Kavanaugh Industrial Park was developed in phases over a period of several decades. The development is primarily served by O'Brien Drive, and in the park's early years this roadway extended only as far as its current intersection with Kavanaugh Drive. Thus, development in the early years of the industrial park was limited to the lots adjoining this roadway segment. In 1955 there were just two buildings in the park (985 O'Brien Drive and 1001-1015 O'Brien Drive). A decade later, the park featured more than 20 buildings, which included the subject building. Significant portions of the industrial park remained undeveloped until the 1980s or 1990s, when O'Brien Drive was extended east to University Avenue. By 1993, an additional 14 office or industrial buildings were constructed along this new segment (UC Santa Barbara Digital Aerial Photography Collection 1955-1993).

The Kavanaugh Industrial Park was not the only such development in the Menlo Park area during the post-World War II period. A larger and better-known example is the Bohannon Industrial Office Park, a 200-acre park located a mile to the northwest of the Menlo Parks Lab campus, immediately west of the Belle Haven neighborhood. This office park opened in 1954—a year before Clarence Kavanaugh announced plans for his own.

Beginning in the 1980s, the rapid expansion of the technology sector increased Menlo Park's popularity and housing costs. Today Menlo Park remains a highly sought after residential community. Facebook continues to expand as a major economic presence in the city, while Silicon Valley, the region that includes northwest Santa Clara county and southern portions of the San Francisco Peninsula, houses numerous major employers in the information technology industry.

Today 1135-1165 O'Brien Drive is part of the Menlo Park Labs Campus, a collection of properties owned and managed by Tarlton Properties (Tarlton 2020).

Ownership and Occupant History

An original building permit was not located for 1135-1165 O'Brien Drive, however an aerial photograph and a 1964 alterations permit indicate that the buildings were constructed in or prior to 1964. These buildings were part of the Kavanaugh Industrial Park and were likely constructed for Clarence Kavanaugh, a local real-estate developer and great-grandson of Charles Kavanaugh, an early resident of Menlo Park (*The Almanac 2011;* West 1983). Available city and county directories were consulted to establish the building's occupant history. The building has had numerous tenants over the years. The first known occupants of the building, starting in 1965, were Jupiter Engineering, Hollywood Radio & Electronics, Fabrecor Inc. Insulating Materials, and Signma Industries. Jupiter Engineering was the longest-running tenant, occupying the building from 1965-1993, however the building included other tenants during this same timeframe. Sigma Industries occupied the building from 1965-1971, and Hollywood Radio & Electronics occupied the building from 1965-1967. In 1994, the building was occupied by L M B Industrial and Universal Plastic Service(s). No occupancy data is available for 1994-1995. Westt Inc. occupied by the building form 1997-2005. From 2000-2003, Michael Cabak, a little-known civil and structural engineer, was listed at the building. Newspaper research suggests Cabak started his career in the early 1960s, forming Cabak and Thorne Associates (also known as Cabak and Associates or simply Cabak Associates) by the late 1960s. The firm appears to have dissolved by the 1980s or 1990s. Spinal Modulation Inc. occupied the building from 2009-2015. Applied Stemcell Inc. occupied the building from 2013-2016. Immutics is the building's only known current tenant. The building has been owned by O'Brien Drive Portfolio LLC since 2007.

National Register of Historic Places/California Register of Historical Resources Evaluation of 1135-1165 O'Brien Drive

1135-1165 O'Brien Drive is not currently listed in, and has not been previously found eligible for listing in, the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). The following provides an evaluation of 1135-1165 O'Brien Drive under NRHP Criteria A-D/CRHR Criteria 1-4:

CRITERIA A/1 (Events):

Research did not reveal the subject property to have been associated with any event(s) of historical significance. The buildings are a typical product of mid-twentieth century suburban industrial office park development, which was a widespread development pattern

throughout the South Bay region during the same period that resulted in the construction of many similar buildings that housed a range of small-scale companies. Research did not find the buildings to have been associated with any other important single events, patterns of events, repeated activities, or historic trends. Research conducted on the building's owners and occupants did not reveal that the buildings fostered early or remarkable business growth for any of its tenants, or for Menlo Park at large. For these reasons, 1135-1165 O'Brien Drive is not significant under NRHP/CRHR Criteria A/1.

CRITERIA B/2 (Person):

Research did not reveal the subject property to have been associated with the lives of any persons significant at the local, state, or national level. The original owner of the office and industrial park that contained the building, Clarence Kavanaugh, was a local real estate developer from a prominent Menlo Park family, although research uncovered limited information on Kavanaugh and his role as a real estate developer in the South Bay. Kavanaugh does not appear to have been an especially prominent figure in and around Menlo Park during the post-World War II period, and his relatively small-scale development activities do not qualify Kavanaugh as a significant individual. Research did not reveal any other associations with potentially significant persons. For these reasons, 1135-1165 O'Brien Drive is not significant under NRHP/CRHR Criteria B/2.

CRITERIA C/3 (Design/Construction):

The subject property does not embody distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master or possess high artistic value. The subject building's architect is unknown, and the buildings themselves—tilt-up concrete, utilitarian-style office and warehouse buildings—are typical example of mid-twentieth century industrial office park architecture found in suburban environments throughout the Bay Area. For these reasons, the buildings at 1135-1165 O'Brien Drive are not significant under NRHP/CRHR Criterion C/3.

CRITERIA D/4 (Information Potential):

The subject property does not appear to be a source, or likely source, of important historical information not already captured in the historic record. Therefore, it is not significant under NRHP/CRHR Criteria D/4.

Conclusion
Based on an evaluation of the buildings under NRHP Criteria A-D and CRHR Criteria 1-4, 1135-1165 O'Brien Drive is ineligible for individual listing in the NRHP and CRHR. The properties are therefore not historical resources for the purposes of the California Environmental Quality Act (CEQA) in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

***B12. References (continued):**

The Almanac. 2011. Available: https://www.almanacnews.com/morguepdf/2011/2011_07_06.alm.section1.pdf. Accessed Sept. 30, 2019.

City of Menlo Park Building Division. 1962-2008. Various building permits issued for the subject parcel.

Mozingo, Louise A. 2011. *Pastoral Capitalism: A History of Suburban Corporate Landscapes*. Cambrdige, MA: The MIT Press.

Nationwide Environmental Title Research, LLC.1956-1991. *Historic Aerials*. Available: www.historicaerials/.com/viewer. Accessed: March 9, 2018.

Palo Alto History.org. 2018. *Bloody Bayshore: A Dangerous Ride*. Available: http://www.paloaltohistory.org/bloody-bayshore.php. Accessed March 9, 2018.

Placeworks. 2016. *ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update*. Public Review Draft EIR. Menlo Park, CA. Prepared for the City of Menlo Park, CA. June 1, 2016.

Reno Gazette Journal. 1969. "Construction Firm Opens Reno Office." May 15.

Statesman Journal. 1974. "Builder Opens Office." Oct. 14. Available: https://www.newspapers.com/. Accessed: Oct. 19, 2019.

State of California Department of Transportation Environmental Program. 2003. *Historic Context Statement: Roadway Bridges of California: 1936 to 1959*. Sacramento, CA. January. Prepared by JRP Historic Consulting Services. Davis, CA.

Tarlton. 2020. "About Tarlton Properties." Available: https://www.tarlton.com/about/. Accessed Jan. 2, 2020.

The Times. 1955. "Industrial Park Planned for East Palo Alto." Jan. 7. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

———. 1958. "Proposed City." May 29. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

———. 1977. "Data Entry Clerk." Sept. 24. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

UC Santa Barbara Digital Aerial Collection. 1955-1993. Available: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Sept. 20, 2019.

West, Don. 1983. "City or Not, East Palo Alto is Acquainted with Strife." *San Francisco Examiner*. Sept. 7.

Additional Photographs:

Figure 2. View of a portion of the east (left) and north (right) facades of 1165 O'Brien Drive, looking southwest, 12/11/2019.

Figure 3. View of a portion of the east façade of 1165 O'Brien Drive, looking northwest, 9/20/2018.

Figure 4. View of portions of the east (left) and south (right) façades of 1135 O'Brien Drive and 1165 O'Brien Drive, respectively, looking west, 9/20/2019.

Figure 5. View of a portion of the south façade of 1135 O'Brien Drive prior to 2008 remodel. Camera facing west. Source: DES Architects / Engineers.

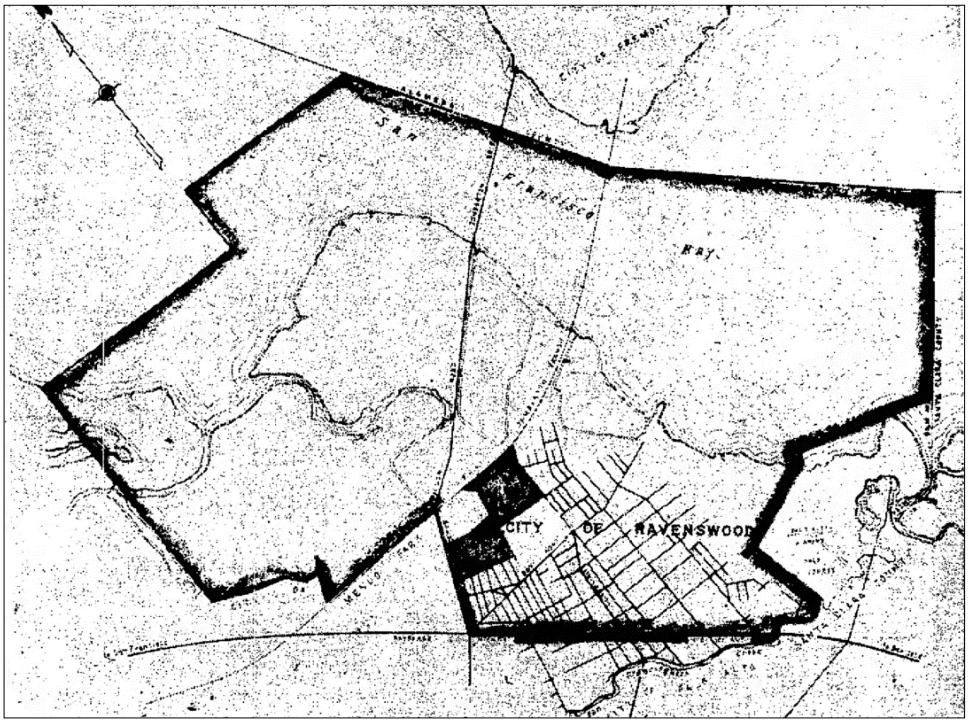


Figure 6. Historic map showing the location and extent of the Kavanaugh Industrial Park (two conjoined shaded squares, lower center). Source: *The Times,* May 29, 1958.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ **Reviewer** _____ **Date** _____

 ***Resource Name or #** (Assigned by recorder) 1175-1185 O'Brien Drive

P1. Other Identifier: 1175-1185 O'Brien Drive
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** San Mateo County
And (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T**; **R**; **of Sec** ____; **B.M.**
c. Address: 1175-1185 O'Brien Drive City Menlo Park Zip 94025
d. UTM: (give more than one for large and/or linear resources) Zone 10S; 575360.58 m E / 4147944.32 m N
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 055-433-310

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property at 1175-1185 O'Brien Drive contains a one-story, tilt-up concrete, utilitarian-style office and warehouse building located within an office park area that was historically known as the Kavanaugh Industrial Park in the City of Menlo Park. This rectangular-plan building does not fill its entire lot and is set back approximately 50 feet from the lot line at O'Brien Drive. The east (primary), which faces a surface parking lot accessible from O'Brien Drive, is clad in stucco and minimally decorated. The east façade features 5 structural bays separated by square columns. The lower half of this façade features two aluminum-framed doors set within an aluminum-framed window assembly. A series of fixed aluminum-framed windows punctuate the façade on either side of these doors. Roman brick veneer decorates the façade at the base of the storefront. The façade above the storefront level is decorated with a series of concrete panels that extrude slightly from the façade. The north and south facades of the building are identical and consist of five structural bays punctuated by a series of horizontally-oriented aluminum-framed fixed windows at the ground level and no fenestration above. The building's north and south facades feature five structural bays separated by square columns. Each structural bay is fenestrated by fixed aluminum-framed windows. The building's west façade also consists of five structural bays separated by square columns, however this façade is punctuated by two loading bay doors—one located near the building's northwest corner and the other located near the building's southwest corner.

***P3b. Resource Attributes:** (List attributes and codes) HP8 (Industrial building)
***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)

Figure 1: View of East (primary) and south façades, looking northwest. Source: ICF.

P5b. Description of Photo: (View, date, accession #) View looking northwest, 12/11/2019

***P6. Date Constructed/Age and Sources:**
☑Historic ☐ Prehistoric ☐ Both
1962 (original building permit)

***P7. Owner and Address:**
CCS Management LLC
20 Kelly Court
Menlo Park, CA 94025

***P8. Recorded by:** (Name, affiliation, address)
Alex Ryder
ICF
201 Mission Street, Suite 1500
San Francisco, CA 94105

***P9. Date Recorded:** 12/11/2019
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** ICF. 2021. 1125 O'Brien Drive Project. Initial Study. February. (ICF 000390.19.) Menlo Park, CA. Prepared for City of Menlo Park, Menlo Park, CA.

***Attachments:** ☐NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Archaeological Record ☐District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

***NRHP Status Code** 6Z
***Resource Name or #** (Assigned by recorder) 1175-1185 O'Brien Drive

B1. Historic Name: Physical Electric Laboratories
B2. Common Name: 1175-1185 O'Brien Drive
B3. Original Use: Office/Warehouse B4. Present Use: Office/Warehouse
***B5. Architectural Style:** Mid-Century Modern/Vernacular
***B6. Construction History:** (Construction date, alteration, and date of alterations)

The building at 1175-1185 O'Brien Drive was constructed in 1962, per the original building permit located at the Menlo Park Building Division. The building's architect and builder are unknown. The building was completed on May 2, 1962, and a certificate of occupancy was issued for the building on Sept. 11, 1962. The building received a new roof in 1984. No other exterior alterations are readily-apparent or documented in the Menlo Park Building Division's records.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:** n/a
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Historic Context: Menlo Park
The following historic context is summarized from Placeworks, *ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update* (2016) and supplemented from additional sources as cited.

In the 1850s, Irish immigrants Dennis Oliver and Daniel McGlynn bought 1,700 acres bordering County Road (today known as El Camino Real) on the San Francisco Peninsula, approximately 20 miles south of current-day San Francisco. Oliver and McGlynn gave Menlo Park its name when they established "Menlough", a series of local farms named after their ancestral community. Both Oliver and McGlynn constructed a gate bearing the name "Menlo Park." This gate symbolized the community until 1922, when it was destroyed as the result of a car accident.

SA few years following Oliver and McGlynn's settlement, Menlo Park became a desirable vacation destination for San Francisco's upper class. Palatial houses were constructed on large parcels in the burgeoning community. El Camino Real served as a major thoroughfare, and historic downtown Menlo Park ultimately developed along this route. Completion of the Southern Pacific Railroad through Menlo Park in 1863, and its connection with San Jose one year later, exponentially increased Menlo Park's accessibility to city-dwellers seeking leisure in a rural environment. By 1874, Menlo Park incorporated in response to its rapid growth and infrastructure challenges. When initially incorporated (the first of its two incorporations), Menlo Park included the land that would later be known as Atherton (Placeworks 2016).

(See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (See continuation sheet.)
B13. Remarks: n/a
***B14. Evaluator:** Alex Ryder, ICF
***Date of Evaluation:** 12/11/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***B10. Significance (continued):**

Through the late 19th and early 20th centuries, Menlo Park underwent several transformative events. Stanford University opened in 1891 to the south of Menlo Park, dramatically altering Menlo Park and the San Francisco Peninsula. A new local economy formed as Stanford fostered its research and academic profile. Additionally, Menlo Park was chosen as the location for Camp Fremont, a military training ground for World War I that brought in thousands of temporary inhabitants; Menlo Park's population of fewer than 2,000 people increased to approximately 40,000 during World War I. Camp Fremont closed following the end of World War I and later became the Veterans Medical Center. Numerous new businesses opened, and city improvements were undertaken during the camp's operations. These improvements remained after the camp's closure to serve the growing city (Placeworks 2016).

In 1923, Atherton voted to secede from Menlo Park. When Menlo Park incorporated for the second time in 1927, Atherton was excluded. During the subsequent decades, Menlo Park developed from a small town to an important part of the increasingly urbanized San Francisco Peninsula region. Menlo Park's population rose from 2,414 residents in 1930 to 26,836 by 1970 (Placeworks 2016).

In the 1920s and 1930s Menlo Park's transportation infrastructure began to expand outward from downtown with the growth of its residential neighborhoods. By the late 1930s, El Camino Real expanded into four lanes, which caused the demolition, relocation, or closure of several Menlo Park businesses and structures. Simultaneously, the Belle Haven neighborhood, approximately four miles north of downtown Menlo Park and adjacent to San Francisco Bay, was developed by David D. Bohannon with two-bedroom homes priced for as little as $2,950. Belle Haven was Menlo Park's only major housing development managed locally during the Great Depression, and was fully developed in the 1950s (Placeworks 2016). Old Bayshore Highway provided a connection between San Jose and San Francisco starting in 1937, partially following the current path of U.S. Route 101 through the Peninsula. Without a center divider, the four-lane highway was the location of a high number of fatal accidents and obtained the nickname "Bloody Bayshore" (Palo Alto History.org 2018). After decades of political pressure to stop future fatalities, construction of the new Bayshore Highway began in 1947 to replace the Old Bayshore Highway. According to a history of the Bayshore Highway's construction, "Freeway development processed in segments as funding to acquire property abutting established highway alignments became available. Early disconnected segments of freeways followed an overall plan that were to be integrated into a regional system. The Bayshore Freeway, originally constructed as a highway along the bay side of the peninsula […] began its transition to a freeway in 1947 with the construction of a short section between Burlingame and San Mateo" (State of California Department of Transportation Environmental Program 2003). The new Bayshore Highway is now part of U.S. Route 101, a 1,540-mile highway first built in 1926 that connects Olympia, Washington and Los Angeles, California.

Development of the entire San Francisco Peninsula continued during the mid-twentieth century, and Menlo Park became a de facto suburb of San Francisco. During this period, Menlo Park became a major technology hub, both regionally and globally. The Stanford Research Institute was established in 1946 (known as SRI International by 1970), and remains headquartered in Menlo Park as of the completion of this record. By the late 1950s, a white-collar industrial development market sprouted throughout many of the nation's suburbs, including Menlo Park. Office and industrial parks—originally separate land uses—began to intertwine in the mid-1960s. By 1968, the development of industrial office parks steadily increased throughout the country when the Urban Land Institute (ULI), a real estate industry and development research organization, published the first planned unit development (PUD) ordinance relating to office parks (Mozingo 2011:179). PUDs had originally assisted residential suburban development through subdivision of land. An office park PUD thus enabled developers to subdivide their land for commercial land uses (Mozingo 2011:156). Soon, office parks began to develop in and around suburban developments across the country.

The Kavanaugh Industrial Park, which included the subject building, is an early example of such industrial development in Menlo Park in the 1950s—a time when many industrial office parks developed across the country. The campus, which was originally known as the Kavanaugh Industrial Park occupies an irregular footprint (Figure 3) and is located east of Willow Drive, between the Belle Haven neighborhood and East Palo Alto. It is named after the park's original developer, Clarence Kavanaugh, a local real-estate developer and great-grandson of Charles Kavanaugh, an early "pioneer" of Menlo Park (*The Almanac 2011;* West 1983).

Plans for the 40-acre development were first announced in 1955 by Johnson & Mape, a firm that specialized in pre-cast concrete construction and master-planned the project (*The Times* 1955). Newspaper research indicates that Johnson & Mape was active from the early 1950s through at least part of the 1970s, eventually opening offices in Bellevue, Washington, and Reno, Nevada (*Reno Gazette-Journal* 1969; *Statesman Journal* 1974). The company is no longer extant. The original building permit for 1075 O'Brien Drive indicates that, in addition to master planning the project, Johnson & Mape also served in the role of contractor for the building at 1075 O'Brien Drive.

Historic aerial photographs indicate that the Kavanaugh Industrial Park was developed in phases over a period of several decades. The development is primarily served by O'Brien Drive, and in the park's early years this roadway extended only as far as its current intersection with Kavanaugh Drive. Thus, development in the early years of the industrial park was limited to the lots adjoining this roadway segment. In 1955 there were just two buildings in the park (985 O'Brien Drive and 1001-1015 O'Brien Drive). A decade later, the park featured more than 20 buildings, which included the subject building. Significant portions of the industrial park remained undeveloped

until the 1980s or 1990s, when O'Brien Drive was extended east to University Avenue. By 1993, an additional 14 office or industrial buildings were constructed along this new segment (UC Santa Barbara Digital Aerial Photography Collection 1955-1993).

The Kavanaugh Industrial Park was not the only such development in the Menlo Park area during the post-World War II period. A larger and better-known example is the Bohannon Industrial Office Park, a 200-acre park located a mile to the northwest of the Menlo Parks Lab campus, immediately west of the Belle Haven neighborhood. This office park opened in 1954—a year before Clarence Kavanaugh announced plans for his own.

Beginning in the 1980s, the rapid expansion of the technology sector increased Menlo Park's popularity and housing costs. Today Menlo Park remains a highly sought after residential community. Facebook continues to expand as a major economic presence in the city, while Silicon Valley, the region that includes northwest Santa Clara county and southern portions of the San Francisco Peninsula, houses numerous major employers in the information technology industry.

Ownership and Occupant History

The original building permit indicates that 1175-1185 O'Brien Drive was constructed for Clarence Kavanaugh, a local real-estate developer and great-grandson of Charles Kavanaugh, an early resident of Menlo Park (*The Almanac 2011;* West 1983). Available city and county directories were consulted to establish the building's occupant history. The building's first known occupant was Physical Electronic Laboratories, which occupied the building from 1963-1976. The building was also occupied by Iconix Inc Scientific Instrument Manufacturers from 1965-1971. Cal Pipe Co. occupied the building from 1976-1988. Interlog Corporation occupied the building in 1977 but apparently no other year. Rod L Electronics / Sonic Electronics occupied the building from 1979-1981. Dura Spray Foam Inc was the building's longest tenant, occupying the property from 1986 up to the present. Menlo Park Windustrial occupied the building from 1989 until 2003. C S Bio Co. is a current tenant, however city directory research did not reveal when this company's tenancy began. The building has been owned by CCS Management LLC since 2017.

National Register of Historic Places/California Register of Historical Resources Evaluation of 1175-1185 O'Brien Drive

1175-1185 O'Brien Drive is not currently listed in, and has not been previously found eligible for listing in, the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). The following provides an evaluation of 1175-1185 O'Brien Drive under NRHP Criteria A-D/CRHR Criteria 1-4:

CRITERIA A/1 (Events):

Research did not reveal the subject property to have been associated with any event(s) of historical significance. The building is a typical product of mid-twentieth century suburban industrial office park development, which was a widespread development pattern throughout the South Bay region during the same period that resulted in the construction of many similar buildings that housed a range of small-scale companies. Research did not find the building to have been associated with any other important single events, patterns of events, repeated activities, or historic trends. Research conducted on the building's owners and occupants did not reveal that the building fostered early or remarkable business growth for any of its tenants, or for Menlo Park at large. For these reasons, the building at 1175-1185 O'Brien Drive is not significant under NRHP/CRHR Criteria A/1.

CRITERIA B/2 (Person):

Research did not reveal the subject property to have been associated with the lives of any persons significant at the local, state, or national level. The original owner of the office and industrial park that contained the building, Clarence Kavanaugh, was a local real estate developer from a prominent Menlo Park family, although research uncovered limited information on Kavanaugh and his role as a real estate developer in the South Bay. Kavanaugh does not appear to have been an especially prominent figure in and around Menlo Park during the post-World War II period, and his relatively small-scale development activities do not qualify Kavanaugh as a significant individual. Research did not reveal any other associations with potentially significant persons. For these reasons, 1175-1185 O'Brien Drive is not significant under NRHP/CRHR Criteria B/2.

CRITERIA C/3 (Design/Construction):

The subject property does not embody distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master or possess high artistic value. The subject building's architect is unknown, and the building itself—a tilt-up concrete, utilitarian-style office and warehouse building—is a typical example of mid-twentieth century industrial office park architecture found in suburban environments throughout the Bay Area. For these reasons, the building at 1175-1185 O'Brien Drive is not significant under NRHP/CRHR Criterion C/3.

CRITERIA D/4 (Information Potential):

The subject property does not appear to be a source, or likely source, of important historical information not already captured in the historic record. Therefore, it is not significant under NRHP/CRHR Criteria D/4.

Conclusion
Based on an evaluation of the building under NRHP Criteria A-D and CRHR Criteria 1-4, 1175-1185 O'Brien Drive is ineligible for individual listing in the NRHP and CRHR. The property is therefore not a historical resource for the purposes of the California Environmental Quality Act (CEQA) in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

***B12. References (continued):**

The Almanac. 2011. Available: https://www.almanacnews.com/morguepdf/2011/2011_07_06.alm.section1.pdf. Accessed Sept. 30, 2019.

City of Menlo Park Building Division. 1962-2008. Various building permits issued for the subject parcel.

Mozingo, Louise A. 2011. *Pastoral Capitalism: A History of Suburban Corporate Landscapes*. Cambrdige, MA: The MIT Press.

Palo Alto History.org. 2018. *Bloody Bayshore: A Dangerous Ride*. Available: http://www.paloaltohistory.org/bloody-bayshore.php. Accessed March 9, 2018.

Placeworks. 2016. *ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update*. Public Review Draft EIR. Menlo Park, CA. Prepared for the City of Menlo Park, CA. June 1, 2016.

Reno Gazette Journal. 1969. "Construction Firm Opens Reno Office." May 15. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

Statesman Journal. 1974. "Builder Opens Office." Oct. 14. Available: https://www.newspapers.com/. Accessed: Oct. 19, 2019

State of California Department of Transportation Environmental Program. 2003. *Historic Context Statement: Roadway Bridges of California: 1936 to 1959*. Sacramento, CA. January. Prepared by JRP Historic Consulting Services. Davis, CA.

The Times. 1955. "Industrial Park Planned for East Palo Alto." Jan. 7. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

———. 1958. "Proposed City." May 29. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

———. 1977. "Data Entry Clerk." Sept. 24. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

UC Santa Barbara Digital Aerial Collection. 1955-1993. Available: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Sept. 20, 2019.

West, Don. 1983. "City or Not, East Palo Alto is Acquainted with Strife." *San Francisco Examiner*. Sept. 7.

Additional Photographs:

Figure 2. View of the east (left) and north (right) facades, southwest, 12/11/2019.

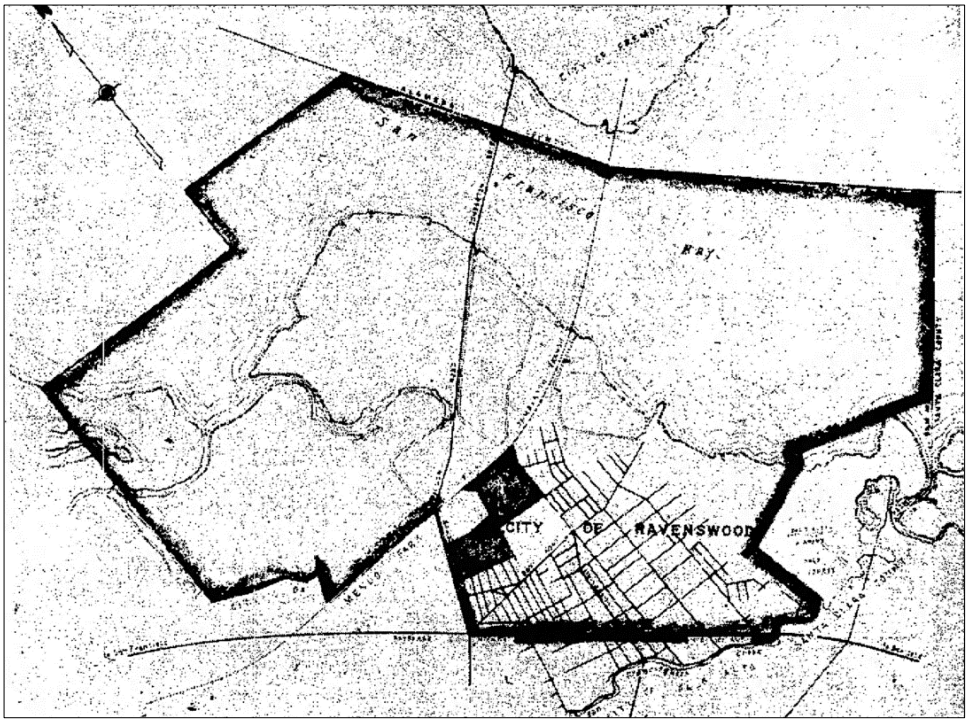

Figure 3. Historic map showing the location and extent of the Kavanaugh Industrial Park (two conjoined shaded squares, lower center). Source: *The Times,* May 29, 1958.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or** # (Assigned by recorder) 20 Kelly Court

P1. Other Identifier: 20 Kelly Court
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** San Mateo County
And (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T**; **R**; **of Sec** ____; **B.M.**
c. Address: 20 Kelly Court City Menlo Park Zip 94025
d. UTM: (give more than one for large and/or linear resources) Zone 10S; 575206.36 m E / 4147990.32 m N
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 055-433-340

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building at 20 Kelly Court is a two- to three-story building containing offices and research and development facilities located at the north end of the Kelly Court cul-de-sac in Menlo Park, California. It is located within an office park setting that was historically known as the Kavanaugh Industrial Park. The parcel containing 20 Kelly Court is adjacent to other warehouse and commercial office buildings; the Hetch-Hetchy right of way runs north of the parcel. The parcel contains vehicular drives and surface parking that surround the building to the west, north, and east. The building's façades are lined by planting beds containing decorative landscaping of grasses, shrubs, and immature trees.

(See continuation sheet.)

***P3b. Resource Attributes:** (List attributes and codes) HP8 (Industrial building)
***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)

Figure 1: View of south (primary) façade, looking northeast; original building is at left, and 2014 addition is at right. Source: ICF.

P5b. Description of Photo: (View, date, accession #) View of south façade, 1/16/2021

***P6. Date Constructed/Age and Sources:**
☑Historic ☐ Prehistoric ☐ Both
1962 [redacted]

***P7. Owner and Address:**
CCS Management LLC
20 Kelly Court
Menlo Park, CA 94025

***P8. Recorded by:** (Name, affiliation, address)
Jon Rusch
ICF
201 Mission Street, Suite 1500
San Francisco, CA 94105

***P9. Date Recorded:** 1/16/2021
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** ICF. 2021. CS Bio Phase 3 Project Initial Study. February. (ICF 00442.20.) Menlo Park, CA. Prepared for City of Menlo Park, Menlo Park, CA.

***Attachments:** ☐NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Archaeological Record ☐District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

***NRHP Status Code** 6Z
***Resource Name or #** (Assigned by recorder) 20 Kelly Court

B1. Historic Name: N/A
B2. Common Name: 20 Kelly Court; CSBio
B3. Original Use: Manufacturing/Warehouse B4. Present Use: Office/Research and development facility (biomedical)
***B5. Architectural Style:** Utilitarian Mid-Century Modern/Contemporary
***B6. Construction History:** (Construction date, alteration, and date of alterations)

Original building permits could not be accessed during the preparation of this DPR form due to COVID-19 restrictions. The building at 20 Kelly Court was originally constructed in 1962 as a square-plan building with tilt-up concrete exterior walls. By 1980, an 'L'-plan building was constructed immediately east of 20 Kelly Court, within the current boundaries of parcel 055-433-340. Historic aerial photographs reveal that an addition or canopy structure was constructed at the rear of the original 20 Kelly Court building between 1982 and 1991. The adjacent 'L'-plan building was demolished between 2012 and 2014, the year the east addition of the building was completed. The rear addition or canopy of 20 Kelly Court was removed between 2014 and 2016 (NETR 1960, 1968, 1980, 1982, 1991, 2012, 2014).

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** N/A
***B8. Related Features:** N/A
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Historic Context: Menlo Park
The following historic context is summarized from Placeworks, *ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update* (2016) and supplemented from additional sources as cited.

In the 1850s, Irish immigrants Dennis Oliver and Daniel McGlynn bought 1,700 acres bordering County Road (today known as El Camino Real) on the San Francisco Peninsula, approximately 20 miles south of current-day San Francisco. Oliver and McGlynn gave Menlo Park its name when they established "Menlough", a series of local farms named after their ancestral community. Both Oliver and McGlynn constructed a gate bearing the name "Menlo Park." This gate symbolized the community until 1922, when it was destroyed as the result of a car accident.

A few years following Oliver and McGlynn's settlement, Menlo Park became a desirable vacation destination for San Francisco's upper class. Palatial houses were constructed on large parcels in the burgeoning community. El Camino Real served as a major thoroughfare, and historic downtown Menlo Park ultimately developed along this route. Completion of the Southern Pacific Railroad through Menlo Park in 1863, and its connection with San Jose one year later, exponentially increased Menlo Park's accessibility to city-dwellers seeking leisure in a rural environment. By 1874, Menlo Park incorporated in response to its rapid growth and infrastructure challenges. When initially incorporated (the first of its two incorporations), Menlo Park included the land that would later be known as Atherton (Placeworks 2016).

(See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (See continuation sheet.)
B13. Remarks: n/a
***B14. Evaluator:** Jon Rusch, ICF
***Date of Evaluation:** 2/5/2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***P3a. Description (continued):**

The building is composed of two volumes built separately. The original, c.1962 volume forms the western half of the building and is two stories in height, featuring tilt-up concrete exterior walls with limited fenestration. The eastern half of the building is a three-story, contemporary-style addition constructed in 2014. The simple and utilitarian Modernist-influenced style of the original building contrasts with the newer east addition, which has extensive glazing at the primary (south) façade and is composed of large cubic masses. The most visually prominent of these masses is located at the building's southeast corner and is offset 45 degrees from the primary axis of the building's generally rectangular plan. The building's component roof planes are flat and feature various types of mechanical equipment that support building tenant operations.

At the primary façade, the western (original) volume features five structural bays separated by slightly recessed, vertical piers. The main entrance to this half of the building is located within the second-to-westernmost bay, is in an aluminum frame, and holds a paired, fully glazed door surrounded by plate glass windows. A simple, non-historic framing feature is attached to the façade surrounding the entrance, which is also flanked by two fixed, rectangular windows. The western half of the primary façade also features a downspout and a painted logo that identifies the building's current tenant. The eastern half of the primary façade, corresponding to the 2014 addition, continues the plane of the original building via an extended-height one-story base that is clad in a grid of stuccoed panels. Above this base, the façade has stepped massing and is fully glazed within an aluminum grid. The offset mass at the building's southeast corner similarly features an aluminum grid of window frames, which is integrated with a secondary grid of projecting metal fins. The southeast face of this mass contains an entrance composed of a single fully glazed door underneath a projecting canopy.

The west and north (rear) façades are not visible from the public right-of-way. Based upon aerial images accessed via Google Maps, the west façade (belonging entirely to the 2014 addition) features an irregular arrangement of rectangular masses and window arrangements. One projection near the north end of the façade integrates balconies at the second and third stories. The rear façade is similarly irregular in design and, at its center, features a projecting volume with angled footprint. To the rear of the original building volume is a fenced utility enclosure with a broad vehicular opening facing north. The west façade, belonging to the original building volume, contains five structural bays. One door is located within the southernmost bay. (Google 2021)

***B10. Significance (continued):**

Through the late 19th and early 20th centuries, Menlo Park underwent several transformative events. Stanford University opened in 1891 to the south of Menlo Park, dramatically altering Menlo Park and the San Francisco Peninsula. A new local economy formed as Stanford fostered its research and academic profile. Additionally, Menlo Park was chosen as the location for Camp Fremont, a military training ground for World War I that brought in thousands of temporary inhabitants; Menlo Park's population of fewer than 2,000 people increased to approximately 40,000 during World War I. Camp Fremont closed following the end of World War I and later became the Veterans Medical Center. Numerous new businesses opened, and city improvements were undertaken during the camp's operations. These improvements remained after the camp's closure to serve the growing city (Placeworks 2016).

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Ownership and Occupant History

The original building permit for the 1962 construction of 20 Kelly Court was not available for review during the preparation of this DPR form. However, it is likely that the building was constructed for Clarence Kavanaugh, a local real-estate developer and great-grandson of Charles Kavanaugh, an early resident of Menlo Park: the building is located within the Kavanaugh Industrial Park, and newspapers and permit records indicate Kavanaugh constructed the neighboring buildings at 10 Kelly Court and 1075 O'Brien Drive (*The Almanac* 2011*;* West 1983; *The Times* 1968:72; City of Menlo Park Building Division 1959). Due to restrictions as a result of the COVID-19 pandemic during the preparation of this DPR form, investigators were not able to access the full series of city directories held by local libraries, but rather identified past tenants and owners of the building using select city and county directories available through Ancestry.com.

The earliest identified tenant of 20 Kelly Court, and likely the original tenant, was the Humphreys Leather Goods Company, first listed at this address in the Menlo Park city directory published in 1963, the year after the building's construction (R.L. Polk & Co. 1963:66). Humphreys Leather Goods was a Chicago-based manufacturer of leather products, particularly men's belts. The company had a presence in Palo Alto prior to the construction of 20 Kelly Court and was a California supplier of Sears, Roebuck and Company (*The Times* 1961:12). In the 1970s, the company touted itself as "probably the largest manufacturer of mens [*sic*] leather belts in the country" (*St. Louis Post-Dispatch* 1972:82), and its Menlo Park location at 20 Kelly Court appears to have been a regional manufacturing facility that supported a nationwide supply chain. Humphreys Leather Goods remained in the building at 20 Kelly Court until at least 1971, but city directories list the building as vacant in 1973 (R.L. Polk & Co. 1971:62; R.L. Polk & Co. 1973:64). The abandonment of 20 Kelly Court corresponds to the company's sale to the Scott & Fetzer Company in 1972 (*The Boston Globe* 1972:24).

The subsequent identified occupant of 20 Kelly Court was L & R Box Company, as listed in the 1977 Menlo Park city directory; the following year, the city directory identified the occupant as Parsons Engineering Inc., who utilized the building as a plant (R.L. Polk & Co. 1977:81; R.L. Polk & Co. 1978:81). Newspaper research did not uncover any details on these tenants, and subsequent city directories are not available. However, auction announcements published in 1992 editions of *The San Francisco Examiner* identified the building's tenant at that time as Electrochimica, a machine shop (*The San Francisco Examiner* 1992:B-6).

The building's current owner is CCS Management, LLC, and its occupant is CSBio, a manufacturer of peptides and peptide synthesizers that utilizes 20 Kelly Court as a production facility (County of San Mateo 2021; CSBio 2021).

National Register of Historic Places/California Register of Historical Resources Evaluation of 20 Kelly Court
20 Kelly Court is not currently listed in, and has not been previously found eligible for listing in, the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). The following provides an evaluation of 20 Kelly Court under NRHP Criteria A-D/CRHR Criteria 1-4:

CRITERIA A/1 (Events):

Research did not reveal the subject property to have been associated with any event(s) of historical significance. The building's first identified tenant, the Humphreys Leather Goods Company, occupied 20 Kelly Court beginning upon the completion of the building in 1962 or soon afterward. Humphreys Leather Goods occupied the building for approximately a decade, utilizing it as a production facility or warehouse supporting the larger company's national sales network. While the building contributed to Humphreys Leather Goods' high-volume production of men's leather belts, the building appears to have been a regional outpost of the company, which was based in Chicago. The production and sale of clothing items is not an industry that propelled Menlo Park to regional or national attention during the 1960s and 1970s, and subsequent tenants do not appear to have been economically influential in the Bay Area. Rather, the building is unremarkable in the context of mid-twentieth century suburban industrial office park development; the Kavanaugh Industrial Park was representative of a widespread pattern throughout the South Bay region during the same period that resulted in the construction of many similar developments containing a range of small-scale companies and ancillary industries. Research did not find the building to have been associated with any other important single events, patterns of events, repeated activities, or historic trends. Research conducted on the building's owners and occupants did not reveal that the building fostered early or remarkable business growth for any of its tenants, or for Menlo Park at large. For these reasons, the building at 20 Kelly Court is not significant under NRHP/CRHR Criteria A/1.

CRITERIA B/2 (Person):

Research did not reveal the subject property to have been associated with the lives of any persons significant at the local, state, or national level. The original owner of the office and industrial park that contained the building, Clarence Kavanaugh, was a local real estate developer from a prominent Menlo Park family, although research uncovered limited information on Kavanaugh and his role as a real estate developer in the South Bay. Kavanaugh does not appear to have been an especially prominent figure in and around Menlo Park during the post-World War II period, and his relatively small-scale development activities do not qualify Kavanaugh as a significant individual. Furthermore, Kavanaugh would have had a limited association with a building in his industrial park such as 20 Kelly Court, which would not directly or meaningfully express achievements in his professional life. Research did not reveal any other associations with potentially significant persons who may have been employed in the subject building. It is likely that any significant person associated with the subject property would have been widely publicized in local newspaper accounts, but newspaper research yielded no such evidence of associations with significant individuals. For these reasons, 20 Kelly Drive is not significant under NRHP/CRHR Criteria B/2.

CRITERIA C/3 (Design/Construction):

The subject property does not embody distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master or possess high artistic value. The original portion of the building is a tilt-up concrete, utilitarian-style warehouse that is a typical example of mid-twentieth century industrial office park architecture found in suburban environments throughout the Bay Area. It is as unremarkable as numerous warehouses within the surrounding Kavanaugh Industrial Park, and it exhibits only the most basic characteristics of the Mid-Century Modern architectural style: rectangular massing, horizontal orientation, and lack of decorative ornament. These elements supported the building's original function as a warehouse rather than contributed to a significant expression of stylistic trends. Furthermore, the large 2014 addition doubled the size of the building's footprint and introduced a stylistically dissimilar volume that also limits its ability to embody the distinctive characteristics of a type, period, or method of construction. Research did not identify the building's architect or designer, but its simple and utilitarian design does not suggest the innovative point of view of a master architect or design firm. For these reasons, the building at 20 Kelly Court lacks high artistic merit and is not significant under NRHP/CRHR Criterion C/3.

CRITERIA D/4 (Information Potential):

The subject property does not appear to be a source, or likely source, of important historical information not already captured in the historic record. Therefore, it is not significant under NRHP/CRHR Criteria D/4.

Conclusion
Based on an evaluation of the building under NRHP Criteria A-D and CRHR Criteria 1-4, 20 Kelly Court is ineligible for individual listing in the NRHP and CRHR. The property is therefore not a historical resource for the purposes of the California Environmental Quality Act (CEQA) in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

***B12. References (continued):**

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Statesman Journal. 1974. "Builder Opens Office." Oct. 14.

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St. Louis Post-Dispatch. 1972. "General Foreman" [advertisement]. June 25.

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West, Don. 1983. "City or Not, East Palo Alto is Acquainted with Strife." *San Francisco Examiner*. Sept. 7.

Additional Photographs:

Figure 2. View of the western (original) portion of the south façade, looking north, 1/16/2021.

Figure 3. Bird's eye view of east façade of 20 Kelly Court, viewed facing west. Source: Google

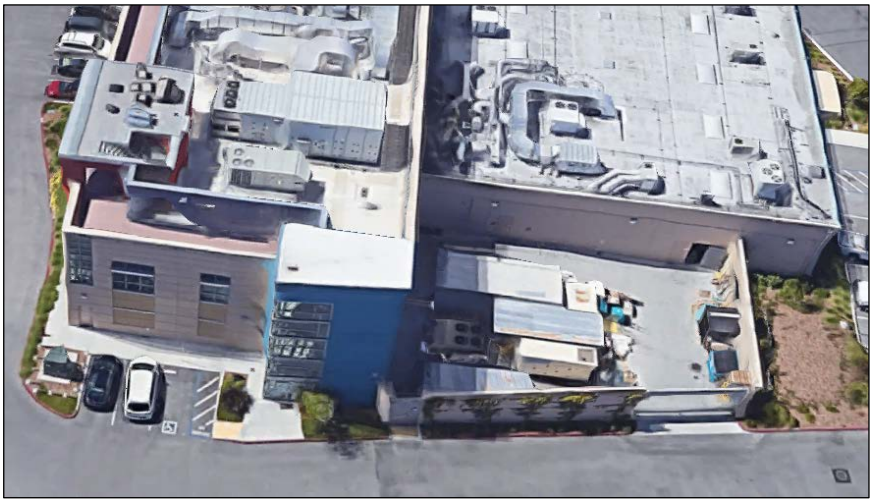

Figure 4. Bird's eye view of north (rear) façade of 20 Kelly Court, viewed facing south. Source: Google

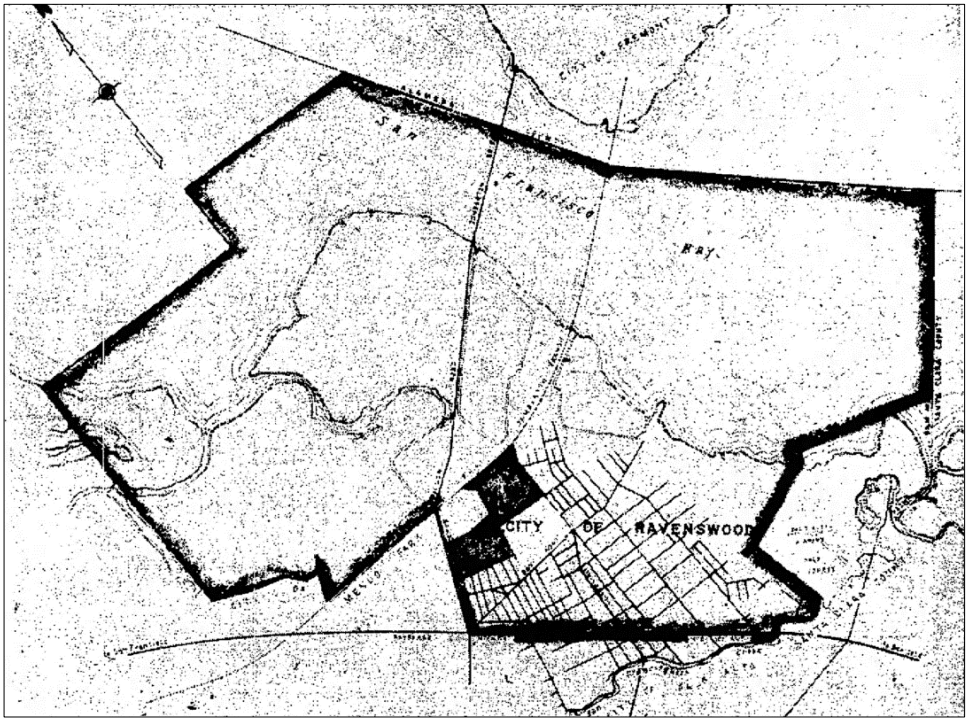

Figure 5. Historic map showing the location and extent of the Kavanaugh Industrial Park (two conjoined shaded squares, lower center). Source: *The Times,* May 29, 1958.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ **Reviewer** _____ **Date** _____

 ***Resource Name or** # (Assigned by recorder) 1075 O'Brien Drive

P1. Other Identifier: 1075 O'Brien Drive
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** San Mateo County
And (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T**; **R**; **of Sec** ____; **B.M.**
c. Address: 1075 O'Brien Drive City Menlo Park Zip 94025
d. UTM: (give more than one for large and/or linear resources) Zone 10S; 575219.34 m E / 4147908.57 m N
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 055-433-320

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property at 1075 O'Brien Drive contains a one-story, tilt-up concrete, utilitarian-style office and warehouse building located within an office park setting that was historically known as the Kavanaugh Industrial Park. This rectangular-plan building does not fill its entire lot and is set back approximately 60 feet from the lot line at O'Brien Drive and approximately 20 feet from Kelly Court. Both the south (primary) façade and west facade face surface parking lots. The south façade is comprised of five structural bays separated by square support columns. The middle of these bays contains three vertical pre-cast panels featuring an integral pebble mosaic. The four structural bays on either side of these mosaic panels are slightly recessed and divided horizontally by concrete awnings. Below these awnings, the façade is clad in roman brick veneer; above these awnings the façade is clad in stucco. A fully-glazed aluminum-framed door is located near the building's southeast corner, and a solid door is located near the building's southeast corner. The doorway at the southwest corner is part of a larger assembly featuring two large aluminum-framed windows. The building's east and west facades are nearly identical, featuring a row of fixed aluminum-framed l windows. Aluminum-framed doors are located near the building's northwest and northeast corners (one at each corner). The building's north façade features two loading bay doors—one located near the building's northwest corner and the other located near the building's northeast corner.

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)

Figure 1: View of South (primary) and East façades, looking northwest. Source: ICF.

***P3b. Resource Attributes:** (List attributes and codes) HP8 (Industrial building)
***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo: (View, date, accession #) View of south façade, 12/11/2019

***P6. Date Constructed/Age and Sources:**
☑Historic ☐ Prehistoric ☐ Both
c.1960 (original building permit)

***P7. Owner and Address:**
O'Brien Drive Portfolio LLC
1530 O'Brien Drive Suite C
Menlo Park, CA 94025

***P8. Recorded by:** (Name, affiliation, address)
Alex Ryder
ICF
201 Mission Street, Suite 1500
San Francisco, CA 94105

***P9. Date Recorded:** 12/11/2019
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** ICF. 2021. CS Bio Phase 3 Project Initial Study. February. (ICF 00442.20.) Menlo Park, CA. Prepared for City of Menlo Park, Menlo Park, CA.

***Attachments:** ☐NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Archaeological Record ☐District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

***NRHP Status Code** 6Z
***Resource Name or #** (Assigned by recorder) 1075 O'Brien Drive

B1. Historic Name: Pam-Pro Plastics
B2. Common Name: 1075 O'Brien
B3. Original Use: Office/Warehouse B4. Present Use: Office/Warehouse
***B5. Architectural Style:** Mid-Century Modern/Vernacular
***B6. Construction History:** (Construction date, alteration, and date of alterations)

The building at 1075 O'Brien Drive was constructed circa 1960 per the original building permit (dated December 1, 1959) located at the Menlo Park Building Division. No architect is explicitly listed on the original building permit for 1075 O'Brien, however accompanying documentation, including an original architectural rendering (Figure 4) suggests the building was designed by Simpson & Stratta Consulting Engineers. Supporting documentation further indicates that the builder was Johnson & Mape Construction Co. Subsequent building permits indicate that alterations of an unknown scope were made to the original design in April and May of 1960. Exterior signs, which are no longer extant, were added to the building in June 1960 and December 1961. An unspecified addition to the building—possibly to the rear of the structure—was constructed in November 1962.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:** n/a
B9a. Architect: Simpson & Stratta Consulting Engineers b. Builder: Johnson & Mape Construction Co.
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Historic Context: Menlo Park
The following historic context is summarized from Placeworks, *ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update* (2016) and supplemented from additional sources as cited.

In the 1850s, Irish immigrants Dennis Oliver and Daniel McGlynn bought 1,700 acres bordering County Road (today known as El Camino Real) on the San Francisco Peninsula, approximately 20 miles south of current-day San Francisco. Oliver and McGlynn gave Menlo Park its name when they established "Menlough", a series of local farms named after their ancestral community. Both Oliver and McGlynn constructed a gate bearing the name "Menlo Park." This gate symbolized the community until 1922, when it was destroyed as the result of a car accident.

A few years following Oliver and McGlynn's settlement, Menlo Park became a desirable vacation destination for San Francisco's upper class. Palatial houses were constructed on large parcels in the burgeoning community. El Camino Real served as a major thoroughfare, and historic downtown Menlo Park ultimately developed along this route. Completion of the Southern Pacific Railroad through Menlo Park in 1863, and its connection with San Jose one year later, exponentially increased Menlo Park's accessibility to city-dwellers seeking leisure in a rural environment. By 1874, Menlo Park incorporated in response to its rapid growth and infrastructure challenges. When initially incorporated (the first of its two incorporations), Menlo Park included the land that would later be known as Atherton (Placeworks 2016).

(See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (See continuation sheet.)
B13. Remarks: n/a
***B14. Evaluator:** Alex Ryder, ICF
***Date of Evaluation:** 12/11/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.) N

***B10. Significance (continued):**

Through the late 19th and early 20th centuries, Menlo Park underwent several transformative events. Stanford University opened in 1891 to the south of Menlo Park, dramatically altering Menlo Park and the San Francisco Peninsula. A new local economy formed as Stanford fostered its research and academic profile. Additionally, Menlo Park was chosen as the location for Camp Fremont, a military training ground for World War I that brought in thousands of temporary inhabitants; Menlo Park's population of fewer than 2,000 people increased to approximately 40,000 during World War I. Camp Fremont closed following the end of World War I and later became the Veterans Medical Center. Numerous new businesses opened, and city improvements were undertaken during the camp's operations. These improvements remained after the camp's closure to serve the growing city (Placeworks 2016).

In 1923, Atherton voted to secede from Menlo Park. When Menlo Park incorporated for the second time in 1927, Atherton was excluded. During the subsequent decades, Menlo Park developed from a small town to an important part of the increasingly urbanized San Francisco Peninsula region. Menlo Park's population rose from 2,414 residents in 1930 to 26,836 by 1970 (Placeworks 2016).

In the 1920s and 1930s Menlo Park's transportation infrastructure began to expand outward from downtown with the growth of its residential neighborhoods. By the late 1930s, El Camino Real expanded into four lanes, which caused the demolition, relocation, or closure of several Menlo Park businesses and structures. Simultaneously, the Belle Haven neighborhood, approximately four miles north of downtown Menlo Park and adjacent to San Francisco Bay, was developed by David D. Bohannon with two-bedroom homes priced for as little as $2,950. Belle Haven was Menlo Park's only major housing development managed locally during the Great Depression and was fully developed in the 1950s (Placeworks 2016). Old Bayshore Highway provided a connection between San Jose and San Francisco starting in 1937, partially following the current path of U.S. Route 101 through the Peninsula. Without a center divider, the four-lane highway was the location of a high number of fatal accidents and obtained the nickname "Bloody Bayshore" (Palo Alto History.org 2018). After decades of political pressure to stop future fatalities, construction of the new Bayshore Highway began in 1947 to replace the Old Bayshore Highway. According to a history of the Bayshore Highway's construction, "Freeway development processed in segments as funding to acquire property abutting established highway alignments became available. Early disconnected segments of freeways followed an overall plan that were to be integrated into a regional system. The Bayshore Freeway, originally constructed as a highway along the bay side of the peninsula […] began its transition to a freeway in 1947 with the construction of a short section between Burlingame and San Mateo" (State of California Department of Transportation Environmental Program 2003). The new Bayshore Highway is now part of U.S. Route 101, a 1,540-mile highway first built in 1926 that connects Olympia, Washington and Los Angeles, California.

Development of the entire San Francisco Peninsula continued during the mid-twentieth century, and Menlo Park became a de facto suburb of San Francisco. During this period, Menlo Park became a major technology hub, both regionally and globally. The Stanford Research Institute was established in 1946 (known as SRI International by 1970) and remains headquartered in Menlo Park as of the completion of this record. By the late 1950s, a white-collar industrial development market sprouted throughout many of the nation's suburbs, including Menlo Park. Office and industrial parks—originally separate land uses—began to intertwine in the mid-1960s. By 1968, the development of industrial office parks steadily increased throughout the country when the Urban Land Institute (ULI), a real estate industry and development research organization, published the first planned unit development (PUD) ordinance relating to office parks (Mozingo 2011:179). PUDs had originally assisted residential suburban development through subdivision of land. An office park PUD thus enabled developers to subdivide their land for commercial land uses (Mozingo 2011:156). Soon, office parks began to develop in and around suburban developments across the country.

The Kavanaugh Industrial Park, which included the subject building, is an early example of such industrial development in Menlo Park in the 1950s—a time when many industrial office parks developed across the country. The campus, which was originally known as the Kavanaugh Industrial Park occupies an irregular footprint (Figure 3) and is located east of Willow Drive, between the Belle Haven neighborhood and East Palo Alto. It is named after the park's original developer, Clarence Kavanaugh, a local real-estate developer and great-grandson of Charles Kavanaugh, an early "pioneer" of Menlo Park (*The Almanac 2011;* West 1983).

Plans for the 40-acre development were first announced in 1955 by Johnson & Mape, a firm that specialized in pre-cast concrete construction and master-planned the project (*The Times* 1955). Newspaper research indicates that Johnson & Mape was active from the early 1950s through at least part of the 1970s, eventually opening offices in Bellevue, Washington, and Reno, Nevada (*Reno Gazette-Journal* 1969; *Statesmen Journal* 1974). The company is no longer extant. The original building permit for 1075 O'Brien Drive indicates that, in addition to master planning the project, Johnson & Mape also served in the role of contractor for the building at 1075 O'Brien Drive.

Historic aerial photographs indicate that the Kavanaugh Industrial Park was developed in phases over a period of several decades. The development is primarily served by O'Brien Drive, and in the park's early years this roadway extended only as far as its current intersection with Kavanaugh Drive. Thus, development in the early years of the industrial park was limited to the lots adjoining this roadway segment. In 1955 there were just two buildings in the park (985 O'Brien Drive and 1001-1015 O'Brien Drive). A decade later, the park featured more than 20 buildings, which included the subject building. Significant portions of the industrial park remained undeveloped

until the 1980s or 1990s, when O'Brien Drive was extended east to University Avenue. By 1993, an additional 14 office or industrial buildings were constructed along this new segment (UC Santa Barbara Digital Aerial Photography Collection 1955-1993).

The Kavanaugh Industrial Park was not the only such development in the Menlo Park area during the post-World War II period. A larger and better-known example is the Bohannon Industrial Office Park, a 200-acre park located a mile to the northwest of the Menlo Parks Lab campus, immediately west of the Belle Haven neighborhood. This office park opened in 1954—a year before Clarence Kavanaugh announced plans for his own.

Beginning in the 1980s, the rapid expansion of the technology sector increased Menlo Park's popularity and housing costs. Today Menlo Park remains a highly sought-after residential community. Facebook continues to expand as a major economic presence in the city, while Silicon Valley, the region that includes northwest Santa Clara county and southern portions of the San Francisco Peninsula, houses numerous major employers in the information technology industry.

Simpson & Stratta, the likely architects of the subject building, was formed in 1962 as a partnership between James L. Stratta and Albert T. Simpson. The firm later incorporated and became known as Simpson, Stratta, and Associates, Architects and Engineers (*The Times* 1961). Research did not uncover extensive information on the personnel involved in the firm or its body of work, and the firm is not mentioned in the *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, which outlines important firms that made contributions to the development of modern architecture in the Bay Area in the late 20th century(San Francisco Planning Department 2010). Available newspaper articles indicate that Simpson, Stratta & Associates was regionally active, and that its projects included the Fairchild Semiconductor Division Planting Facility in Mountain View, the Memorex Corporation Research Facility Building IV in Santa Clara County, and a building with office-warehouse units in the South San Francisco Industrial Park. The Memorex complex, consisting of corporate offices and warehouses, is considered to be Silicon Valley's first corporate campus and one of the first in the nation (Cruz 2013). In 1975, Simpson, Stratta & Associates also designed a manufacturing plant for Digital Telephone Systems in Ignacio, Novato, in Marin County (*Daily Independent Journal* 1974).Generally, Simpson, Stratta & Associates designed utilitarian style light industrial buildings with little to no ornament. Albert T. Simpson died in 1976 at age 53 (*San Francisco Examiner* 1976). Research indicates that Simpson, Stratta, and Associates remained active until at least 1978 (*Napa Valley Register* 1978).

Ownership and Occupant History

The original building permit indicates that 1075 O'Brien was constructed for Clarence Kavanaugh, a local real-estate developer and great-grandson of Charles Kavanaugh, an early resident of Menlo Park (*The Almanac 2011;* West 1983). Available city and county directories were consulted to establish the building's occupant history. The first known tenant was Pam-Pro Plastics, which occupied the building from 1961-1973. Roberts Industries occupied the building from c.1976-1981. Impressions Plus occupied the building from c.1986-1990. Environmental Systems / New West Marketing occupied the building from 1994-1996. One Stanley Roberts—who may have been the owner—is listed at the address from 2000-2003. O'Brien Drive Portfolio LLC has owned the property since 2007. No Menlo Park Directories were located for 1974-1975, 1982-1985, and 1991-1992. The building was either vacant or no occupancy data was collected by the city directory for 1993, 1997-1999, and 2004-2012. The address was omitted from Menlo Park City directories from 2014-2017.

National Register of Historic Places/California Register of Historical Resources Evaluation of 1075 O'Brien Drive

1075 O'Brien Drive is not currently listed in, and has not been previously found eligible for listing in, the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). The following provides an evaluation of 1075 O'Brien Drive under NRHP Criteria A-D/CRHR Criteria 1-4:

CRITERIA A/1 (Events):

Research did not reveal the subject property to have been associated with any event(s) of historical significance. The building is a typical product of mid-twentieth century suburban industrial office park development, which was a widespread development pattern throughout the South Bay region during the same period that resulted in the construction of many similar buildings that housed a range of small-scale companies. Research did not find the building to have been associated with any other important single events, patterns of events, repeated activities, or historic trends. Research conducted on the building's owners and occupants did not reveal that the building fostered early or remarkable business growth for any of its tenants, or for Menlo Park at large. For these reasons, the building at 1075 O'Brien Drive is not significant under NRHP/CRHR Criteria A/1.

CRITERIA B/2 (Person):

Research did not reveal the subject property to have been associated with the lives of any persons significant at the local, state, or national level. The original owner of the office and industrial park that contained the building, Clarence Kavanaugh, was a local real estate developer from a prominent Menlo Park family, although research uncovered limited information on Kavanaugh and his role as a real estate developer in the South Bay. Kavanaugh does not appear to have been an especially prominent figure in and around Menlo Park

during the post-World War II period, and his relatively small-scale development activities do not qualify Kavanaugh as a significant individual. Research did not reveal any other associations with potentially significant persons. For these reasons, 1075 O'Brien Drive is not significant under NRHP/CRHR Criteria B/2.

CRITERIA C/3 (Design/Construction):

The subject property does not embody distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master or possess high artistic value. The subject building is a tilt-up concrete, utilitarian-style office and warehouse building—is a typical example of mid-twentieth century industrial office park architecture found in suburban environments throughout the Bay Area. The building's architect was =Simpson & Stratta, a firm that designed numerous Bay Area industrial offices in the mid-to-late 1960s. Simpson & Stratta does not appear meet the threshold of a master architectural design firm; much of their work reflected the popular Modernist-indebted styles of the era without appearing to have made groundbreaking contributions to the field of architectural design, and the subject building is a modest example of the firm's work, especially when compared to its design of Research Facility Building IV for the Memorex Corporation. Furthermore, 1075 O'Brien Drive appears to have been a minor and unexceptional project within the firm's body of work. For these reasons, the building at 1075 O'Brien Drive is not significant under NRHP/CRHR Criterion C/3.

CRITERIA D/4 (Information Potential):

The subject property does not appear to be a source, or likely source, of important historical information not already captured in the historic record. Therefore, it is not significant under NRHP/CRHR Criteria D/4.

Conclusion
Based on an evaluation of the building under NRHP Criteria A-D and CRHR Criteria 1-4, 1075 O'Brien Drive is ineligible for individual listing in the NRHP and CRHR. The property is therefore not a historical resource for the purposes of the California Environmental Quality Act (CEQA) in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

***B12. References (continued):**

The Almanac. 2011. Available: https://www.almanacnews.com/morguepdf/2011/2011_07_06.alm.section1.pdf. Accessed Sept. 30, 2019.

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Daily Independent Journal. 1974. "New Manufacturing Plant." January 4, 1974.

Mozingo, Louise A. 2011. *Pastoral Capitalism: A History of Suburban Corporate Landscapes*. Cambrdige, MA: The MIT Press.

Napa Valley Register. 1978. "For Civic Improvement." May 16.

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Palo Alto History.org. 2018. *Bloody Bayshore: A Dangerous Ride*. Available: http://www.paloaltohistory.org/bloody-bayshore.php. Accessed March 9, 2018.

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State of California Department of Transportation Environmental Program. 2003. *Historic Context Statement: Roadway Bridges of California: 1936 to 1959*. Sacramento, CA. January. Prepared by JRP Historic Consulting Services. Davis, CA.

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———. 1977. "Data Entry Clerk." Sept. 24. Jan. 7. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

UC Santa Barbara Digital Aerial Collection. 1955-1993. Available: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Sept. 20, 2019.

West, Don. 1983. "City or Not, East Palo Alto is Acquainted with Strife." *San Francisco Examiner*. Sept. 7.

Additional Photographs:

Figure 2. View of south (right) and west (left) facades, looking northeast, 12/11/2019.

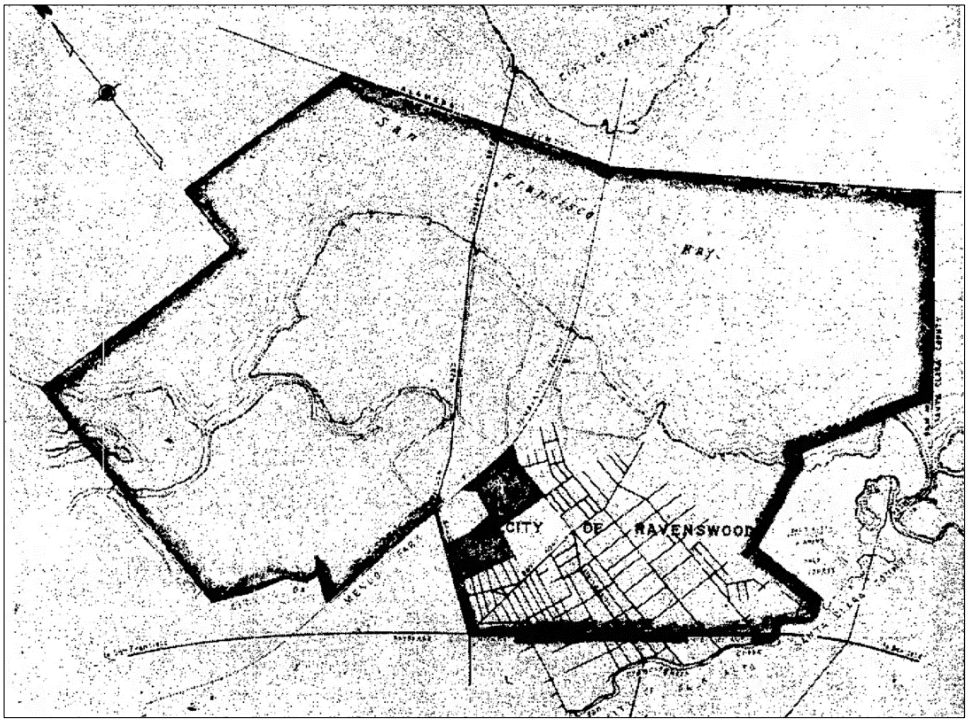

Figure 3. Historic map showing the location and extent of the Kavanaugh Industrial Park (two conjoined shaded squares, lower center). Source: *The Times,* May 29, 1958.

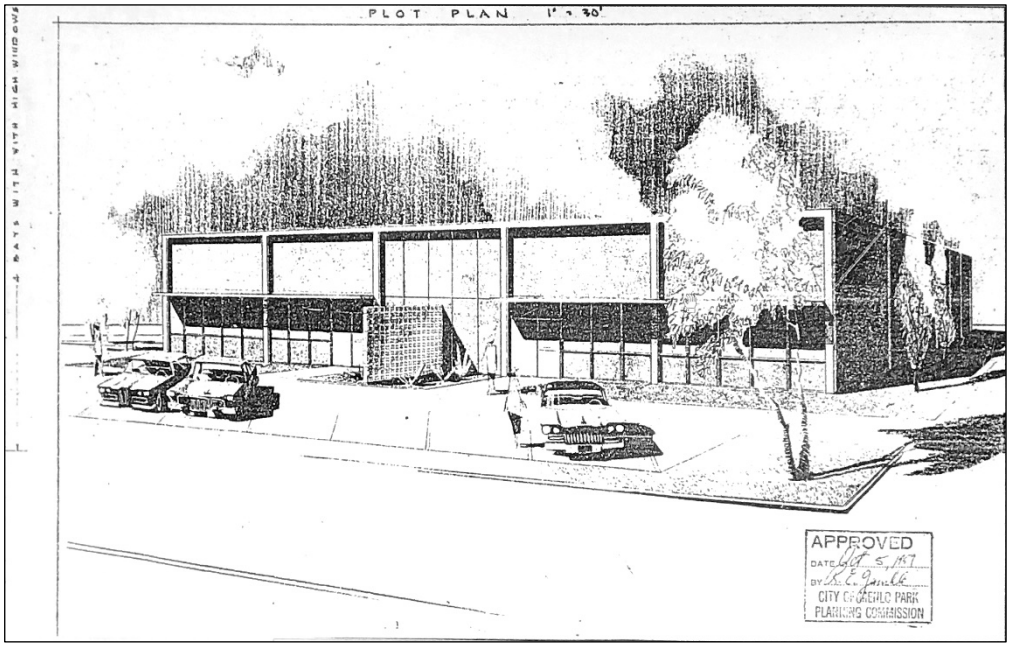

Figure 4. Architectural rendering (dated 1957) by Simpson & Stratta Consulting Engineers for 1075 O'Brien Drive. Source: Menlo Park Building Division.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ **Reviewer** _____ **Date** _____

 ***Resource Name or** # (Assigned by recorder) 1105 O'Brien Drive

P1. Other Identifier: 1105 O'Brien Drive
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** San Mateo County
And (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T**; **R**; **of Sec** ____; **B.M.**
c. Address: 1105 O'Brien Drive City Menlo Park Zip 94025
d. UTM: (give more than one for large and/or linear resources) Zone 10S; 575266.37 m E / 4147902.07 m N
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 055-433-300

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property at 1105 O'Brien Drive contains a one-story, tilt-up concrete, utilitarian-style office and warehouse building located within the Menlo Park Labs Campus, which is comprised of several properties that were originally part of the Kavanaugh Industrial Park, in the City of Menlo Park. The rectangular-plan building does not fill its entire lot and is set back approximately 50 feet from the lot line at O'Brien Drive. The south (primary) façade faces a surface parking lot accessible from O'Brien Drive. The first floor of this façade, which is clad in Roman brick veneer, is slightly recessed and contains a central main entrance. This entrance consists of a fully-glazed aluminum-frame door surrounded by an aluminum-framed window assembly. A series of metal-braced rectangular columns support the second story of the primary façade. These braces are located in the structural bays flanking the main entrance. The second story of the primary façade is clad in smooth, minimally-decorated stucco and is devoid of fenestration. The east and west façades are identical and are divided by a series of support columns into six structural bays. Both façades feature no fenestration. The rear (north) façade faces a private parking lot and is not visible from the public right-of-way.

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)

Figure 1: View of South (primary) and East façades, looking northwest. Source: ICF.

***P3b. Resource Attributes:** (List attributes and codes) HP8 (Industrial building)
***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo: (View, date, accession #) View looking north, 9/20/2019

***P6. Date Constructed/Age and Sources:**
☑Historic ☐ Prehistoric ☐ Both
1962 (original building permit)

***P7. Owner and Address:**
O'Brien Drive Portfolio LLC
1530 O'Brien Drive Suite C
Menlo Park, CA 94025

***P8. Recorded by:** (Name, affiliation, address)
Alex Ryder
ICF
201 Mission Street, Suite 1500
San Francisco, CA 94105

***P9. Date Recorded:** 9/20/2019
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** ICF. 2021. CS Bio Phase 3 Project Initial Study. February. (ICF 00442.20.) Menlo Park, CA. Prepared for City of Menlo Park, Menlo Park, CA.

***Attachments:** ☐NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Archaeological Record ☐District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

***NRHP Status Code 6Z**
***Resource Name or #** (Assigned by recorder) 1105 O'Brien Drive

B1. Historic Name: Integrated Handling Systems
B2. Common Name: 1105 O'Brien Drive
B3. Original Use: Office/Warehouse B4. Present Use: Office/Warehouse
***B5. Architectural Style:** Vernacular Industrial
***B6. Construction History:** (Construction date, alteration, and date of alterations)

The building at 1105 O'Brien Drive was constructed in 1962, per the original building permit located at the Menlo Park Building Division. No architect is listed on this building permit, however the permit indicates the builder was Johnson & Mape Construction Company. Subsequent building permits indicate that in 2008, the building received seismic upgrades, including the addition of the extant braces on the south façade. In 2014 HVAC units were installed on the roof.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:** n/a
B9a. Architect: Unknown b. Builder: Johnson & Mape Construction Company
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Historic Context: Menlo Park
The following historic context is summarized from Placeworks, *ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update* (2016) and supplemented from additional sources as cited.

In the 1850s, Irish immigrants Dennis Oliver and Daniel McGlynn bought 1,700 acres bordering County Road (today known as El Camino Real) on the San Francisco Peninsula, approximately 20 miles south of current-day San Francisco. Oliver and McGlynn gave Menlo Park its name when they established "Menlough", a series of local farms named after their ancestral community. Both Oliver and McGlynn constructed a gate bearing the name "Menlo Park." This gate symbolized the community until 1922, when it was destroyed as the result of a car accident.

A few years following Oliver and McGlynn's settlement, Menlo Park became a desirable vacation destination for San Francisco's upper class. Palatial houses were constructed on large parcels in the burgeoning community. El Camino Real served as a major thoroughfare, and historic downtown Menlo Park ultimately developed along this route. Completion of the Southern Pacific Railroad through Menlo Park in 1863, and its connection with San Jose one year later, exponentially increased Menlo Park's accessibility to city-dwellers seeking leisure in a rural environment. By 1874, Menlo Park incorporated in response to its rapid growth and infrastructure challenges. When initially incorporated (the first of its two incorporations), Menlo Park included the land that would later be known as Atherton (Placeworks 2016).

(See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (See continuation sheet.)
B13. Remarks: n/a
***B14. Evaluator:** Alex Ryder, ICF
***Date of Evaluation:** 9/20/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.) N

***B10. Significance (continued):**

Through the late 19th and early 20th centuries, Menlo Park underwent several transformative events. Stanford University opened in 1891 to the south of Menlo Park, dramatically altering Menlo Park and the San Francisco Peninsula. A new local economy formed as Stanford fostered its research and academic profile. Additionally, Menlo Park was chosen as the location for Camp Fremont, a military training ground for World War I that brought in thousands of temporary inhabitants; Menlo Park's population of fewer than 2,000 people increased to approximately 40,000 during World War I. Camp Fremont closed following the end of World War I and later became the Veterans Medical Center. Numerous new businesses opened, and city improvements were undertaken during the camp's operations. These improvements remained after the camp's closure to serve the growing city (Placeworks 2016).

In 1923, Atherton voted to secede from Menlo Park. When Menlo Park incorporated for the second time in 1927, Atherton was excluded. During the subsequent decades, Menlo Park developed from a small town to an important part of the increasingly urbanized San Francisco Peninsula region. Menlo Park's population rose from 2,414 residents in 1930 to 26,836 by 1970 (Placeworks 2016).

In the 1920s and 1930s Menlo Park's transportation infrastructure began to expand outward from downtown with the growth of its residential neighborhoods. By the late 1930s, El Camino Real expanded into four lanes, which caused the demolition, relocation, or closure of several Menlo Park businesses and structures. Simultaneously, the Belle Haven neighborhood, approximately four miles north of downtown Menlo Park and adjacent to San Francisco Bay, was developed by David D. Bohannon with two-bedroom homes priced for as little as $2,950. Belle Haven was Menlo Park's only major housing development managed locally during the Great Depression, and was fully developed in the 1950s (Placeworks 2016). Old Bayshore Highway provided a connection between San Jose and San Francisco starting in 1937, partially following the current path of U.S. Route 101 through the Peninsula. Without a center divider, the four-lane highway was the location of a high number of fatal accidents and obtained the nickname "Bloody Bayshore" (Palo Alto History.org 2018). After decades of political pressure to stop future fatalities, construction of the new Bayshore Highway began in 1947 to replace the Old Bayshore Highway. According to a history of the Bayshore Highway's construction, "Freeway development processed in segments as funding to acquire property abutting established highway alignments became available. Early disconnected segments of freeways followed an overall plan that were to be integrated into a regional system. The Bayshore Freeway, originally constructed as a highway along the bay side of the peninsula […] began its transition to a freeway in 1947 with the construction of a short section between Burlingame and San Mateo" (State of California Department of Transportation Environmental Program 2003). The new Bayshore Highway is now part of U.S. Route 101, a 1,540-mile highway first built in 1926 that connects Olympia, Washington and Los Angeles, California.

Development of the entire San Francisco Peninsula continued during the mid-twentieth century, and Menlo Park became a de facto suburb of San Francisco. During this period, Menlo Park became a major technology hub, both regionally and globally. The Stanford Research Institute was established in 1946 (known as SRI International by 1970), and remains headquartered in Menlo Park as of the completion of this record. By the late 1950s, a white-collar industrial development market sprouted throughout many of the nation's suburbs, including Menlo Park. Office and industrial parks—originally separate land uses—began to intertwine in the mid-1960s. By 1968, the development of industrial office parks steadily increased throughout the country when the Urban Land Institute (ULI), a real estate industry and development research organization, published the first planned unit development (PUD) ordinance relating to office parks (Mozingo 2011:179). PUDs had originally assisted residential suburban development through subdivision of land. An office park PUD thus enabled developers to subdivide their land for commercial land uses (Mozingo 2011:156). Soon, office parks began to develop in and around suburban developments across the country.

The Kavanaugh Industrial Park, which included the subject building, is an early example of such industrial development in Menlo Park in the 1950s—a time when many industrial office parks developed across the country. The campus, which was originally known as the Kavanaugh Industrial Park occupies an irregular footprint (Figure 3) and is located east of Willow Drive, between the Belle Haven neighborhood and East Palo Alto. It is named after the park's original developer, Clarence Kavanaugh, a local real-estate developer and great-grandson of Charles Kavanaugh, an early "pioneer" of Menlo Park (*The Almanac 2011;* West 1983).

Plans for the 40-acre development were first announced in 1955 by Johnson & Mape, a firm that specialized in pre-cast concrete construction and master-planned the project (*The Times* 1955). Newspaper research indicates that Johnson & Mape was active from the early 1950s through at least part of the 1970s, eventually opening offices in Bellevue, Washington, and Reno, Nevada (*Reno Gazette-Journal* 1969; *Statesman Journal* 1974). The company is no longer extant.

Historic aerial photographs indicate that the Kavanaugh Industrial Park was developed in phases over a period of several decades. The development is primarily served by O'Brien Drive, and in the park's early years this roadway extended only as far as its current intersection with Kavanaugh Drive. Thus, development in the early years of the industrial park was limited to the lots adjoining this roadway segment. In 1955 there were just two buildings in the park (985 O'Brien Drive and 1001-1015 O'Brien Drive). A decade later, the park featured more than 20 buildings, which included the subject building. Significant portions of the industrial park remained undeveloped until the 1980s or 1990s, when O'Brien Drive was extended east to University Avenue. By 1993, an additional 14 office or industrial buildings were constructed along this new segment (UC Santa Barbara Digital Aerial Photography Collection 1955-1993).

The Kavanaugh Industrial Park was not the only such development in the Menlo Park area during the post-World War II period. A larger and better-known example is the Bohannaon Industrial Office Park, a 200-acre park located a mile to the northwest of the Menlo Parks Lab campus, immediately west of the Belle Haven neighborhood. This office park opened in 1954—a year before Clarence Kavanaugh announced plans for his own.

The Menlo Park Labs campus was not the only such development in the Menlo Park area during the post-World War II period. A larger and better-known example is the Bohannaon Industrial Office Park, a 200-acre park located a mile to the northwest of the Menlo Parks Lab campus, immediately west of the Belle Haven neighborhood. This office park opened in 1954—a year before Clarence Kavanaugh announced plans for his own.

Beginning in the 1980s, the rapid expansion of the technology sector increased Menlo Park's popularity and housing costs. Today Menlo Park remains a highly sought after residential community. Facebook continues to expand as a major economic presence in the city, while Silicon Valley, the region that includes northwest Santa Clara county and southern portions of the San Francisco Peninsula, houses numerous major employers in the information technology industry.

Today, 1105 O'Brien Drive is part of the Menlo Park Labs Campus, a collection of properties owned and managed by Tarlton Properties (Tarlton 2020).

Ownership and Occupant History

The original building permit indicates that 1105 O'Brien was constructed for Clarence Kavanaugh, a local real-estate developer and great-grandson of Charles Kavanaugh, an early resident of Menlo Park (*The Almanac 2011;* West 1983). Available city and county directories were consulted to establish the building's occupant history. The first known occupant of the building was Integrated Handling Systems, which occupied the building from 1963 through 1967. In 1965, the building was also shared with two other firms: Industrial Lift Trucks and Pneuma Grip Western. No city or county directories were located for 1968-1970. Sigmaform Corporation used the building as a warehouse in 1971. The building was listed as vacant in 1973. Jupiter Engineering occupied the building in 1976-1977. A firm with the abbreviated title "Production Prftblty" occupied the building from 1978-1980. The address was either not listed in city and county directories or was listed as vacant from 1981 through 1996. Hytec Coolers started occupying the building in 1997 and remained there through 2013. Kateeva Inc. is listed at the address in 2015. The current office/R&D tenant of the building is not known. O'Brien Drive Portfolio LLC has owned the property since 2007.

National Register of Historic Places/California Register of Historical Resources Evaluation of 1105 O'Brien Drive

1105 O'Brien Drive is not currently listed in, and has not been previously found eligible for listing in, the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). The following provides an evaluation of 1105 O'Brien Drive under NRHP Criteria A-D/CRHR Criteria 1-4:

CRITERIA A/1 (Events):

Research did not reveal the subject property to have been associated with any event(s) of historical significance. The building is a typical product of mid-twentieth century suburban industrial office park development, which was a widespread development pattern throughout the South Bay region during the same period that resulted in the construction of many similar buildings that housed a range of small-scale companies. Research did not find the building to have been associated with any other important single events, patterns of events, repeated activities, or historic trends. Research conducted on the building's owners and occupants did not reveal that the building fostered early or remarkable business growth for any of its tenants, or for Menlo Park at large. For these reasons, the building at 1105 O'Brien Drive is not significant under NRHP/CRHR Criteria A/1.

CRITERIA B/2 (Person):

Research did not reveal the subject property to have been associated with the lives of any persons significant at the local, state, or national level. The original owner of the office and industrial park that contained the building, Clarence Kavanaugh, was a local real estate developer from a prominent Menlo Park family, although research uncovered limited information on Kavanaugh and his role as a real estate developer in the South Bay. Kavanaugh does not appear to have been an especially prominent figure in and around Menlo Park during the post-World War II period, and his relatively small-scale development activities do not qualify Kavanaugh as a significant individual. Research did not reveal any other associations with potentially significant persons. For these reasons, 1105 O'Brien Drive is not significant under NRHP/CRHR Criteria B/2.

CRITERIA C/3 (Design/Construction):

The subject property does not embody distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master or possess high artistic value. The subject building's architect is unknown, and the building itself—a tilt-up concrete, utilitarian-style office and warehouse building—is a typical example of mid-twentieth century industrial architecture found in suburban environments throughout the Bay Area. For these reasons, the building at 1105 O'Brien Drive is not significant under NRHP/CRHR Criterion C/3.

CRITERIA D/4 (Information Potential):

The subject property does not appear to be a source, or likely source, of important historical information not already captured in the historic record. Therefore, it is not significant under NRHP/CRHR Criteria D/4.

Conclusion
Based on an evaluation of the building under NRHP Criteria A-D and CRHR Criteria 1-4, 1105 O'Brien Drive is ineligible for individual listing in the NRHP and CRHR. The property is therefore not a historical resource for the purposes of the California Environmental Quality Act (CEQA) in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

***B12. References (continued):**

The Almanac. 2011. Available: https://www.almanacnews.com/morguepdf/2011/2011_07_06.alm.section1.pdf. Accessed Sept. 30, 2019.

City of Menlo Park Building Division. 1962-2008. Various building permits issued for the subject parcel.

Mozingo, Louise A. 2011. *Pastoral Capitalism: A History of Suburban Corporate Landscapes*. Cambrdige, MA: The MIT Press.

Palo Alto History.org. 2018. *Bloody Bayshore: A Dangerous Ride*. Available: http://www.paloaltohistory.org/bloody-bayshore.php. Accessed March 9, 2018.

Placeworks. 2016. *ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update*. Public Review Draft EIR. Menlo Park, CA. Prepared for the City of Menlo Park, CA. June 1, 2016.

Reno Gazette Journal. 1969. "Construction Firm Opens Reno Office." May 15.

Statesman Journal. 1974. "Builder Opens Office." Oct. 14.

State of California Department of Transportation Environmental Program. 2003. *Historic Context Statement: Roadway Bridges of California: 1936 to 1959*. Sacramento, CA. January. Prepared by JRP Historic Consulting Services. Davis, CA.

Tarlton. 2020. "About Tarlton Properties." Available: https://www.tarlton.com/about/. Accessed Jan. 2, 2020.

The Times. 1955. "Industrial Park Planned for East Palo Alto." Jan. 7. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

———. 1958. "Proposed City." May 29. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

———. 1977. "Data Entry Clerk." Sept. 24. Available: https://www.newspapers.com/. Accessed: Oct. 14, 2019.

UC Santa Barbara Digital Aerial Collection. 1955-1993. Available: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed Sept. 20, 2019.

West, Don. 1983. "City or Not, East Palo Alto is Acquainted with Strife." *San Francisco Examiner*. Sept. 7.

Additional Photographs:

Figure 2. View of south and west facades, looking northeast, 9/20/2018

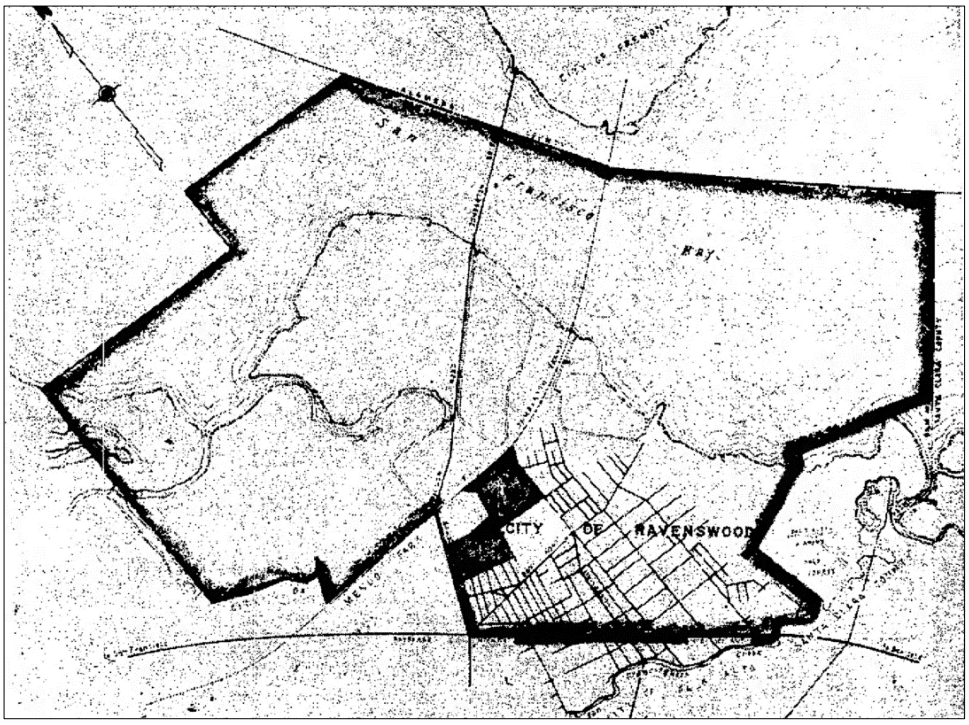

Figure 3. Historic map showing the location and extent of the Kavanaugh Industrial Park (two conjoined shaded squares, lower center). Source: *The Times,* May 29, 1958.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ **Reviewer** _____ **Date** _____

 ***Resource Name or** # (Assigned by recorder) 1215 O'Brien Drive

P1. Other Identifier: 1215 O'Brien Drive
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** San Mateo County
And (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T**; **R**; **of Sec** ____; **B.M.**
c. Address: 1215 O'Brien Drive City Menlo Park Zip 94025
d. UTM: (give more than one for large and/or linear resources) Zone 10S; 575373.02 m E / 4148006.91 m N
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 055-433-190

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property at 1215 O'Brien Drive contains a one-story, tilt-up concrete, utilitarian-style office and warehouse building that is located on a 0.92-acre lot located within an office park setting that was historically known as the Kavanaugh Industrial Park. The rectangular-plan building is approximately 17,500 square feet in size and clad in stucco. It does not fill its entire legal parcel and is set back from the lot line at O'Brien Drive between 50 and 90 feet. The building is capped by a flat roof. The east (primary) façade faces a paved surface parking lot and is comprised of seven structural bays, two of which feature decorative vertical scoring. Three of the bays feature entrances that are comprised of fully glazed aluminum-framed doors set within aluminum-framed window assemblies. Entrances containing bays alternate with the scored portions of the east façade. Each entrance is situated beneath rectangular concrete canopies. The north and south façades are identical to each other. The upper half of these façades is punctuated by a row of vertically oriented aluminum-framed hung windows. Vertical scoring is present at regular intervals. The rear façade is comprised of nine structural bays devoid of embellishment. Identical fully glazed aluminum-framed doors set within aluminum-framed window assemblies are present at three locations.

(See continuation sheet.)

***P3b. Resource Attributes:** (List attributes and codes) HP8 (Industrial building)
***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)

Figure 1: View of South (primary) and East façades, looking northwest. Source: ICF.

P5b. Description of Photo: (View, date, accession #) View of southeast corner, 01/22/2021

***P6. Date Constructed/Age and Sources:**
☑Historic ☐ Prehistoric ☐ Both
c.1968 (historical aerial photographs)

***P7. Owner and Address:**
Sahyoun Menlo Limited Partnership LP
2727 McCone Ave
Hayward, CA 94545

***P8. Recorded by:** (Name, affiliation, address)
Alex Ryder, ICF
201 Mission Street, Suite 1500
San Francisco, CA 94105

***P9. Date Recorded:** 1/20/2021
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** ICF. 2021. 1125 O'Brien Drive Project. Initial Study. February. (ICF 000390.19.) Menlo Park, CA. Prepared for City of Menlo Park, Menlo Park, CA.

***Attachments:** ☐NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Archaeological Record ☐District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

***NRHP Status Code** 6Z
***Resource Name or #** (Assigned by recorder) 1215 O'Brien Drive

B1. Historic Name: Integrated Handling Systems
B2. Common Name: 1215 O'Brien Drive
B3. Original Use: Office/Warehouse B4. Present Use: Office/Warehouse
***B5. Architectural Style:** Mid-Century Modern/Vernacular
***B6. Construction History:** (Construction date, alteration, and date of alterations)

Research into the building's construction and alterations history was limited by COVID-19 restrictions. No year-built data was available for the property through ParcelQuest; however, historical aerial photographs indicate that the subject building was constructed sometime between May 11, 1965 and May 2, 1968 (ParcelQuest 2021; University of California Santa Barbara 1965; 1968). Research did not reveal an original architect or builder, although Johnson & Mape Construction Company, a firm that specialized in pre-cast concrete construction, is known to have constructed other buildings in the Kavanaugh Industrial Park and may have built the subject building as well. For example, original building permits for 1075 O'Brien Drive and 1105 O'Brien Drive indicate that Johnson & Mape was the construction contractor for those buildings. Research did not yield an original photograph or plans of the building. No major alterations are evident.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:** n/a
B9a. Architect: Unknown b. Builder: Unknown (possibly Johnson & Mape Construction Co.)
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Historic Context: Menlo Park
The following historic context is summarized from Placeworks, *ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update* (2016) and supplemented from additional sources as cited.

In the 1850s, Irish immigrants Dennis Oliver and Daniel McGlynn bought 1,700 acres bordering County Road (today known as El Camino Real) on the San Francisco Peninsula, approximately 20 miles south of current-day San Francisco. Oliver and McGlynn gave Menlo Park its name when they established "Menlough", a series of local farms named after their ancestral community. Both Oliver and McGlynn constructed a gate bearing the name "Menlo Park." This gate symbolized the community until 1922, when it was destroyed as the result of a car accident.

A few years following Oliver and McGlynn's settlement, Menlo Park became a desirable vacation destination for San Francisco's upper class. Palatial houses were constructed on large parcels in the burgeoning community. El Camino Real served as a major thoroughfare, and historic downtown Menlo Park ultimately developed along this route. Completion of the Southern Pacific Railroad through Menlo Park in 1863, and its connection with San Jose one year later, exponentially increased Menlo Park's accessibility to city-dwellers seeking leisure in a rural environment. By 1874, Menlo Park incorporated in response to its rapid growth and infrastructure challenges. When initially incorporated (the first of its two incorporations), Menlo Park included the land that would later be known as Atherton (Placeworks 2016).

(See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** (See continuation sheet.)
B13. Remarks: n/a
***B14. Evaluator:** Alex Ryder, ICF
***Date of Evaluation:** 2/2/2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.) N

***P3a. Description (continued):**

A paved parking lot, which currently functions as a play area, is located adjacent the west façade. Landscaping around the property includes a row of trees along the north and south property lines. The east property line is delineated by a few trees and shrub-like plantings. The hardscape of the east façade has been softened by a variety of shrubs and low trees planted against the side of the building. No landscaping is present to the west of the building.

***B10. Significance (continued):**

Through the late 19th and early 20th centuries, Menlo Park underwent several transformative events. Stanford University opened in 1891 to the south of Menlo Park, dramatically altering Menlo Park and the San Francisco Peninsula. A new local economy formed as Stanford fostered its research and academic profile. Additionally, Menlo Park was chosen as the location for Camp Fremont, a military training ground for World War I that brought in thousands of temporary inhabitants; Menlo Park's population of fewer than 2,000 people increased to approximately 40,000 during World War I. Camp Fremont closed following the end of World War I and later became the Veterans Medical Center. Numerous new businesses opened, and city improvements were undertaken during the camp's operations. These improvements remained after the camp's closure to serve the growing city (Placeworks 2016).

In 1923, Atherton voted to secede from Menlo Park. When Menlo Park incorporated for the second time in 1927, Atherton was excluded. During the subsequent decades, Menlo Park developed from a small town to an important part of the increasingly urbanized San Francisco Peninsula region. Menlo Park's population rose from 2,414 residents in 1930 to 26,836 by 1970 (Placeworks 2016).

In the 1920s and 1930s Menlo Park's transportation infrastructure began to expand outward from downtown with the growth of its residential neighborhoods. By the late 1930s, El Camino Real expanded into four lanes, which caused the demolition, relocation, or closure of several Menlo Park businesses and structures. Simultaneously, the Belle Haven neighborhood, approximately four miles north of downtown Menlo Park and adjacent to San Francisco Bay, was developed by David D. Bohannon with two-bedroom homes priced for as little as $2,950. Belle Haven was Menlo Park's only major housing development managed locally during the Great Depression and was fully developed in the 1950s (Placeworks 2016). Old Bayshore Highway provided a connection between San Jose and San Francisco starting in 1937, partially following the current path of U.S. Route 101 through the Peninsula. Without a center divider, the four-lane highway was the location of a high number of fatal accidents and obtained the nickname "Bloody Bayshore" (Palo Alto History.org 2018). After decades of political pressure to stop future fatalities, construction of the new Bayshore Highway began in 1947 to replace the Old Bayshore Highway. According to a history of the Bayshore Highway's construction, "Freeway development processed in segments as funding to acquire property abutting established highway alignments became available. Early disconnected segments of freeways followed an overall plan that were to be integrated into a regional system. The Bayshore Freeway, originally constructed as a highway along the bay side of the peninsula […] began its transition to a freeway in 1947 with the construction of a short section between Burlingame and San Mateo" (State of California Department of Transportation Environmental Program 2003). The new Bayshore Highway is now part of U.S. Route 101, a 1,540-mile highway first built in 1926 that connects Olympia, Washington and Los Angeles, California.

Development of the entire San Francisco Peninsula continued during the mid-twentieth century, and Menlo Park became a de facto suburb of San Francisco. During this period, Menlo Park became a major technology hub, both regionally and globally. The Stanford Research Institute was established in 1946 (known as SRI International by 1970) and remains headquartered in Menlo Park as of the completion of this record. By the late 1950s, a white-collar industrial development market sprouted throughout many of the nation's suburbs, including Menlo Park. Office and industrial parks—originally separate land uses—began to intertwine in the mid-1960s. By 1968, the development of industrial office parks steadily increased throughout the country when the Urban Land Institute (ULI), a real estate industry and development research organization, published the first planned unit development (PUD) ordinance relating to office parks (Mozingo 2011:179). PUDs had originally assisted residential suburban development through subdivision of land. An office park PUD thus enabled developers to subdivide their land for commercial land uses (Mozingo 2011:156). Soon, office parks began to develop in and around suburban developments across the country.

The Kavanaugh Industrial Park, which included the subject building, is an early example of such industrial development in Menlo Park in the 1950s—a time when many industrial office parks developed across the country. The campus, which was originally known as the Kavanaugh Industrial Park occupies an irregular footprint (Figure 3) and is located east of Willow Drive, between the Belle Haven neighborhood and East Palo Alto. It is named after the park's original developer, Clarence Kavanaugh, a local real-estate developer and great-grandson of Charles Kavanaugh, an early "pioneer" of Menlo Park (*The Almanac 2011;* West 1983).

Plans for the 40-acre development were first announced in 1955 by Johnson & Mape, a firm that specialized in pre-cast concrete construction and master-planned the project (*The Times* 1955). Newspaper research indicates that Johnson & Mape was active from the early 1950s through at least part of the 1970s, eventually opening offices in Bellevue, Washington, and Reno, Nevada (*Reno Gazette-Journal* 1969; *Statesman Journal* 1974). The company is no longer extant. The original building permit for 1215 O'Brien Drive indicates that, in addition to master planning the project, Johnson & Mape also served in the role of contractor for the building at 1215 O'Brien Drive.

Historic aerial photographs indicate that the Kavanaugh Industrial Park was developed in phases over a period of several decades. The development is primarily served by O'Brien Drive, and in the park's early years this roadway extended only as far as its current intersection with Kavanaugh Drive. Thus, development in the early years of the industrial park was limited to the lots adjoining this roadway segment. In 1955 there were just two buildings in the park (985 O'Brien Drive and 1001-1015 O'Brien Drive). A decade later, the park featured more than 20 buildings, which included the subject building. Significant portions of the industrial park remained undeveloped until the 1980s or 1990s, when O'Brien Drive was extended east to University Avenue. By 1993, an additional 14 office or industrial buildings were constructed along this new segment (UC Santa Barbara Digital Aerial Photography Collection 1955-1993).

The Kavanaugh Industrial Park was not the only such development in the Menlo Park area during the post-World War II period. A larger and better-known example is the Bohannon Industrial Office Park, a 200-acre park located a mile to the northwest of the Menlo Parks Lab campus, immediately west of the Belle Haven neighborhood. This office park opened in 1954—a year before Clarence Kavanaugh announced plans for his own.

Beginning in the 1980s, the rapid expansion of the technology sector increased Menlo Park's popularity and housing costs. Today Menlo Park remains a highly sought-after residential community. Facebook continues to expand as a major economic presence in the city, while Silicon Valley, the region that includes northwest Santa Clara county and southern portions of the San Francisco Peninsula, houses numerous major employers in the information technology industry.

Ownership and Occupant History

Ownership and occupancy research was limited due to COVID-19 restrictions during the preparation of this DPR form. Investigators were not able to access the full series of city directories held by local libraries, but rather identified past tenants and owners of the building using historic newspapers and city and county directories available through Ancestry.com. Some Menlo Park City directories are available online, but only intermittently within the 1939-1978 period.

The property at 1215 O'Brien Drive does not appear in either the 1965 or 1967 city directories (R.L. Polk and Company 1965:99; R.L. Polk and Company 1967:113). The property does, however, appear in the directory for 1971 (the next available year), listing the occupant as Integrated Handling Systems, a distributor of warehouse equipment (R.L. Polk and Company 1971:97). The building continued to be occupied by Integrated Handling Systems until at least 1986 (*San Francisco Examiner* 1986). By 1991, the building was occupied by Storybook Heirlooms, a clothing retailer (*San Francisco Examiner* 1991). The building is currently owned by Sahyoun Menlo Limited Partnership LP and occupied by Wund3rSCHOOL, a preschool program (ParcelQuest 2021; Google Maps 2021). Research yielded no other ownership or occupancy information.

National Register of Historic Places/California Register of Historical Resources Evaluation of 1215 O'Brien Drive

1215 O'Brien Drive is not currently listed in, and has not been previously found eligible for listing in, the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). The following provides an evaluation of 1215 O'Brien Drive under NRHP Criteria A-D/CRHR Criteria 1-4:

CRITERIA A/1 (Events):

Research did not reveal the subject property to have been associated with any event(s) of historical significance. The building is a typical product of mid-twentieth century suburban industrial office park development, which was a widespread development pattern throughout the South Bay region during the same period that resulted in the construction of many similar buildings that housed a range of small-scale companies. Research did not find the building to have been associated with any other important single events, patterns of events, repeated activities, or historic trends. Research conducted on the building's owners and occupants was limited by COVID-19 restrictions. It is likely that any tenant involved in significant work at the subject property would have been more widely publicized in local newspaper accounts, but newspaper research yielded no evidence that the subject building fostered early or remarkable business growth for any of its tenants, or for Menlo Park at large. For these reasons, the building at 1215 O'Brien Drive is not significant under NRHP/CRHR Criteria A/1.

CRITERIA B/2 (Person):

Research did not reveal the subject property to have been associated with the lives of any persons significant at the local, state, or national level. The building is situated within an industrial park originally owned by Clarence Kavanaugh, a local real estate developer from a prominent Menlo Park family. Research uncovered limited information about Kavanaugh and his role as a real estate developer in the South Bay. Kavanaugh does not appear to have been an especially prominent figure in and around Menlo Park during the post-World War II period, and his relatively small-scale development activities do not qualify Kavanaugh as a significant individual. Furthermore, Kavanaugh would have had a limited association with a building in his industrial park such as 1215 O'Brien Drive, which would not directly

or meaningfully express achievements in his professional life. Research did not reveal any other associations with potentially-significant persons. For these reasons, 1215 O'Brien Drive is not significant under NRHP/CRHR Criteria B/2.

CRITERIA C/3 (Design/Construction):

The subject property does not embody the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master or possess high artistic value. The building is a tilt-up concrete, utilitarian-style office and warehouse building that utilized a common, undistinguished design and construction methods. It is a typical example of mid-twentieth century industrial office park architecture found in suburban environments throughout the Bay Area. The building's architect is unknown; however, the building's simply and utilitarian design does not appear to reflect the innovative point of view of a master architect or design firm. For these reasons, the building at 1215 O'Brien Drive is not significant under NRHP/CRHR Criterion C/3.

CRITERIA D/4 (Information Potential):

The subject property does not appear to be a source, or likely source, of important historical information not already captured in the historic record. Therefore, it is not significant under NRHP/CRHR Criteria D/4.

Conclusion
Based on an evaluation of the building under NRHP Criteria A-D and CRHR Criteria 1-4, 1215 O'Brien Drive is ineligible for individual listing in the NRHP and CRHR. The property is therefore not a historical resource for the purposes of the California Environmental Quality Act (CEQA) in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

***B12. References (continued):**

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Additional Photographs:

Figure 2. View of south (left) and west (right) facades, looking northeast, 01/21/2022

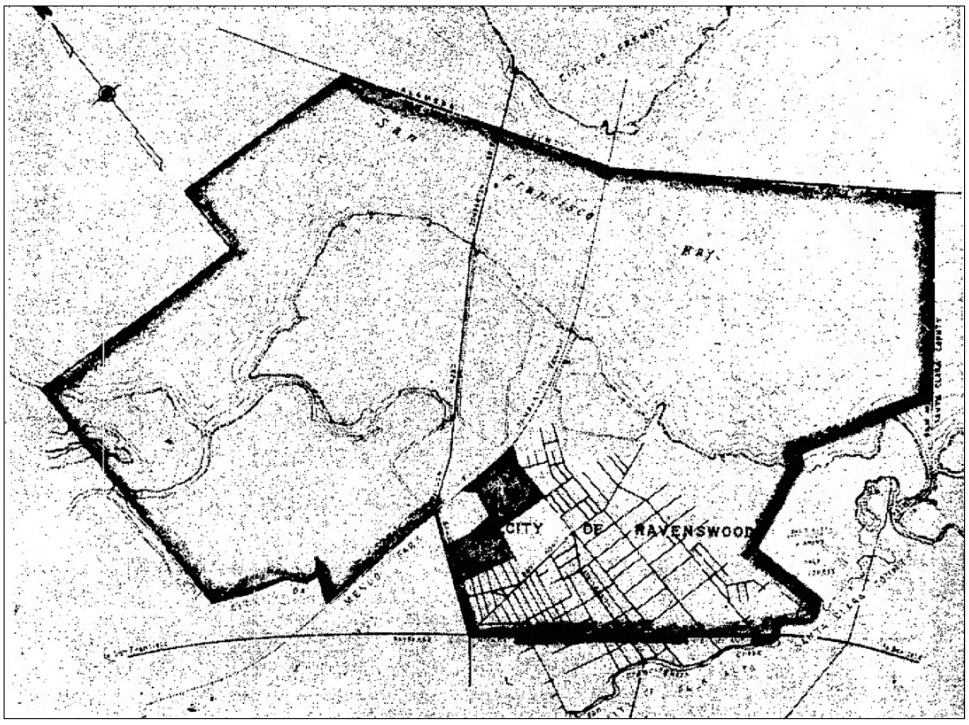

Figure 3. Historic map showing the location and extent of the Kavanaugh Industrial Park (two conjoined shaded squares, lower center). Source: *The Times,* May 29, 1958.

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