© BKF Engineers

739 Sutter Ave, Palo Alto, CA

Project Description:

The proposed project would demolish the existing 8-unit apartment building located at 739 Sutter Avenue and construct 12 new townhome units on the project site. The proposed units are 3-stories in height and range from +- 1,119 SF to 1,537 SF of living space per unit. Each unit includes a 2-car garage and a deck to provide private open space. The proposed project envisions a contemporary architectural style. The project will not utilize a vibratory rollers or pile drivers for construction. Best management practices for the protection of archeological resources, if uncovered, including evaluation and proper treatment of a resource, if uncovered. Best management practices for the protection of nesting birds, including a pre-construction survey for nesting birds prior to demolition activities/tree removal.

Several design features have been added to the project to enhance the privacy of rear neighbors. The third floor at the rear building is stepped back to prevent the decks from looking directly into the neighbors' yards. The parapet walls at the decks were also revised from metal railing to solid half wall railings. Trees have been planted strategically at the rear fence to obscure sight lines. The fence at the rear was also raised to be a total of 8'in height, a 7' tall fence with a 1' trellis to help maintain privacy. Finally, the lower half of the glazing at the second-floor windows have also been revised from transparent to obscure glass.

The project is proposed under the Density Bonus Law. The applicant also requests that this Project be reviewed under the City of Palo Alto's streamlined process, comparing it against the Objective Design Standards that the city adopted in July 2022.

The Applicant is requesting for the following waivers listed below from both the Development Standards and the Objective Design Standards, as well as one concession/incentive for building. A detailed exhibit and waiver/concession justification letter is attached.

Waiver	Development Standards	Code-Compliant Project	Density Bonus Project	No. of Average Units Lost w/o Waiver	Floor Area Lost w/o Waiver	Code Section	Plan Sheet No.
1	MAXIMUM SITE COVERAGE	35%	50%	3.7	5,567	18.13.040(a)	A0.4
2	MAXIMUM FLOOR AREA RATIO	1.25	1.4	1.1	1,607	18.13.45	A0.7
3	MINIMUM SETBACKS, FRONT YARD	20'	10'	2.2	3360	18.13.040(a)	A0.4
4	MINIMUM SETBACKS, INTERIOR SIDE YARD	10'	4.6'	0.5	767	18.13.040(a)	A0.4
5	DAYLIGHT PLANES, SIDE LOT LINE	10' + 45 degrees	10' + 82 degrees	1.0	1537	18.13.040(a)	A0.7
6	MINIMUM FINISHED FLOOR HEIGHT	1.6' min	.5' min	2	3014	18.24.040(b)(4)	A0.4
7	WIDTH, PRIVATE STREET	32' min	20' min	4	6028	21.20.240(b)(4)	A0.4
8	UPPER FLOOR STEPBACK	6'	0,	0.2	307	18.24.050(b)(1)(B)	A0.7
9	FACADE BREAK	2' x 4' break w/ min 32 sf area	1' x 4' break w/ min 8.9 sf area	0.1	89	18.24.050(b)(2)(B)	A0.7
10	INDIVIDUAL RESIDENTIAL ENTRY WIDTH	5' min	4.5'	0.1	14	18.24.060(c)(4)(A)(i)(a)	A0.7
11	LANDSCAPE SCREENING	Trees @ West & East interior sides	No Trees @ interior side	0.9	1377	18.24.050(b)(2)(A)	A0.4
12	SIDEWALK WIDTH	8' min + 2' shoulders	4' + 1.5' shoulders	1.0	1521	18.24.020(1)(c)	A0.4
13	LANDSCAPE COVERAGE	35% min	34%	0.2	345	18.24.060(c)(4)(A)(i)(a)	A0.4

	Concession	Development Standard	Code-Compliant Project	Density Bonus Project	No. of Average Units Lost w/o Waiver	Floor Area Lost w/o Waiver	Code Section	Plan Sheet No.
1	1	BUILDING HEIGHT	30' max	33'-6"	5.1	7700	18.13.040(a)	A2.3, A2.6, A0.4



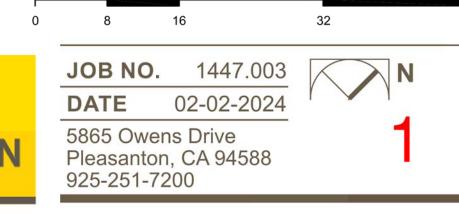
SITE PLAN WAIVER DIAGRAM 1 - MAXIMUM SITE COVERAGE - PAMC Sec. 18.13.040(a)

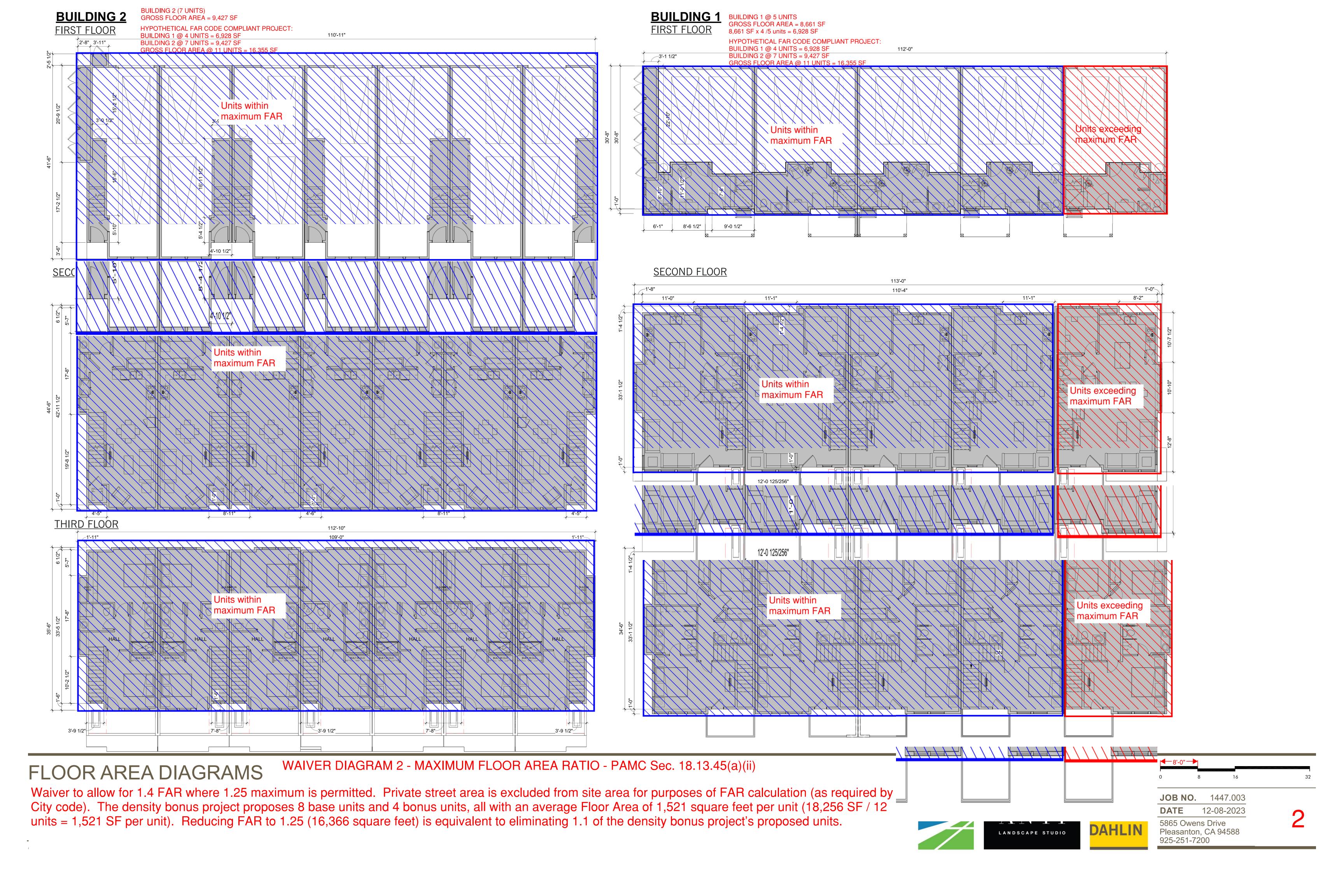
Waiver to allow for 50% site coverage (8,420 sf), where 35% maximum (5,852) is permitted. The density bonus project proposes 8 base units and 4 bonus units, all with an average building coverage of 701 square feet per unit (8,420 square feet / 12 units = 701 square feet per unit). Proposed building coverage would need to be reduced by 2,568 square feet to comply with a maximum building coverage of 35%. This reduction in building coverage is the equivalent of eliminating 3.7 of the density bonus project's proposed units.













SITE PLAN WAIVER DIAGRAM 3 - MINIMUM SETBACKS, FRONT YARD - PAMC Sec. 18.13.040(a)

Waiver to allow for 10' front setback where 20'minimum is required. The density bonus project proposes 8 base units and 4 bonus units, all with an average Floor Area of 1,521 square feet per unit (18,256 SF / 12 units = 1,521 SF per unit). Increasing the front setback from 10' to 20' would reduce the depth of the building envelope by up to 10'. Based on the typical proposed 112' building width, the increased setback would result in a reduction of approximately 3,360 square feet of building area. This reduction in building area is the equivalent of eliminating 2.2 of the density bonus project's proposed units.







JOB NO. 1447.003

DATE 02-02-2024

5865 Owens Drive

5865 Owens Drive Pleasanton, CA 94588 925-251-7200



SITE PLAN WAIVER DIAGRAM 4 - MINIMUM SETBACKS, INTERIOR SIDE YARD - PAMC Sec. 18.13.040(a)

Waiver to allow for 4' side setback where 10' minimum is required. Increasing the side setback from 4.6' to 10' would reduce the width of the building envelope by up to 5.4'. The density bonus project proposes 8 base units and 4 bonus units, all with an average Floor Area of 1,521 square feet per unit (18,256 SF / 12 units BKF = 1,521 SF per unit). Based on proposed building depths of each level the increased setback would result in a reduction of approximately 767 square feet of building area. This reduction in building area is the equivalent of eliminating .5 of the density bonus project's proposed units. The reduction in width would also conflict with minimum garage clearances and stair access for each unit which would preclude 2 of the density bonus project's proposed units.







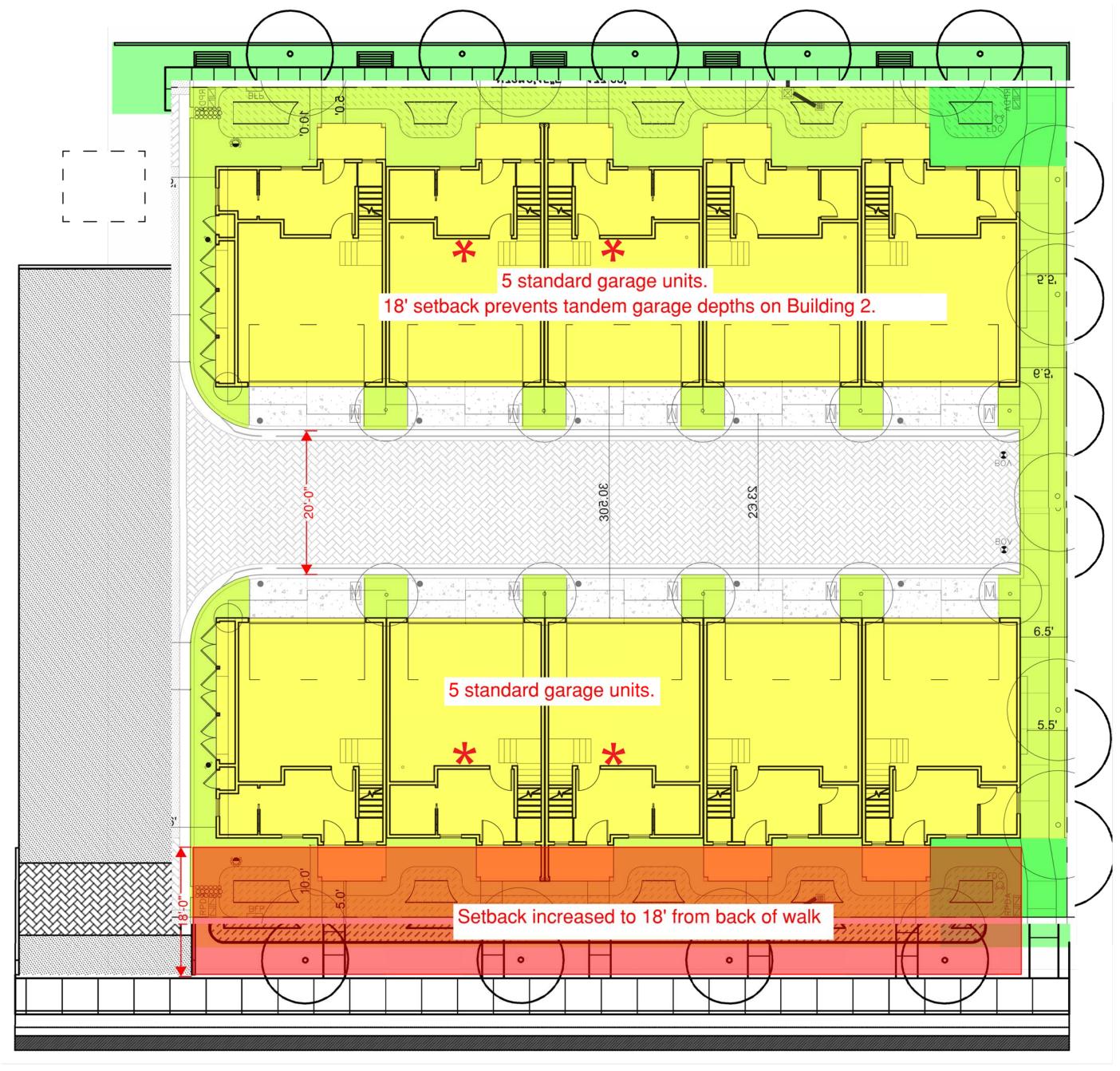
JOB NO. DATE 02-02-2024

5865 Owens Drive Pleasanton, CA 94588 925-251-7200



PROPOSED PLAN 12 UNITS w/ 14' SETBACK. S3979'44"W 133.08' 7 tandem garage units. 13.0' 11.0' 5 standard garage units. 14.6' 14' setback enables tandem garage depths on Building 2. Back of walk wv**o**wv**o** Common open space: 1,804 sf N3979'45"E (BASIS OF BEARINGS) Landscaping Area: 2,307 sf *Note: See Architectural Data table on this Private open space: 1,582 sf sheet A0.4 for calculations. Landscape / Open space coverage: 5,693 sf

HYPOTHETICAL CODE COMPLIANT PLAN 10 UNITS w/ 18' SETBACK.



SITE PLAN WAIVER DIAGRAM 6 - MINIMUM FINISHED FLOOR HEIGHT- PAMC Sec. 18.24.040(b)(4)

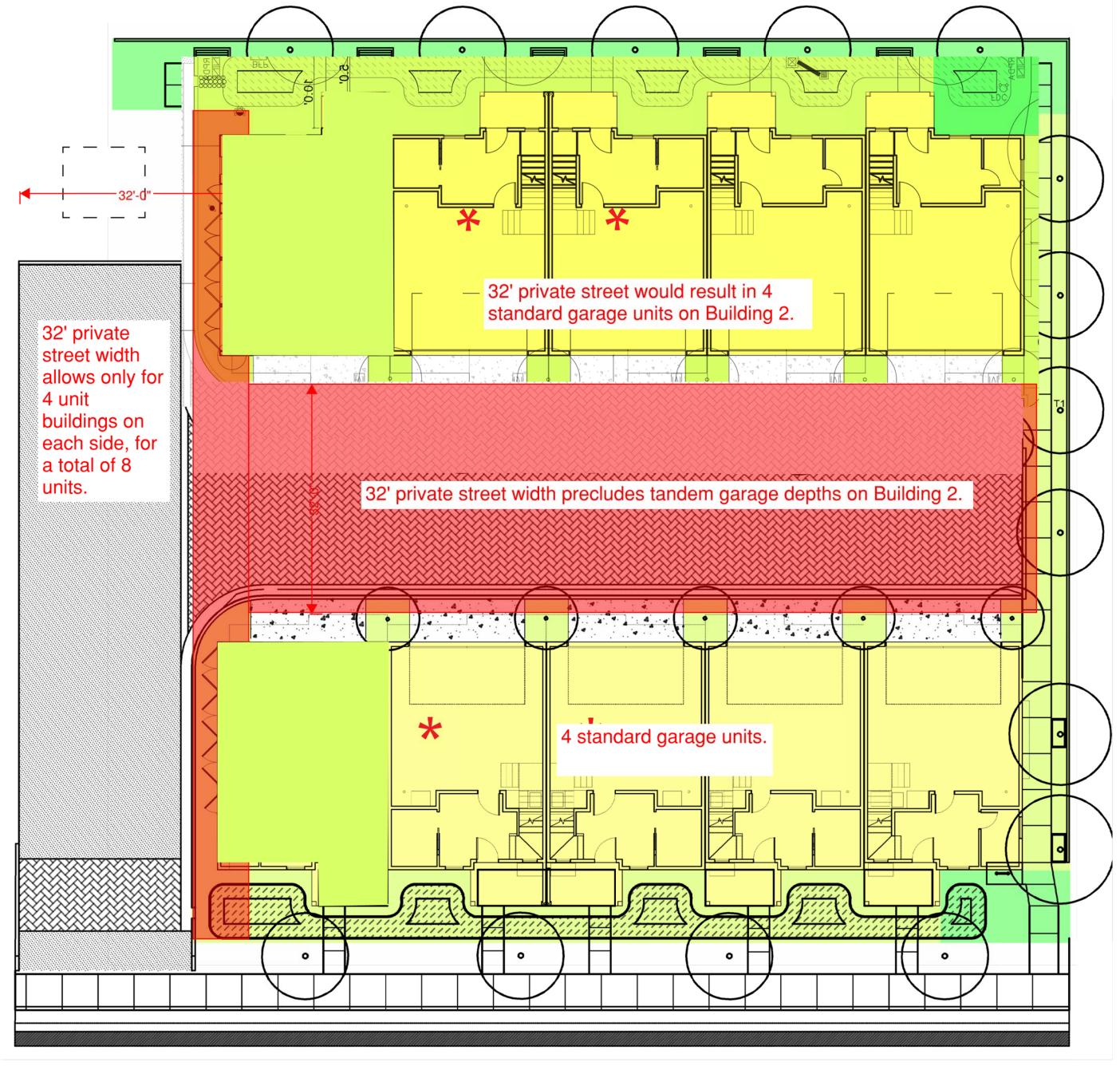
with minimum parking dimensions or living area).

Waiver to allow the finished floor heights of ground floor residential units, when adjacent to a public right-of-way, to be .5' minimum above sidewalk whereas based on proposed 14' setback distance from back of walk, minimum finished floor of 1.6' to 5' maximum is permitted. Applies to building 1. (y = (-4/15) x (14) + (16/3). y = 1.6' min) The density bonus project proposes a 14' setback from sidewalk to entry. Increasing the proposed setback distance from 14' to 18' would allow a finished floor height of 6" minimum above sidewalk. Literal application of this standard would require increasing the proposed front setback by 4', and would conflict with minimum tandem garage depths. Converting tandem garages to standard garages would eliminate 2 of the density bonus project's proposed units. Alternately, increasing Building 1's finished floor height to 1.6' would require 3 stairs and a 3' deep landing between the garage and den in 3 of the 5 units (conflicting with minimum parking dimensions or living area). Furthermore, 17' long ramps (@1:12 slope) would be required leading to both the porch (conflicting with drainage area), and between the garage and den in the two adaptable units (conflicting



PROPOSED PLAN 12 UNITS w/ 21' MINIMUM DRIVE AISLE WIDTH. S3979'44"W 133.08' 7 tandem garage units. 24' drive aisle width enables garage width on both buildings. 20' drive aisle width enables tandem garage depths on Building 2. 13.0' 11.0' 5 standard garage units. wv**o**wv**o** Common open space: 1,804 sf N3919'45"E (BASIS OF BEARINGS) Landscaping Area: 2,307 sf *Note: See Architectural Data table on this Private open space: 1,582 sf sheet A0.4 for calculations. Landscape / Open space coverage: 5,693 sf

HYPOTHETICAL CODE COMPLIANT PLAN 8 UNITS w/ 32' PRIVATE STREET WIDTH.



SITE PLAN WAIVER DIAGRAM 7 - WIDTH, PRIVATE STREET - PAMC Sec. 21.20.240(b)(4)

Waiver to allow 20' minimum drive aisle width where a 32' wide private street is required. The Density Bonus project proposes a drive aisle width of 24' perpendicular to Sutter Avenue, and a drive aisle width of 20' between buildings 1 and 2. Literal application of this standard would require increasing drive aisle widths by 6' and 12' respectively, and would conflict with minimum tandem garage depths. Converting tandem garages to standard garages would result in a reduction of 2 units. Proposed building widths would also conflict with 32' wide private streets, resulting in a reduction of 1 unit in each building. Literal application of this standard would eliminate 4 of the density bonus project's proposed units..









BUILDING 2
GROSS FLOOR AREA REDUCTION = 170 SF

113'-0" 110'-4" 12'-0 125/256" THIRD FLOOR THIRD FLOOR 113'-0" Building conflicting with upper level stepback. Building conflicting with upper level stepback. Building complies with upper level stepback.

BUILDING 1

GROSS FLOOR AREA REDUCTION = 137 SF

FLOOR AREA DIAGRAMS WAIVER DIAGRAM 8 - UPPER FLOOR STEPBACK - PAMC Sec. 18.24.050(b)(1)(B)

Waiver to allow 0' upper floor step back, where 6' upper floor step back adjacent to single story buildings is required.

Would apply to 3rd level along east side of building 1. Literal application of this standard would require a reduction of proposed building width in building 1, conflict with minimum room sizes, rooftop equipment, and would result in a reduction of 137 SF of proposed building area. Would apply to 3rd level along north and east sides of building 2. Literal application of this standard would require a reduction of proposed building width in building 2, conflict with stair locations, rooftop equipment, and would result in a reduction of 170 SF of proposed building area. This reduction in building area is the equivalent of eliminating .2 of the density bonus project's proposed units.





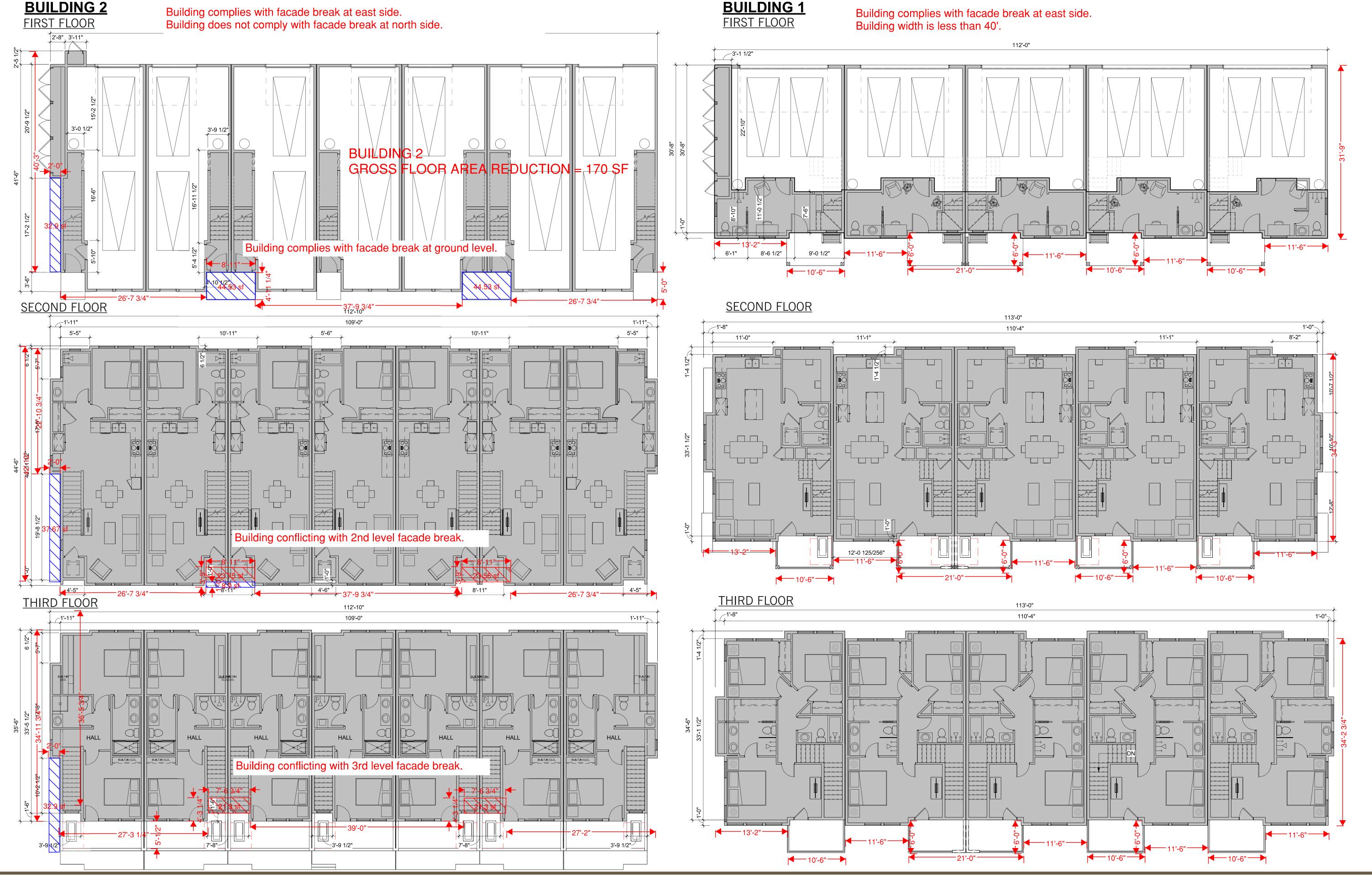


JOB NO. 1447.003

DATE 12-08-2023

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

8



FLOOR AREA DIAGRAMS WAIVER DIAGRAM 9 - FACADE BREAK - PAMC Sec. 18.24.050(b)(2)(B)

Waiver to allow facade break of 4' in width, 1' in depth, and 9 square feet of area for every 36 to 40 feet of façade length, where minimum façade break of four feet in width, two feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length is required. Would apply to south and east sides of building 1. Buildings 1 complies. Would apply to north and east sides Building 2. Building 2 complies on east side. Literal application of this standard would require a reduction of 89 SF of proposed building area. This reduction in building area is the equivalent of eliminating .1 of the density bonus project's proposed units. Literal application of this standard on the north side of the project would preclude 4 units by conflicting with laundry rooms and 3rd level stairs.







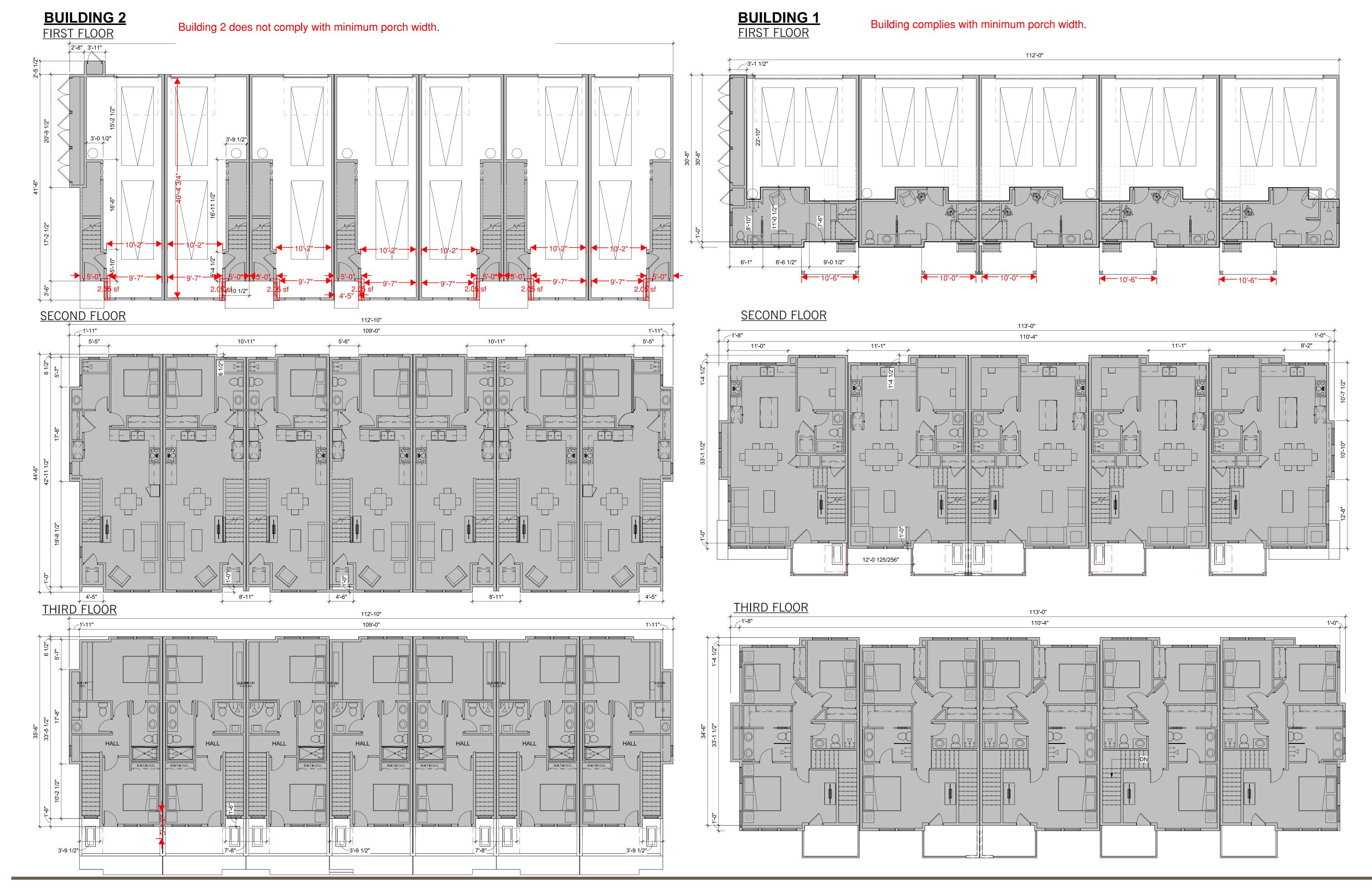
JOB NO. 1447.003

DATE 12-08-2023

5865 Owens Drive
Pleasanton, CA 94588

925-251-7200

9



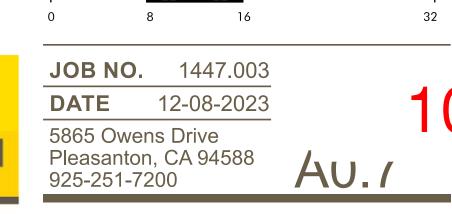
FLOOR AREA DIAGRAMS WAIVER DIAGRAM 10 - INDIVIDUAL RESIDENTIAL ENTRY WIDTH - PAMC Sec. 18.24.060(c)(4)(A)(i)(a)

Waiver to allow 4'-5" minimum entry width where 5' is required. Would apply to both buildings. Building 1 complies. Literal application of this standard on Building 2 would preclude all proposed tandem units by conflicting with minimum garage dimensions and would result in a reduction of 14 SF of proposed building area. This reduction in building area is the equivalent of eliminating .1 of the density bonus project's proposed units.











Affordable Units Locations

SITE PLAN WAIVER DIAGRAM 11 - LANDSCAPE SCREENING, INTERIOR SIDE YARD - PAMC Sec. 18.13.050(b)(2)(A)

Waiver to allow no landscape screening along west interior side lot line where landscape screening is required. Providing a row of trees in this location would reduce the width of the building envelope by +/- 6'. The density bonus project proposes 12 base units, all with an average Floor Area of 1,521 square feet per unit BKF (18,256 SF / 12 units = 1,521 SF per unit). Based on proposed building depths of each level the increased setback would result in a reduction of approximately 1,377 square feet of building area. This reduction in building area is the equivalent of eliminating .9 of the density bonus project's proposed units. The reduction in width would also conflict with minimum garage clearances and utility closet access and drive aisle, which would preclude 2 of the density bonus project's proposed units.







JOB NO. DATE 02-02-2024

5865 Owens Drive Pleasanton, CA 94588 925-251-7200



SITE PLAN WAIVER DIAGRAM 12 - SIDEWALK WIDTH - PAMC Sec. 18.24.060(c)(4)(A)(i)(a)

Waiver to allow 4' wide sidewalk with 1.5' shoulders where 8' wide sidewalk with 2' shoulders is required. Providing increased sidewalk width would displace a required drainage basin. This conflict would eliminate 1 of the density bonus project's proposed units. The reduction in width would also conflict with minimum garage clearances and utility closet access and drive aisle, which would preclude 1 of the density bonus project's proposed units.



Affordable Units Locations





JOB NO. 1447.003
DATE 02-02-2024

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



SITE PLAN WAIVER DIAGRAM 13 - MINIMUM LANDSCAPE / OPEN SPACE COVERAGE - PAMC Sec. 18.13.040(a)

Waiver to allow 34% site open space (5,693 square feet proposed /16,720 sf site area = 34%) where 35% is required (16,720 sf site area x 35% = 5,852 square feet required). The density bonus project proposes 8 base units and 4 bonus units, all with an average building coverage of 701 square feet per unit (8,420 sf / 12 units = 701 sf / unit). The proposed open space area is 5,693 square feet and would need to increase by 159 square feet to meet the minimum open space requirement of 35%. This increase in open space would eliminate the equivalent of .2 of the density bonus project's units (+/- 345 Gross SF).







JOB NO. 1447.003

DATE 02-02-2024

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



PLAN 1X PLAN 1 PLAN 1-R PLAN 1-R PLAN 1-R

Building exceeding maximum height.

DAYLIGHT PLANE

Building exceeding maximum height.

BUILDING 1 - 5 PLEX - FRONT ELEVATION
SCALE: 1/8"=1"

NOTE: FOR SIDE DAYLIGHT PLANE REQUIREMENTS, PLEASE REFER TO WAIVER EXHIBIT DIAGRAM #5 IN THE ATTATCHED PDF, C2_739 SUTTER AVE_DOCS.



10.80 10.00

PLAN 1-R

Building exceeding maximum height.

BUILDING 1 - 5 PLEX - RIGHT ELEVATION

SCALE: 1/8"=1'

BUILDING 1 - 5 PLEX - REAR ELEVATION

SCALE: 1/8"=1'

SCALE: 1/8"=1'

NOTE: FOR SIDE DAYLIGHT PLANE REQUIREMENTS, PLEASE REFER TO WAIVER EXHIBIT DIAGRAM #5 IN THE ATTATCHED PDF, C2_739 SUTTER AVE_DOCS.

NOTE:

SEE SHEETS A.3.1 FOR MORE INFORMATION ON COLORS AND MATERIALS.

BUILDING 1 ELEVATIONS CONCESSION DIAGRAM 1a - BUILDING HEIGHT - PAMC Sec. 18.13.040(a)

Concession to allow for 33-6" maximum building height where 30' maximum is permitted. Three story building height is necessary to achieve the density bonus projects proposed unit count (12 units), and residential area (18,256 SF). Garage area requires the majority of one floor (level 1), living area and dining area requires another floor level (level 2), bedrooms require a third floor level (level 3). Installation of underground pits and parking lifts was explored to comply with building height. Complying with the 30' height limit is estimated to increase the cost of construction by \$1,500,000 and would reduce residential area by 2,400 SF (200 SF per unit). Therefore, a concession from this requirement is merited.

The property also qualifies for a height waiver to account for the concession. Literal enforcement of the height limit (without the concession) would conflict with the 3rd floor reduce the size of the project by 7,700 square feet, equal to 5 units.

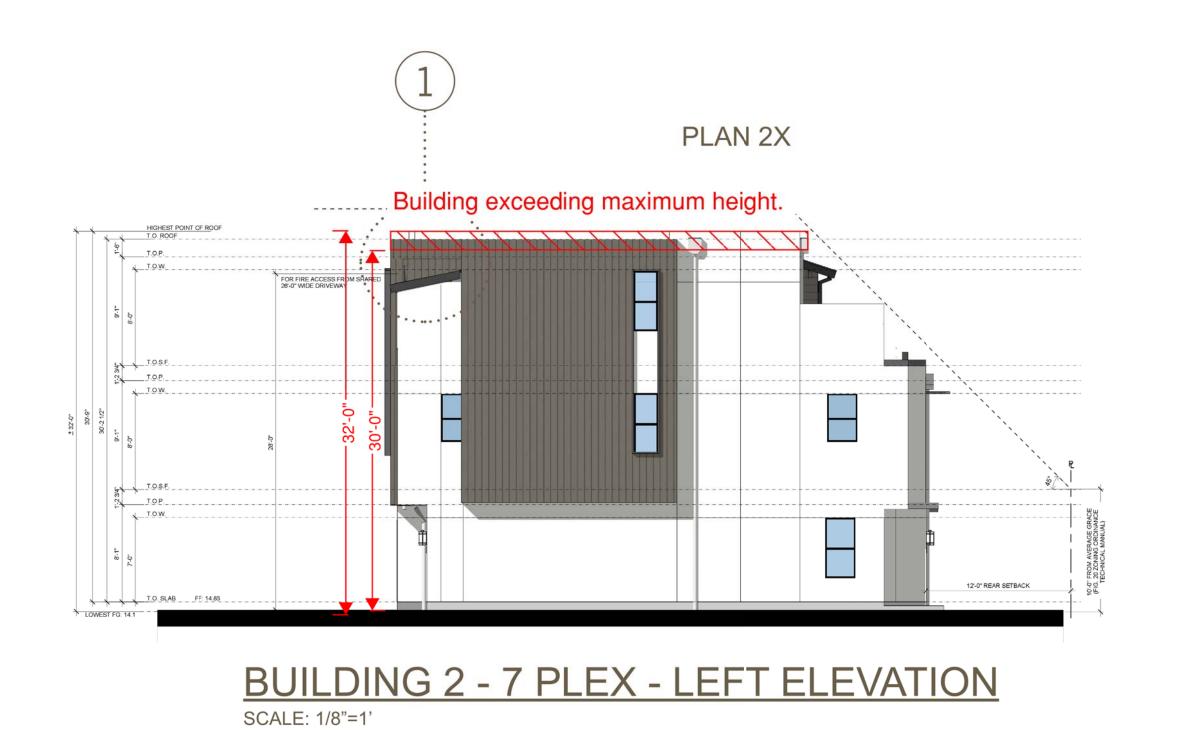








14



Building exceeding maximum height.

DAYLIGHT PLANE

METAL AWNING, TYP.

PLAN 2

PLAN 2-R

PLAN 2

BUILDING 2 - 7 PLEX - FRONT ELEVATION

PLAN 2-R

PLAN 2

SCALE: 1/8"=1'

PLAN 2X

NOTE: FOR SIDE DAYLIGHT PLANE REQUIREMENTS, PLEASE REFER TO WAIVER EXHIBIT DIAGRAM #5 IN THE ATTATCHED PDF, C2_739 SUTTER AVE_DOCS.

NOTE: GREY WINDOWS INDICATES OBSCURED GLASS

TOTAL FACADE AREA:

TOTAL GLAZING AREA (windows & doors):

UNOBSCURED WINDOW GLAZING AREA:

OBSCURED GLAZING AREA:

3079 SF

458 SF

462 SF(15%)

396 SF

PLAN 2X-R



BUILDING 2 - 7 PLEX - REAR ELEVATION

SCALE: 1/8"=1'

NOTE: FOR SIDE DAYLIGHT PLANE REQUIREMENTS, PLEASE REFER TO WAIVER EXHIBIT DIAGRAM #5 IN THE ATTATCHED PDF, C2_739 SUTTER AVE_DOCS.

BUILDING 2 - 7 PLEX - RIGHT ELEVATION
SCALE: 1/8"=1"

NOTE:

SEE SHEETS A3.2 FOR MORE INFORMATION ON COLORS AND MATERIALS.

BUILDING 2 ELEVATIONS CONCESSION DIAGRAM 1b - BUILDING HEIGHT - PAMC Sec. 18.13.040(a)

Concession to allow for 32' maximum building height where 30' maximum is permitted. Three story building height is necessary to achieve the density bonus projects proposed unit count (12 units), and residential area (18,256 SF). Garage area requires the majority of one floor (level 1), living area and dining area requires another floor level (level 2), bedrooms require a third floor level (level 3). Installation of underground pits and parking lifts was explored to comply with building height. Complying with the 30' height limit is estimated to increase the cost of construction by \$1,500,000 and would reduce residential area by 2,400 SF (200 SF per unit). Therefore, a concession from this requirement is merited.





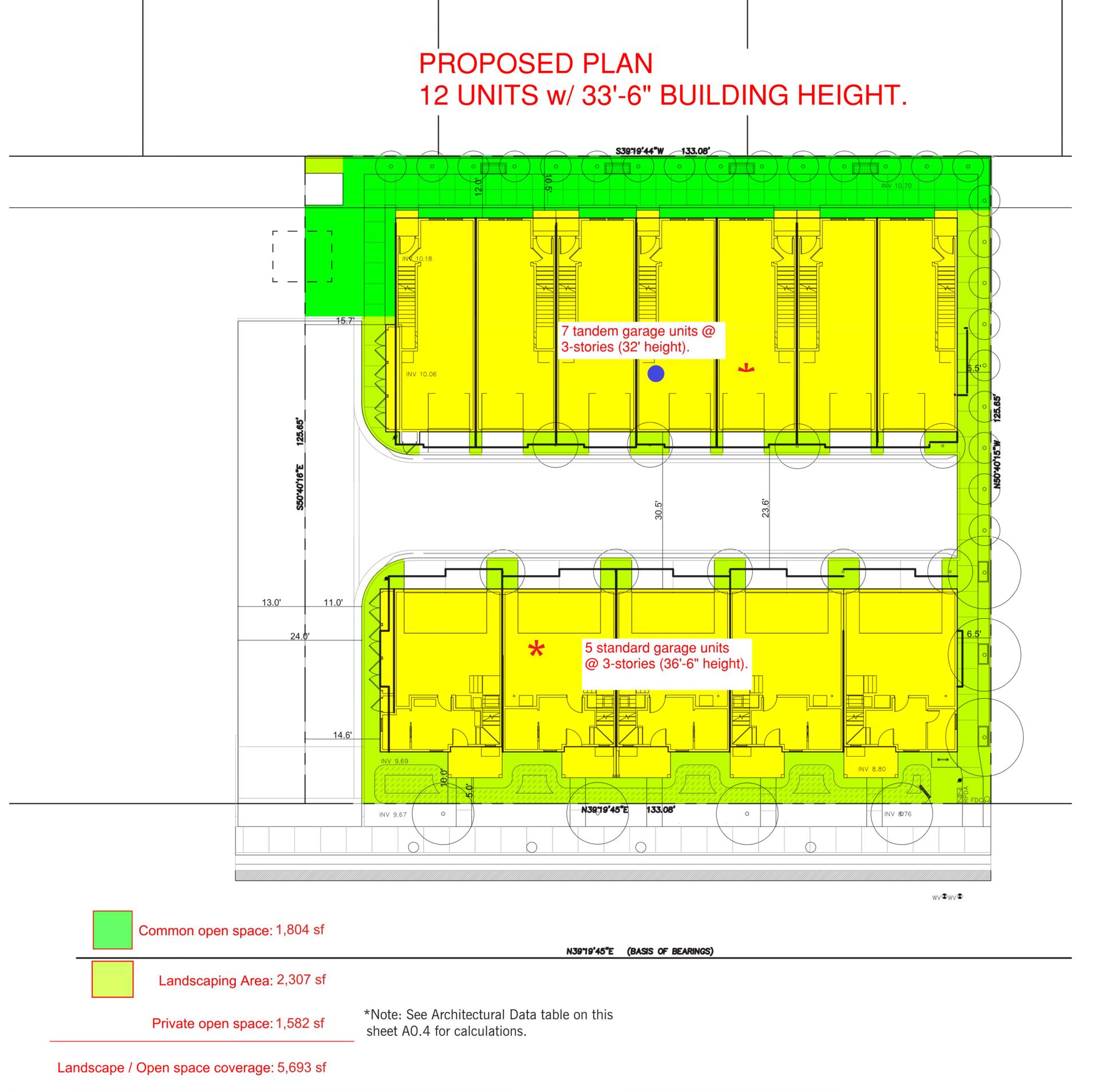


JOB NO. 1447.003

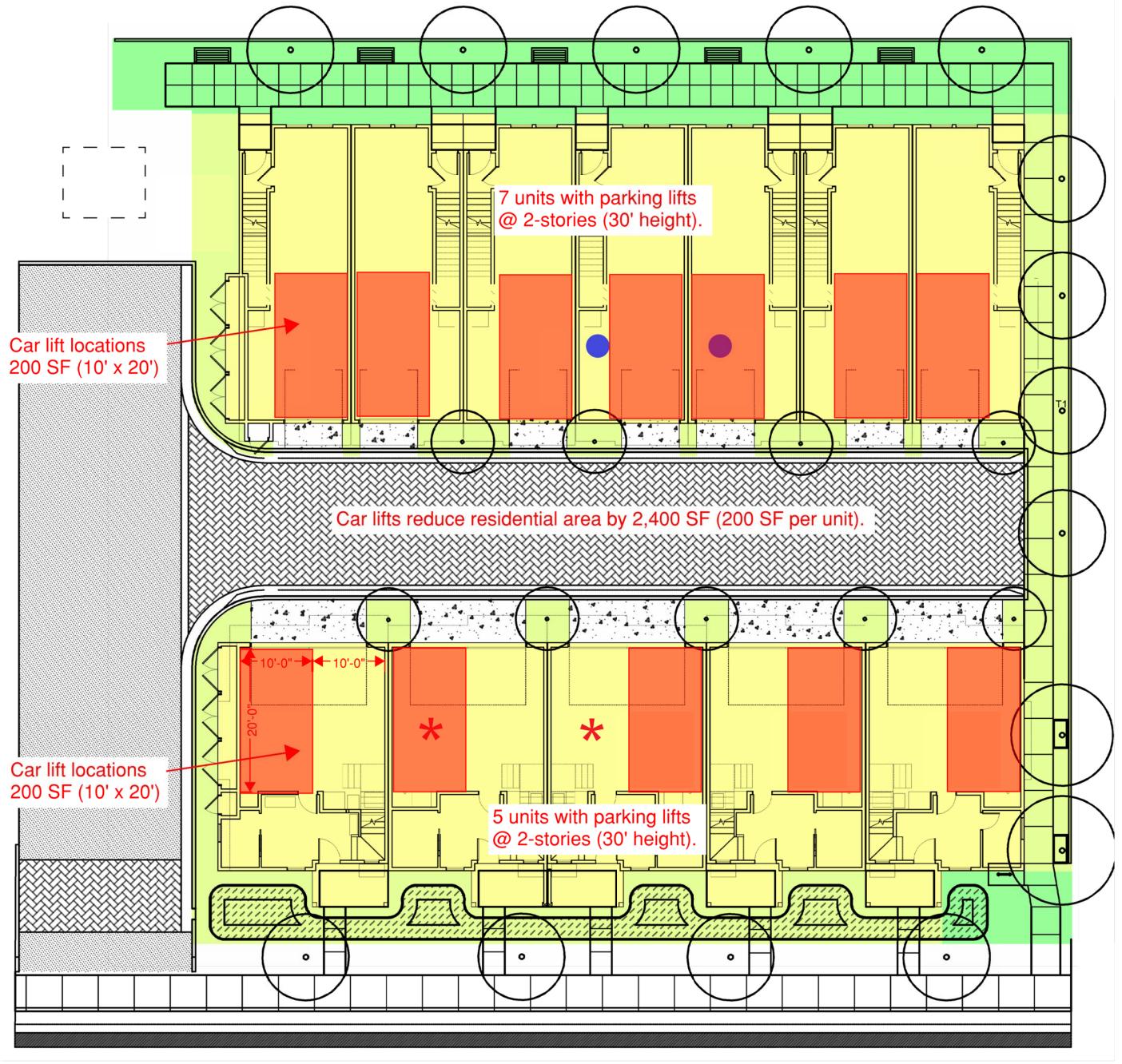
DATE 08-18-2023

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

The property also qualifies for a height waiver to account for the concession. Literal enforcement of the height limit (without the concession) would conflict with the 3rd floor reduce the size of the project by 7,700 square feet, equal to 5 units.



HYPOTHETICAL CODE COMPLIANT PLAN 12 UNITS w/ 30' BUILDING HEIGHT.



SITE PLAN CONCESSION DIAGRAM 1c - BUILDING HEIGHT - PAMC Sec. 18.13.040(a)

Concession to allow for 33'-6" maximum building height where 30' maximum is permitted. Three story building height is necessary to achieve the density bonus projects proposed unit count (12 units), and residential area (18,256 SF). Garage area requires the majority of one floor (level 1), living area and dining area requires another floor level (level 2), bedrooms require a third floor level (level 3). Installation of underground pits and parking lifts was explored to comply with building height. Complying with the 30' height limit is estimated to increase the cost of construction by \$1,500,000 and would reduce residential area by 2,400 SF (200 SF per unit). Therefore, a concession from this requirement is merited.







JOB NO. 1447.003
DATE 02-02-2024

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

The property also qualifies for a height waiver to account for the concession. Literal enforcement of the height limit (without the concession) would conflict with the 3rd floor reduce the size of the project by 7,700 square feet, equal to 5.1 units.

Department of Planning and Development Services

250 Hamilton Ave.

Palo Alto, CA 94301

Re.: Planned Redevelopment at 739 Sutter Ave., Palo Alto

To Whom It May Concern,

We are the two sole members of Realtrak LLC. Realtrak LLC owns the real estate property located at 729 Sutter Ave., Palo Alto.

We were informed that:

- 1. Our neighboring property at 739 Sutter Ave., Palo Alto, is planning for a re-development.
- 2. This re-development requires dedication of the access between the two properties (729 Sutter Ave., and 739 Sutter Ave) as a private street, which reduces the total lot area of our property.
- 3. A private easement between the two properties is also required.

Our position is to support the re-development, and therefore will conform to the requirements listed on items 2 and 3 above if the re-development is entitled. In the case that the re-development is not entitled, we will not conform to the requirements and want no changes to our property.

Thank you.

Cole Chan

Haiving Yu

Members, Realtrak LLC

Unit Number	Tenant Name	# of tenant	Income
739	James Wronoski, Autumn Johnson	2	\$140,000
	Michael Parker, Lauren Jefferson	2	\$115,000
743	Alva Heather, John Kim	2	\$192,000
745	Eric Weller	1	\$120,000
747	Julia Panibratyuk	1	\$106,000
749	Ryan Barrett	1	\$180,000
751	levgen Gomolskyi, Ingrid Rodriguez	2	\$150,000
753	Stephanie Wilde, Andres Palacios	2	\$135,000

Comment



August 18, 2022

Grace Li 77 Birch LLC PO BOX 6563 San Mateo CA 94403

Subject: **DRAFT Arborist Report**

739 Sutter Ave., Palo Alto CA

Dear Mrs. Li:

You are proposing to redevelop the 739 Sutter Ave. site, in Palo Alto California. Woodreeve Consulting was asked to prepare an **Arborist Report** to meet the City of Palo Alto requirements. This letter responds to that request.

Summary

Eight trees were assessed at the 739 Sutter Ave. site, including 2 street trees (#1 and 2), on-site tree #3 and off-site trees #4-8. Condition of the trees was primarily fair, with off-site tree #4 dead and off-site tree #6 in poor condition.

Trees #1 and 2 qualified as *Protected* under Palo Alto Municipal Code, Title 8, Chapter 8.04 Street trees, Shrubs and Plants by virtue of being located on City property.

Redevelopment of the site into 12 residential units will require the removal of trees #1-3, due to impacts from the proposed bioretention. Off-site trees #4-8 can be preserved and are expected to tolerate impacts from the proposed walkway and storm drain located between the trees and the building approximately 12' from the property line Table 2 (page 6).

None of the trees identified for preservation qualified as *Protected* and do not require require protection with fencing at the City prescribed distance of 10x the trunk diameter (as described in the Tree Technical Manual and shown on Sheet T1). However, Specific and General Tree Preservation Guidelines are provided on page 6/7.

Project and Site Description

The site is a one-story apartment building set back from Sutter Avenue. Each unit has a small yard, and the property has minimal landscaping. Three trees were located along the Sutter Ave. frontage, with #1 on City property, #2 straddling the property line and #3 on-site. The remaining 5 trees were located off-site along the northwestern fence line.

The project proposes to demolish the existing structure and redevelop the site into 12 residential units. Walkways would be located along the northeastern and northwestern property boundaries, with the driveway in the existing location along the southern boundary. Bioretention would be installed along the Sutter Ave. frontage, and joint trench and sanitary sewer would be located in the driveway.

Regulatory Context

The City of Palo Alto Municipal Code, Title 8, Chapter 8.04 Street trees, Shrubs and Plants protects all street trees, shrubs, and plants growing in any street, park or public place in the City. A permit is required to prune, remove, or alter any such tree, shrub or plant.

The City of Palo Alto Municipal Code, Title 8, Chapter 8.10 Tree Preservation and Management Regulations protects certain species of trees located on private property. A permit is required for the removal of any *Protected* tree, defined as:

- 1. Any *Quercus agrifolia* (coast live oak) or *Quercus lobata* (valley oak) which is ≥11.5" in diameter or more when measured at 4.5' above natural grade,
- 2. Any *Sequoia sempervirens* (coast redwood) that is 18" in diameter or more when measured at 4.5' above natural grade,
- 3. A Heritage tree designated by the City Council.

Project Limitations

Trees #4-8 were located off-site and I was not able to measure trunk diameters nor inspect the lower portions of the trees. As such, diameters were estimated, and condition was based on those portions I was able to inspect.

The following plans were reviewed relative to the proposed development. These plans, especially if labeled 'Schematic', 'Preliminary' or 'Draft', do not typically include all the information required to make a complete and thorough assessment of impacts to trees. If plans are preliminary, the Arborist Report is considered preliminary.

- Preliminary Site and Grading Plan (Sheet C2), prepared by BKF Engineers (dated 4.29.2022).
- Preliminary Utility Plan (Sheet C3), prepared by BKF Engineers (dated 4.29.2022).

Tree Resource and Condition

I visited the site on August 15, 2022. A total of 8 trees were assessed. The following photos and descriptions provide an overview of the trees and their health and structure. Descriptions of individual trees are provided in the *Tree Data Form* and locations are shown on the *Tree Location Map* (see attachments).

Photo 1 (L): Looking north at trees #1-3 (L to R). Tree #1 was on City property, #2 straddled the property line and #3 was located on the project site. These three mature evergreen maples were growing along Sutter Ave. and had trunk diameters between 18" and 20".



Condition of all three trees was fair, primarily as a result of being topped for overhead utility line clearance. A small amount of dieback was present in their upper crowns in the area of the pruning.

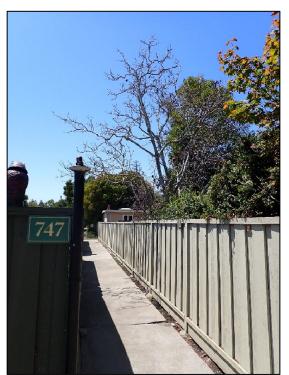


Photo 3 (L): Looking southwest along the fence line at English walnut #4. The tree was located just off-site and was dead.

Photo 4 (below): Looking northwest at off-site trees #5-8. These were all semi-mature and located off-site.

Condition was fair for privet #5 and celery pears #7 and 8. Callery pear #6 was in poor condition. The structures of all of the trees had been affected by topping.



Protected status

Trees #1 and 2 met the City of Palo Alto criteria for a *Protected* tree, per Municipal Code Title 8, Chapter 8.04 Street trees, Shrubs and Plants. Both trees were located on City property.

Suitability for Conservation

Irrespective of impacts from development, some trees are inappropriate for retention. Suitability for conservation ratings incorporate tree health, structure, species characteristics, tree age and longevity and tree-site conflicts. The goal is to identify trees that are healthy, well-structured and that can tolerate impacts from proposed site changes.

Factors affecting Suitability for Conservation ratings, include:

- **Tree health and structure**: The better the health and structure, the more tolerant of development impacts and the less likely the tree will fail.
- Species characteristics: Species differ in their tolerance to root loss, grade changes, hydrological changes and pruning. In addition, some species are listed as invasive, as defined by the California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) and are considered inappropriate for retention.
- Tree age and longevity: Older trees are less capable of responding to site changes and disturbance and can be expected to have shorter life-spans than younger trees.
- Tree-Site Conflicts: Where large-growing species have been planted in tight spaces or beneath overhead utilities and require ongoing maintenance (root or crown pruning), they may not be appropriate for retention. The tree may have simply outgrown the available space or the species may produce fruit/litter that represents a mismatch between the tree and its planting location.

Table 1 provides a summary of the Suitability for Conservation ratings. Trees in the High category represent the best opportunities for successful tree preservation. Those in the moderate category may be preserved but will require more space, management and monitoring to successfully preserve. I generally do not recommend retaining trees in the Low category.

Table 1: Suitability for Conservation 739 Sutter Ave., Palo Alto CA

High	These are healthy, well-structured trees that can be expected to continue to provide benefits for many years.	None of the trees were considered Highly suitable for conservation.
Moderate	These are trees with moderate health and structural defects that can be managed but which may not be correctable. They can be expected to continue to provide benefits, but may have a shorter life-expectancy and require more management than Highly suitable trees.	Evergreen maple street trees #1-3 and off-site callery pears #7 and 8 were of Moderate suitability for conservation.

Table 1: Suitability for Conservation, continued 739 Sutter Ave., Palo Alto CA

Low	These are trees in decline or with structural defects that can't be managed. The tree may be inappropriately located on the site, requiring ongoing management, often to the detriment of tree health and structure. Any benefits the tree provides are limited and outweighed by the costs of management.	English walnut #4, privet #5 and callery pear #6 (all off-site) were of Low suitability for conservation.
-----	--	---

Project Impacts

The project proposes to demolish the existing structure and redevelop the site into 12 residential units. Walkways would be located along the northeastern and northwestern property boundaries, with the driveway in the existing location along the southern boundary. Bioretention would be installed along the Sutter Ave. frontage, and joint trench and sanitary sewer would be located in the driveway.

I reviewed the following plan(s) to estimate impacts to the trees. The plans included sufficient information about the proposed changes, including trunk locations for on-site trees, to make an accurate assessment of impacts to the trees.

- Preliminary Site and Grading Plan (Sheet C2), prepared by BKF Engineers (dated 4.29.2022).
- Preliminary Utility Plan (Sheet C3), prepared by BKF Engineers (dated 4.29.2022).

Retained Trees

All 5 off-site trees would be retained under the current design, including #4-8. None of the trees identified for preservation qualified as *Protected* trees. Table 2 (following page) provides the disposition, protected status and recommended action for each tree with color-coding to help clarify the severity of the potential impacts.

In general, off-site trees #4-7 will be exposed to limited impacts within 3 to 8 feet of their trunks. A new walkway would be constructed approximately 2.5 feet from the property line, in the area where the existing walkway is located. Excavation for a new storm drain would occur approximately 7 feet from the property line. Off-site tree #4 is already dead and I expect off-site trees #5-8 to tolerate any root loss associated with grading for the walkway and excavation for the storm drain.

Off-site tree #8 would be located an estimated 12' from the proposed storm drain trench and is also expected to tolerate the impacts of the proposed changes.

Specific and general *Tree Preservation Recommendations* are provided at the end of this document. Successful tree preservation is predicated on all contractors being aware of and required to follow the *Tree Preservation Recommendations*.

Removed Trees

Street trees #1 and 2 and on-site tree #3 would be directly impacted by the proposed bioretention basins proposed along the Sutter Ave. frontage, requiring their removal. The basins would essentially be at the base of trees #1 and 2 to the northwest, and tree #3 would be within the walkway and impacted by trenching for the bioretention basin. Trees #1 and 2 qualified as *Protected* trees.

Table 2: Assessment of Impacts and Recommendations 739 Sutter Ave., Palo Alto CA

Tree #	Species	Diameter	Protected	Disposition	Impacts
1	Evergreen maple	24	Yes	Remove	Bioretention within 1x DBH
2	Evergreen maple	18	Yes	Remove	Bioretention within 1x DBH
3	Evergreen maple	20	No	Remove	Within Bioretention & walkway
4	English walnut	6,5,5,5	No	Preserve	Walkway w/ in 1x DBH, SD w/ in 3x DBH
5	Privet	8,8,6	No	Preserve	Walkway w/ in 1x DBH, SD w/ in 3x DBH
6	Callery pear	8	No	Preserve	Walkway w/ in 3x DBH, SD w/ in 5x DBH
7	Callery pear	10	No	Preserve	Walkway w/ in 3x DBH, SD w/ in 5x DBH
8	Callery pear	12	No	Preserve	Walkway w/ in 5x DBH
Color coding:					
Root loss within 1x DBH			Root loss w	rithin 3x DBH	
Root los	ss within 2x DBH		Root loss ≥	5x DBH	

Tree Preservation Recommendations

Preservation of trees during construction requires a deliberate and concerted effort from the planning stage, through demolition and construction and installation of plants and irrigation. Every contractor on the project must be made aware of the following recommendations for the protection of trees identified for preservation if the trees are to remain an asset and continue to provide benefits to the site for years to come.

Damage to trees on construction sites is typically associated with root injury and loss. Direct injury severs roots while indirect injury, such as soil compaction, creates an inhospitable environment for root growth. The following are meant to help reduce the potential for all tree damage.

Specific Tree Preservation Requirements

The primary recommendations for preservation of trees at the 739 Sutter Ave. site include:

- In this case, none of the trees proposed for preservation qualified as *Protected* and all were located off-site. As such, the trees do not require protection with fencing at the City prescribed distance of 10x the trunk diameter (as described in the Tree Technical Manual and shown on Sheet T1).
- Install sturdy fences around trees #4-8, enclosing those portions of their driplines that extend over the development site. I highly recommend 6' chain link on posts driven into the ground to minimize the potential for contractors to walk, store equipment and/or materials beneath trees to be preserved.
- Tree Protection Fencing shall be maintained in place until site work in the area commences (including sidewalk and storm drain line). Fencing shall be temporarily removed while site work occurs under supervision and direction of the Consulting Arborist.
- Have the Consulting Arborist present prior to excavations for the new garage foundation to help guide and monitor root pruning activities.

General Tree Preservation Requirements

In addition to the specific recommendations provided above, the following general recommendations are designed to minimize impacts to trees from site demolition, grading, utility work and construction.

Any work within the designated **TREE PROTECTION ZONE** must be approved and monitored by the Consulting Arborist. If fences have been erected at the limit of the **TREE PROTECTION ZONE** the fences will be *temporarily* removed and work performed under the direct supervision of the Consulting Arborist. Fences will be replaced following completion of the work based on the recommendations of the Consulting Arborist.

Design phase

- The Consulting Arborist must review all plans to adequately assess impacts to trees. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.
- 2. **Tree Preservation Recommendations** prepared by the Consulting Arborist should be included on all plans.
- 3. Plan to protect the soil/roots between trees #4-8 and the adjacent construction by placing 3-4" of wood chips, rock or metal plates in the area between the tree and the proposed work (within the **Tree Protection Zone** described in #4).
- 4. Establish a TREE PROTECTION ZONE (TPZ) for trees to be preserved, in which no disturbance is permitted. TREE PROTECTION ZONES for trees #4-8 shall be established at their driplines and enclose those portions of their driplines that extend over the development site. No grading, excavation, construction or storage of materials shall occur within that zone.
- 5. Underground services including utilities, sub-drains, water or sewer shall be routed around the **TREE PROTECTION ZONE**. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
- 6. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**.

Pre-demolition and construction phase

- The demolition contractor and construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
- 2. For trees #4-8 completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link and are to remain until all grading, construction and landscaping is completed. Place weather proof signs, 2' x 2', on the fencing that read "**TREE PROTECTION ZONE** Keep Out" (eg. one sign for each of the four compass points).
- 3. Prune trees to be preserved to provide construction clearance, clean the crowns of dead branches and correct defects in structure.

- 4. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2017) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
- 5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife Code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Construction phase

- Any contractor working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
- Any excavation that is expected to encounter tree roots must be approved and monitored by the Consulting Arborist. Roots shall be cut by manually exposing roots and pruning all roots ≥2" in diameter with a <u>sharp</u> saw. The Consulting Arborist will identify where root pruning is required and monitor all root pruning activities.
- 3. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
- 4. Fences have been erected to protect trees to be preserved. Fences define a specific TREE PROTECTION ZONE for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
- 5. Construction trailers, traffic and storage areas must remain outside the **TREE PROTECTION ZONE** at all times.
- 6. All underground utilities, drain lines or irrigation lines shall be routed outside the **TREE PROTECTION ZONE**. If lines must traverse through the **TPZ**, the excavation shall be performed by hand or with compressed air or water. Where possible, roots shall be tunneled or bored under as directed by the Consulting Arborist.
- 7. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE** (fenced area).
- 8. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.

End requirements

General Limitations

- My assessment of the trees is based on a visual evaluation of external conditions and defects observable from the ground. While defect-free trees do fail, especially under extreme wind loading or wind and rain, identifying trees with observable defects is a critical step in enhancing safety.
- Trees are dynamic, living entities that change over time. My assessment of the tree(s) is based on their condition at the time of my inspection. Trees should be inspected annually to monitor for changes in health and structure and following storms. Initiating these inspections is the tree owner/manager's responsibility.
- Trees require management to perform well in a giving setting. Periodic pruning, mulching, pest management and irrigation are typically required.
- Any legal description provided to the consultant is assumed to be correct.
- Care has been taken to obtain all information from reliable sources; however, the
 consultant can neither guarantee nor be responsible for the accuracy of
 information provided by others.
- Sketches, drawings, and photographs in this report are intended for visual aids.
 They are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise.
- Information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection.
- The inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring.

Woodreeve Consulting

John Leffingwell

Board Certified Master Arborist #WE-3966B

Registered Consulting Arborist #442

Exhibits: Tree Data Form

Tree Location Map

Tree Data

739 Sutter Ave. Palo Alto, California August 2022



TREE No.	SPECIES	TRUNK DIAMETER	PROTECTED	CONDITION 1=POOR	SUITABILITY FOR	COMMENTS	D	riplir	nes (f	t.)
		(in inches)		5=EXCELLENT	CONSERVATION	ſ	N.	S.	Е.	W.
1	Evergreen maple	24	Yes	3	Moderate	Multiple attachments at 5'; good form; topped for overhead utilities; twig dieback.	18	15	18	15
2	Evergreen maple	18	Yes	3	Moderate	Codominant trunks at 5'; good form; topped for overhead utilities; dieback in upper crown.	12	15	15	12
3	Evergreen maple	20	No	3	Moderate	Multiple attachments at 7'; good form; topped for overhead utilities; sparse upper crown.	20	15	18	15
4	English walnut	6,5,5,5	No	0	Low	Off-site, no tag; dead.	0	10	10	0
5	Privet	8,8,6	No	3	Low	Off-site, no tag; multiple attachments at 3'; topped.	0	10	8	0
6	Callery pear	8	No	2	Low	Off-site, no tag; topped; poor form & structure.	0	8	8	0
7	Callery pear	10	No	3	Moderate	Off-site, no tag; crowded; narrow form; topped.	0	10	10	0
8	Callery pear	12	No	3	Moderate	Off-site, no tag; crowded; one sided S.; topped.	0	12	8	0

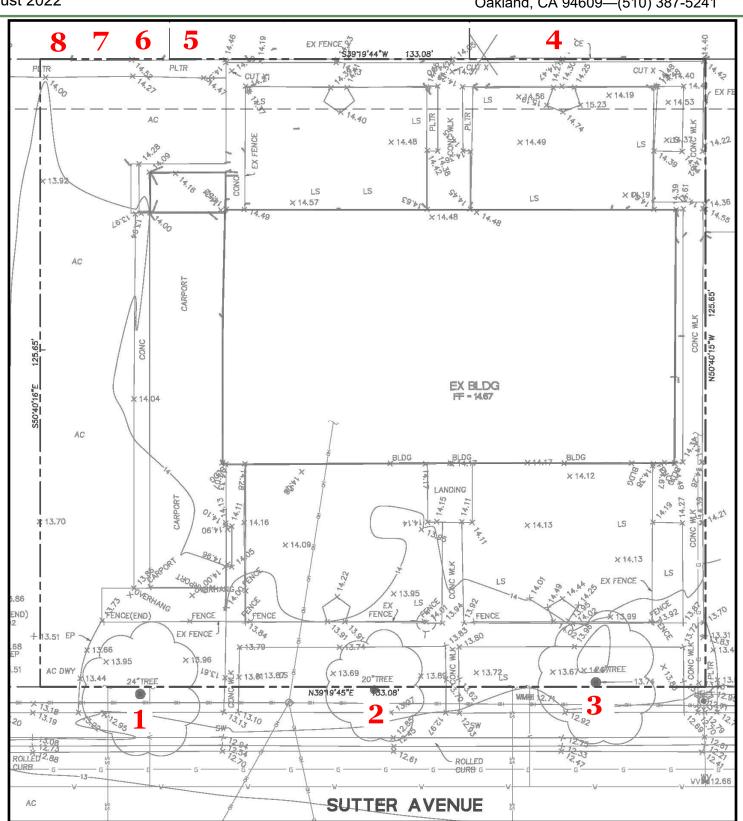
Tree Location Map

739 Sutter Avenue Palo Alto, CA

August 2022



5627 Telegraph Ave., Suite #385 Oakland, CA 94609—(510) 387-5241



Prepared for:

Grace Li San Mateo, CA



Notes:

- Map is not to scale
- Base map provided by BKF Engineers
- Numbered tree locations are approximate.

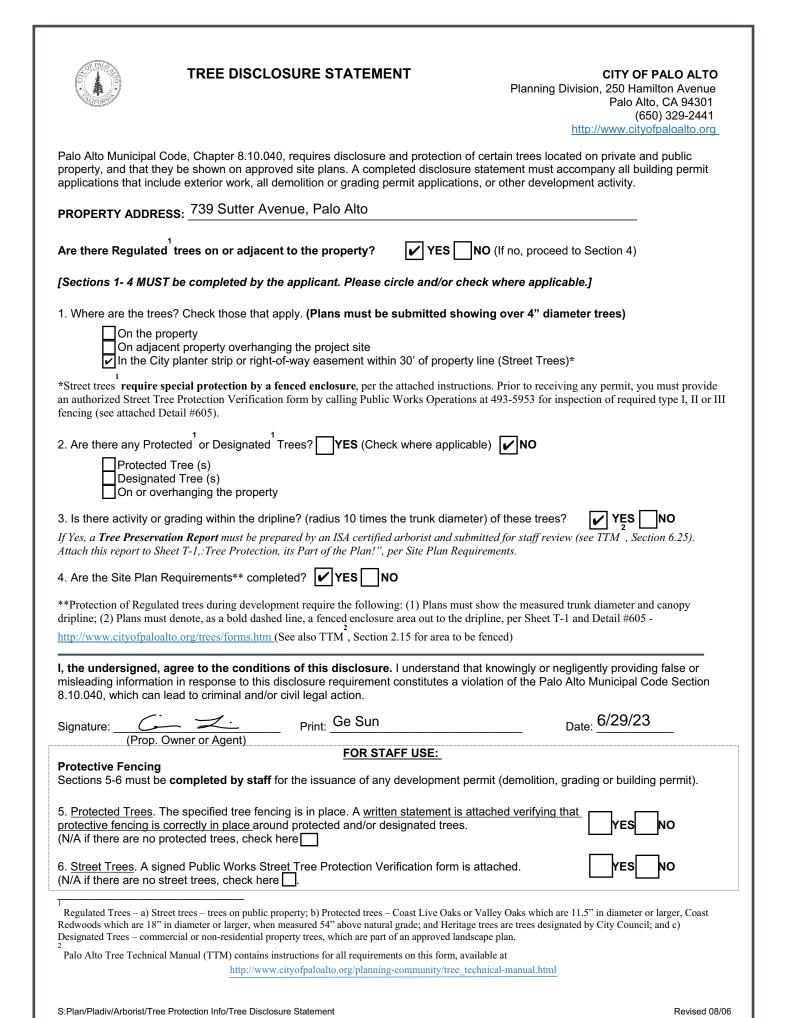
City of Palo Alto

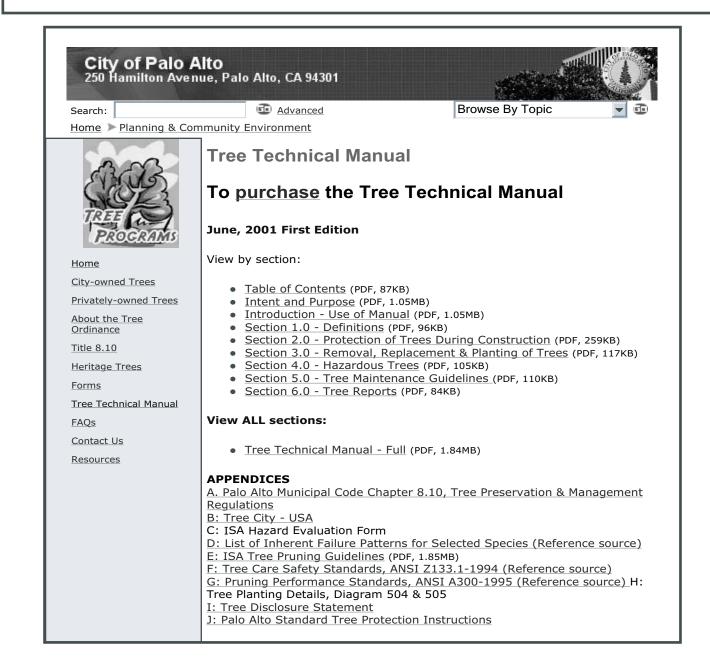
Tree Protection - It's Part of the Plan!

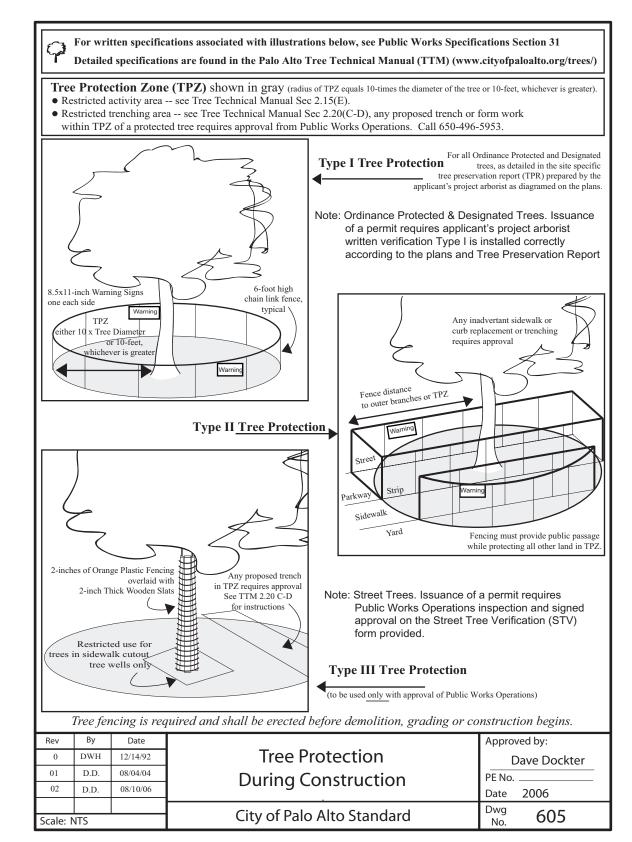
Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.

For detailed information on Palo Alto's regulated trees and protection during development, review the City Tree Technical Manual (TTM) found at www.cityofpaloalto.org/trees/.







Ē1	1 1/2	APPENDIX .
* (2)	A PORTITION OF THE PROPERTY OF	PALO ALTO STREET TREE PROTECTION INSTRUCTIONSSECTION 31
31-1	Genera	
	a.	Tree protection has three primary functions , 1) to keep the foliage canopy and branching structure clea from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact an non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
	b.	The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-time the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.
31-2	Referen	ace Documents
U1 -	a.	Detail 605 – Illustration of situations described below.
	b.	Tree Technical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/)
		1. Trenching Restriction Zones (<u>TTM</u> , <u>Section 2.20(C)</u>)
		2. Arborist Reporting Protocol (TTM, Section 6.30)
		 Site Plan Requirements (<u>TTM</u>, <u>Section 6.35</u>) Tree Disclosure Statement (<u>TTM</u>, <u>Appendix J</u>)
	c.	4. Tree Disclosure Statement (11M, Appendix J) Street Tree Verification (STV) Form (http://www.cityofpaloalto.org/trees/forms)
31-3	Executi a.	on Type I Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the
	а.	life of the construction project. In some parking areas, if fencing is located on paving or concrete that will no
		be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
	b.	Type II Tree Protection: For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
	c.	Type III Tree Protection: To be used <u>only</u> with approval of Public Works Operations. Trees situated in a
		tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any
	_	branches. Major limbs may also require plastic fencing as directed by the City Arborist.
	d.	Size, type and area to be fenced. All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.
	e.	'Warning' signs. A warning sign shall be weather proof and prominently displayed on each fence at 20-foo intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
	f.	Duration . Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
	g.	During construction
		 All neighbors' trees that overhang the project site shall be protected from impact of any kind. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
		 Municipal Code. The following tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

Table 2	2-2 Palo Alto Tree Technical Manual
	CONTRACTOR & ARBORIST INSPECTION SCHEDULE
	Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/
1.	Inspection of Protective Tree Fencing. For Public Trees, the Street Tree Verification Form shall signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building perm (See TTM, Verification of Tree Protection, Section 1.39).
2. 🗹 I	Pre-Construction Meeting. Prior to commencement of construction, the applicant or contractor sl conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).
1	Inspection of Rough Grading or Trenching. Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall prove the project arborist at least 24 hours advance notice of such activity.
1	Monthly Tree Activity Report Inspections. The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are any revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning De landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 32 2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
1	Special activity within the Tree Protection Zone. Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
	Landscape Architect Inspection. For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform a on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7.	List Other (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.
	<u> </u>
	*

The state of the s	City of Palo Al Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 650/496-5953 FAX: 650/85: treeprotection@CityofPaloAl	A 94303 2-9289 Ito.org	Verification of Street Tree Protection
			orm. Mail or FAX this form along with signed Tree iks Tree Staff will inspect and notify applicant.
APPLICATION	DATE:		
ADDRESS/LOC TREES TO BE	ATION OF STREET PROTECTED:		
APPLICANT'S NAME:			
APPLICANT'S	ADDRESS:		
APPLICANT'S ' & FAX NUMBE	-		
This section to b	e filled out by City Tree Sta	aff	
address(es)	Trees at the above are adequately he type of protection		YES NO* NO* * If NO, go to #2 below
Inspected by	:		
Date of Inspe	ction:		
address are protected. T modification	s are required: v the required s were communicated		
Subsequent Ins	poetion		
<u> </u>	bove address were found	*1	YES \ NO* \ f NO, indicate in "Notes" below the disposition of case.
Inpsected by:			
Date of Inspect	ion:		
site, condition as installed. Also r	r street trees by species, nd type of tree protection note if pictures were k of sheet if necessary.		
Return approve		demolition	or building permit issuance.

			et RCA/ISA Certified Arborist #WE Contact Ce
V	Ionthly Tree Ad	tivity Repo	rt- Construction Site
Inspection Date:	Site address:	Contractor- Main Site Contact	#1: Job site superintendent Company: Email:
Inspection #	Palo Alto, CA	Information	Job site Office: Cell: Mail:
		Also present:	•
Distribution:	City of Palo Alto Others	Attn: Dave Dockter	<u>Dave.dockter@cityofpaloalto.orq</u> 650-329-2440
a. Pre-co b. Inspec c. Detern c. Field Obser a. Tree P b. Trencl c. Action Item	enstruction meeting required to verify that tree protection if field adjustments, vations (general site-wide protection Fences (TPF) as hing has/will occur as (list site-wide, by tree notes)	rement with sub-contion measures are it watering or plan re and list by individue in	n place visions may be needed lual tree number)
b. Root z c. Sched		d chips) can be inst ion dig with	# x, x, x)
b. Root z c. Sched d. Photograph d. Tree Locati	zone buffer material (woo ule sewer trench, foundat	d chips) can be instituted to dig with 11 sheet)	# x, x, x) ralled next
b. Root z c. Sched Photograph Tree Locati Recommend	one buffer material (woo ule sewer trench, foundat s (use often) on Map (mandatory 8.5 x	d chips) can be instion dig with 11 sheet) items for project/st	# x, x, x) ralled next aff/schedule
b. Root z c. Sched Photograph Tree Locati Recommend Past visits (cone buffer material (woo ule sewer trench, foundat s (use often) on Map (mandatory 8.5 x dations, notes or monitor list carry-over items satis:	d chips) can be instion dig with 11 sheet) items for project/st	# x, x, x) ralled next aff/schedule
b. Root z c. Sched Photograph Tree Locati Recommend Past visits () Respectfully st	cone buffer material (woo ule sewer trench, foundat s (use often) on Map (mandatory 8.5 x dations, notes or monitor list carry-over items satis:	d chips) can be instion dig with 11 sheet) items for project/st	# x, x, x) ralled next aff/schedule

---WARNING--Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a \$500 fine per day*

*Palo Alto Municipal Code Section 8.10.110

City of Palo Alto Tree Protection Instructions are located at http://www.city.palo-alto.ca.us/trees/technical-manual.html

SPECIAL INSPECTIONS

PLANNING DEPARTMENT

SPECIAL INSPECTIONS	PLANNING DEPARTMENT
TREE PROTECTION INSPECTIONS MA	INDATORY
PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITT REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAF BUILDING PERMIT ISSUANCE.	EN MONTHLY TREE ACTIVITY
BUILDING PERMIT DATE:	
DATE OF 1 ST TREE ACTIVITY REPORT:	
CITY STAFF:	
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHAL VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED A ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECT IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALC SECTION 2.00 AND ADDENDUM 11.	ND WILL INCLUDE ALL CONTRACTOR TON ROOT ZONE. NON-COMPLIANCE

Apply Tree Protection Report on sheet(s) T-2

Use addtional "T" sheets as needed

Project Data



All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page.

A copy of T-1 can be downloaded at

http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460





City of Palo Alto Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree. For detailed information on Palo Alto's regulated trees and protection during development, review the City Tree Technical Manual (TTM) found at www.cityofpaloalto.org/trees/.

> Apply Tree Protection Report on sheet(s) T-2 Use additional "T" sheets as needed

Schaaf & Wheeler CONSULTING CIVIL ENGINEERS

870 Market Street, Suite 1278 San Francisco, CA 94102 408-433-4848

October 13, 2022

City of Palo Alto Public Works Department 250 Hamilton Avenue Palo Alto, CA 94301

Re: 739 Sutter Avenue – SWCP Third Party *Preliminary* Certification

To Whom it May Concern,

At the request of BKF Engineers, we have performed a *preliminary* third-party review of the 739 Sutter Avenue ARB Plan Set and C.3 Data Form dated October 12, 2022. The 0.42-acre site is located in Palo Alto and will comprise of a twelve townhomes.

Based on our review of the SWCP, the plan complies with the requirements of the RWQCB C.3 provisions as well as the City of Palo Alto's NPDES C.3 standards. The site would incorporate site design principles and source control measures and one (1) bioretention area as treatment control measures to treat the stormwater runoff from the onsite impervious area. 100% of the treatment control measures are Low Impact Development (LID). The SWCP plan sheet is attached to this certification.

Based on our review of the Stormwater Plans, sizing calculations, and the C.3 Data Forms, the project complies *conditionally* with the requirements of the RWQCB C.3 provisions and the SCVURPPP C.3 Stormwater Handbook (June 2016). Plans should be reviewed prior to building permit for a final third-party certification.

If you require any additional information, please feel free to call me at the number above.

Sincerely, Schaaf & Wheeler

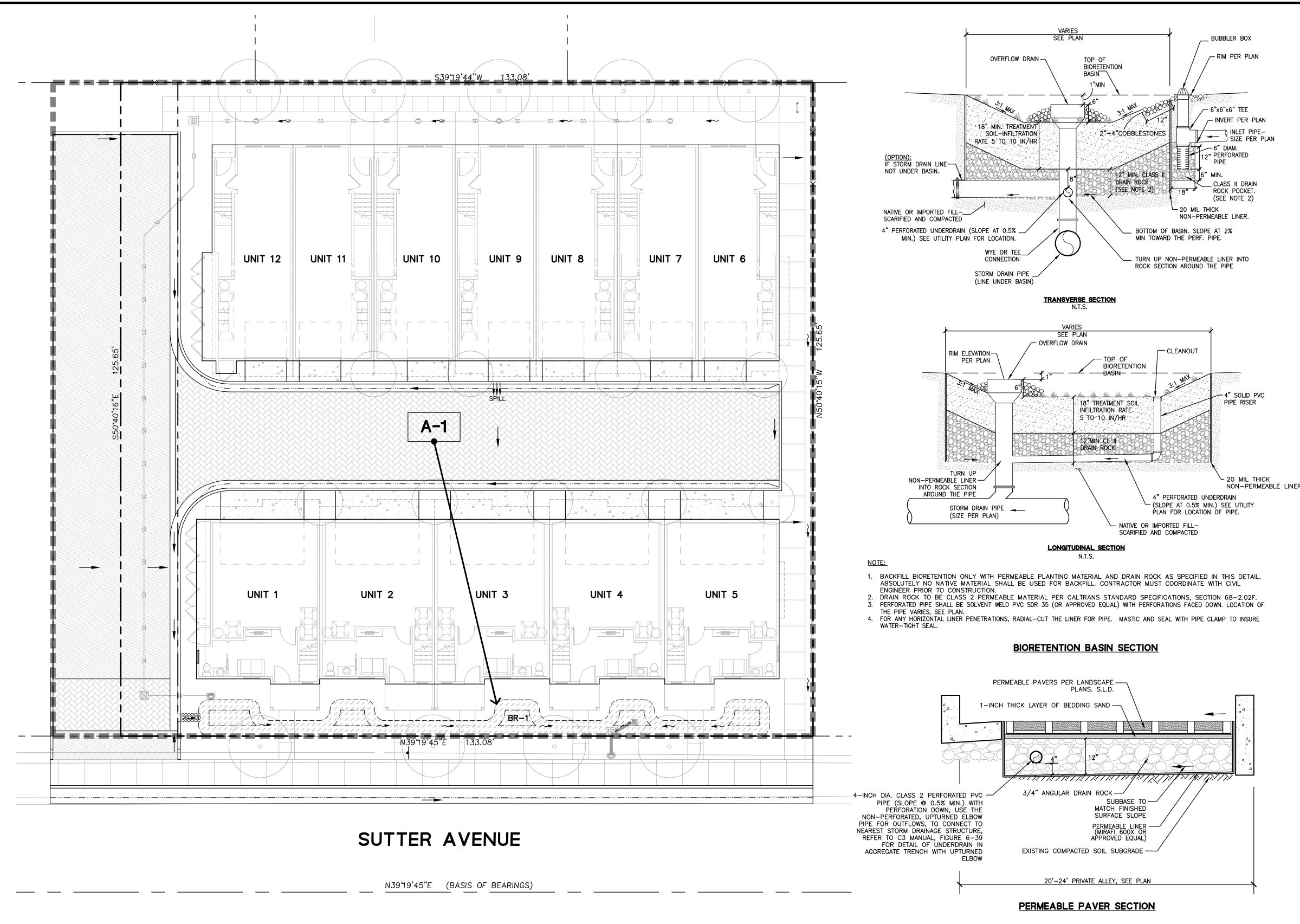


Robin J. Lee, PE Senior Project Manager

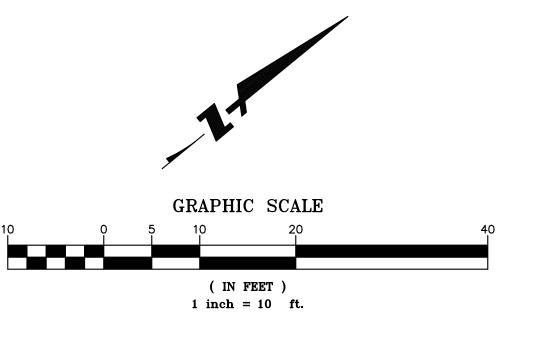
 $\mathbf{\Omega}$

LOPMEN/ /ENUE CONTROL

IAL UTTI ORMW



	TREATMENT CONTROL MEASURE SUMMARY													
DRAINAGE DE STATE	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	IMPERVIOUS ROOF (C=0.90)	CONCRETE	YPE (SQ. FT.) PAVING (C=0.90)	SIZING CALCULATION	PONDING DEPTH (IN)	TREATMENT REQUIRED (SQ. FT.)	TREATMENT PROVIDED (SQ. FT.)	PROPOSED TREATMENT CONTROLS	NOTES	
A-1	18,354	5,604	LANDSCAPE (C=0.30)	12,750	7,955	2,088	2,707	4% RULE	6	510	515	BR-1 BIORETENTION BASIN 1		



DRAINAGE MANAGEMENT AREA

STORM DRAIN (TREATED) STORM DRAIN FORCE MAIN -----STORM DRAIN DROP INLET STORM DRAIN JUNCTION BOX

FLOW DIRECTION (PLANTING AREA)

LEGEND

ROADWAY CENTER LINE

ASPHALT CONCRETE

BIORETENTION BASIN

BOUNDARY LINE

EASEMENT LINE

PCC CONCRETE

GRASS PAVER

LOT LINE

1. STORMWATER BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPS INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON NON-PERMEABLE LINER. OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL

TRASH BUILD-UP ON A REGULAR BASIS.

2. DURING THE BEGINNING OF THE CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF PALO ALTO THAT THE INSTALLED STORMWATER TREATMENT MEASURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEBSITE AT WWW.SCVURPPP-W2K.COM/CONSULTANTS_LIST.SHTML.

3. PERMEABLE PLANTING MATERIAL SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C. 4. CITY TO APPROVE SURFACE RELEASE FROM

BUBBLER ASSEMBLY TO STREET OVER SIDEWALK.

Drawing Number: 5 of 6

www.cityofpaloalto.org/Departments/Utilities

UTILITY SERVICE APPLICATION PERMANENT COMMERCIAL & MULTI-FAMILY (4 or more Units)

ELECTRIC, WATER, GAS, AND WASTEWATER FACILITIES INSTALLATION

1007 Elwell Court, Palo Alto, CA 94303 650-566-4500, 650-566-4501

> TO AVOID DELAYS, PLEASE MAKE SURE THIS APPLICATION IS FILLED OUT COMPLETELY AND AS ACCURATE AS POSSIBLE A separate application and load information is required for each meter requested

Upon completion of review and approval a copy of this form will be sent back to applicants requesting Electric Service.									
Project Address (LEGAL ADDRESS INCL 739 Sutter Avenue, Palo Alto, G	uite/Unit #:	Building Depart Number:	Building Department Permit Application Number:						
Name of Applicant: Grace Li				☑ Owner [Tenant	☐ Consultant	☐ Contra	actor 🔲 Own	er's Agent
Company Name: Sutter 739 As	sociation LLC			Phone: (510)	857-4567	E-mail: grace	eli_1999@yal	noo.com	
Address: P.O. Box 6563				City / State / Zip	: San Mate	eo, CA 94403			
	UTILITY SERVI								
The utility connections ch Contact Utilities Er FULL PAYMENT	arges invoice will e ngineering for a cop IS REQUIRED PRI	y of the invoice	 It is the custor 	mer's responsibil	ity to be awar	e of this billing	and to make p	rompt payment.	cation.
Name on the invoice: Grace Li				Phone: (510) 8	357-4567	E-mail: grac	eli_1999@ya	hoo.com	
Address: P.O. Box 6563				City / State / Zip	: San Mateo	, CA 94403			
Osmissa Damusatadan d	☑ Electric Servic	e 03/01/2024	4						
Services Requested and Desired Date of Installation:	Electric Shutdo (Without Panel	own		Water		Gas		☐ Wastewater	
Project Status:	✓ Planning/Des	ign		Bidding/Estimatir	ng 🗀	Demolition		■ Construction	n
De	epending on Utility	/ Service Type	Requested, P	lease Complete	Appropriate	Portions of th	nis Application	n	
Project Type	✓ New Service	ı	☐ Add	dition/Remodel		ement Restaurant			
(check all boxes that apply)	■ Service Upg	rade	☐ Ser	vice Relocation		Fire Protection/	Sprinkler	Electric Plans	ned Shutdown
	■ PV System (Photovoltaic)	☐ EV	SE (Electric Vehi	cle)	ESS (Energy S	torage)	Other,	
Brief Description of Work			•					Total building are completion: 821	
Gas, Electric Serv	vice Load	Informa	ation (IND	ICATE PEAK OR	R М АХІМИМ І	RATES OF US	E OR FLOW)		
GAS (PER METER)	& ELECTRIC	LOADS (Sel	ect Units)		킈	ECTRIC L	OADS (Sele	ct Units)	
DESCRIPTION	EXISTING	NEW	UNITS	DE	SCRIPTION		EXISTING	NEW	UNITS

GAS (PER METER) & ELECTRIC LOADS (Select Units)			ELECTRIC LOADS (Select Units)					
DESCRIPTION	EXISTING	NEW	UNITS	DESCRIPTION	EXISTING	NEW	UNITS	
SPACE HEATING			Select one	LIGHTING		8.2	kVA	
HVAC (1 Phase electric)		24.7	kVA	RECEPTACLE, OTHER		16.4	kVA	
HVAC (3 Phase electric)			Select one	PROCESS POWER			Select one	
WATER HEATER/TANKLESS		25	kVA	ELEVATORS			Select one	
COOKING EQUIPMENT		100	kVA	LARGEST MOTOR		9.6	kVA	
CLOTHES DRYER		25	kVA	OTHER MOTORS (1 Phase)			Select one	
FIRE LOG/FIREPLACE			Select one	OTHER MOTORS (3 Phase)			Select one	
OUTDOOR HEATING			Select one	PHOTOVOLTAIC SYSTEM (PV)		~3.6KWH syst	kW (CEC-AC)	
POOL/SPA HEATER			Select one	ENERGY STORAGE SYSTEM (ESS)			kW (AC)	
POOL/SPA PUMP			Select one	ELECTRIC VEHICLE CHARGING SYSTEM (Load Per Charging Station)		9.6	kW per charger	
OTHERS			Select one	NUMBER OF CHARGING STATIONS:	NUMBER O PARKING S	F EV PACES: <u>5</u>		

kW: kilowatts (=1000 Watts) BTUH: BTU (British Thermal Unit) PER HOUR kVA: kilovoltamps (= 1000 Voltamps) hp: Horsepower Attach adequate Electric Load information verifying National Electric Code Article 220 (Branch Circuit and Feeder Calculations) requirements are met.

ELECTRIC SERVICE (Include Electric Single Line Diagram of Proposed installation for 400 amps and up)

SERVICE INFORMATION	EXISTING		REQUESTED			
Service Voltage & Main Switch Size (Amps)	Select One Select from list		120/208 V 600 Amps			
Service Type: (Select from list)	Select from list: UNDERGR	OUND SERVICE	Select from list: UNDERGROUND SERVICE			
Number of Meters and Location (NOTE: Only one service per parcel)	No. Meters: Locati 1 Meter	on:	No. Meters: Location: 6 Meters			
Applicant's Name: Grace Li	Applicant's Signature:		Application Date:			
SEE NEXT DAGE FOR WATER AND WASTEWATER LOAD	DS ELECTRIC SERVICE REGULIR	EMENTS AND LITH ITY DI AN SHI	BWITTAL CHECKLIST -			

Water Service & Wastewater Load Information (Indicate Peak or Maximum Rates of Use or Flow)

WATER LOAD DEMANDS: REFER TO THE LATEST EDITION OF THE CITY ADOPTED UNIFORM PLUMBING CODE, WATER SUPPLY & DISTRIBUTION SECTION, FOR CALCULATING FIXTURE UNITS AND GALLONS PER MINUTE.

WATER (PER METER) LOADS: UNITS F.U.: Fixture Unit G.P.M.: Gallons per Minute											
DESCRIPTION	EXISTING	NEW	TOTAL	DESCRIF	PTION	EXIS	EXISTING		1	TC	TAL
DOMESTIC USE	F.U.	F.U.	F.U.	F.U. FIRE SPRINKLER SYSTEM G.P.M. G		S.P.M.		G.P.M.			
IRRIGATION USE, MAX FLOW PER VALVE	G.P.M.	G.P.M.	G.P.M.	FIRE PROTECTION SYSTEM G.P.M.		ON G.P.M.		G	S.P.M.		G.P.M.
WASTEWATER LOADS: UNITS F.U.: Fixture Unit D.U.: Dwelling Units S.F.: Square-Feet G.P.D.: Gallons per Day											
USE CATEGORY	EXISTING FIXTURE UNITS	PROPOSED FIXTURE UNITS	EXISTING UNITS	PROPOSED UNITS	TOTAL UN (EXISTING +	-	_	OW RATE D./UNIT) *		LOW R	ATE W RATE
MULTI-FAMILY	F.U.	F.U.	D.U.	D.U.		D.U.	1	160		0	G.P.D.
COMMERCIAL	F.U.	F.U.	S.F.	S.F.		S.F.	0	.15	0	.00	G.P.D.
LIGHT INDUSTRIAL	F.U.	F.U.	S.F.	S.F.		S.F.	0).10	0	.00	G.P.D.
RESEARCH/OFFICE	F.U.	F.U.	S.F.	S.F.		S.F.	0).10	0	.00	G.P.D.
MAJOR INSTITUTIONAL	F.U.	F.U.	S.F.	S.F.		S.F.	0	.15	0	.00	G.P.D.

^{*} WASTEWATER UNIT FLOW RATES: REFER TO SECTION 2730 IN THE CURRENT "UTILITY STANDARDS" FOR WASTEWATER DESIGN STANDARDS.

-									
EL	ECTRIC SERVICE I	NFORMATION - (CPAU	J OFFICE USE ONLY)						
 All work per CEC and CPA Electric Service Requirements and Standards. Includes "LIKE-FOR-LIKE" replacement work. More details, visit: www.cityofpaloalto.org/ElectricServiceRequirements 									
Additional fees m									
3. Electric service p	anel must meet the AIC rating in	dicated above for the requested serv	vice voltage.						
4. Service Panels 4	00 Amps or greater: Submit facto	ory drawings for approval. Panel less	s than 400 Amps: Catalog cutsheets are ac	ceptable					
5. Only socket type	meters are allowed.								
6. Call Electric Oper	rations (650-496-6914) for servic	e disconnect and reconnect, if requi	red.						
All work must be connection by Uti		utilities inspector (650-496-5934) &	building Inspection (650-329-2496) prior to	final					
			Additional Sheets are Attached:	s 🖸 No					
Electric Service In	formation (CPAU use ONLY)	Service Order Number							
Estimated Demand	kVA	Transformer kVA and Type							
Map Number	Map Number Transformer Number(s)								
Fees \$ Minimum AIC rating of Electric A Symmetrical at V Panel for requested service									
Electric Application A	Approved by:	Phone #:	Date:						

UTILITY PLAN SUBMITTAL CHECKLIST:

This checklist is intended to provide general guidance and minimum criteria for the design and construction requirements for utility facilities for any development located within the City of Palo Alto. The purpose of this plan submittal checklist is to clarify the minimum information Utilities Engineering requires for the review of the service application. Utilities Engineering will only review and provide written comments on a completed set of design plans that are submitted for review.

- □ COMPLETED AND SIGNED UTILITY SERVICE APPLICATION INCLUDING UTILITY DEMANDS FOR THE REQUIRED SERVICES
- ☐ FINAL AND LEGAL ADDRESS FOR THE SERVICE OR METER LOCATION. ADU'S MUST HAVE AN ADDRESS TO ESTABLISH SERVICE.
- □ SITE PLAN SHOWING EXISTING AND PROPOSED UTILITY SERVICES, METER LOCATIONS, BACKFLOWS, CLEANOUT, BACKWATER VALVE ETC.
- EASEMENT REQUIREMENTS
- ARCHITECTURAL PLANS TO REVIEW METER LOCATIONS (ELEVATION PLANS, FLOOR PLANS, WINDOW SCHEDULES)
- ELEVATION PLANS SHOWING GAS/ELECTRIC METERS IN RELATION TO WINDOWS, VENTS, BUILDING EQUIPMENT OR SOURCES OF IGNITION
- □ PLUMBING, MECHANICAL PLANS INDICATING LOADS AND GAS PIPING DIAGRAM.
- □ SITE OR PLUMBING PLANS SHOWING THE CITY SEWER CLEAN OUT AND PROPOSED SEWER DISCHARGE CONNECTION. ADU'S ARE INCLUDED
- □ LANDSCAPING PLANS SHOWING EXISTING AND PROPOSED TREES TO BE PLANTED NEAR UTILITY LINES
- ELECTRICAL PLANS SHOWING UNDERGROUND AND OVERHEAD UTILITIES AND SERVICE POINT OF CONNECTIONS WITH METERS
- □ LOCATION OF ELECTRICAL MAIN SERVICE PANEL AND SUBPANELS IF RELOCATING THE ELECTRIC SERVICE MORE THAN 10 FEET.
- $f\square$ ELECTRIC SINGLE LINE DIAGRAM OF PROPOSED INSTALLATION (REQUIRED FOR 400 AMPS AND UP REQUESTS)
- ☐ FRONT VIEW PHOTOS OF EXISTING GAS AND ELECTRIC METERS (FOR SERVICE UPGRADES)
- ADDITIONAL UTILITY LOADS DETAILS BEYOND THOSE LISTED ON THE APPLICATION
- ☐ INTERCONNECTION AGREEMENT FOR NET ENERGY METERING GENERATING FACILITIES: PHOTOVOLTAIC, ENERGY STORAGE PROJECTS

1007 Elwell Court, Palo Alto, CA 94303

www.cityofpaloalto.org/Departments/Utilities

UTILITY SERVICE APPLICATION PERMANENT COMMERCIAL & MULTI-FAMILY (4 or more Units)

ELECTRIC, WATER, GAS, AND WASTEWATER FACILITIES INSTALLATION

650-566-4500, 650-566-4501 TO AVOID DELAYS, PLEASE MAKE SURE THIS APPLICATION IS FILLED OUT COMPLETELY AND AS ACCURATE AS POSSIBLE

A separate application and load information is required for each meter requested Upon completion of review and approval a copy of this form will be sent back to applicants requesting Electric Service.

739 Sutter Avenue, Palo Alto, CA 94303				ernin A	opiication	Otilities Dep	агинени Аррисан	on Number.	
Name of Applicant: Grace Li				Owner Tena	ant	Consultant	t 🔲 Cont	ractor	er's Agent
Company Name: Sutter 739 As	ssociation LLC			Phone : (510) 857-4567 E-mail : graceli_1999@yahoo.com					
Address: P.O. Box 6563				City / State / Zip: Sa	n Matec	o, CA 94403			
	arges invoice will e	ither be attached to by of the invoice. It	o the buildin is the custo	GTALLATION CHARGE g permit plans or mailed mer's responsibility to be ANY WORK OR INSPEC	d to the re e aware	esponsible bi	illing party on and to make	prompt payment.	cation.
Name on the invoice: Grace Li Phone: (510) 857-4567 E-				E-mail: grac	eli_1999@ya	ahoo.com			
Address: P.O. Box 6563				City / State / Zip: San	Mateo,	CA 94403			
Services Requested and Desired Date of Installation:	☑ Electric Servic ☐ Electric Shutde (Without Panel	own		Water		Gas		☐ Wastewate	r
Project Status:	✓ Planning/Des	ign		Bidding/Estimating		Demolition		■ Construction	on
Do	epending on Utility	y Service Type Re	equested, P	lease Complete Appro	priate P	ortions of th	nis Application	on	
Decided Time	✓ New Service)	☐ Add	dition/Remodel	□ Те	enant Improve	ement	☐ Restaurant	
Project Type (check all boxes that apply)	■ Service Upg	rade	☐ Sei	vice Relocation	☐ Fi	re Protection	/Sprinkler	☐ Electric Plan	ned Shutdown
	■ PV System (Photovoltaic)	□ EV	SE (Electric Vehicle)	□ ES	SS (Energy S	storage)	■ Other,	
Brief Description of Work			'					Total building area upon completion: 8211 sq-ft	
Gas, Electric Ser			-	CATE PEAK OR MAXI			e or Flow) OADS (Sele		
DESCRIPTION	EXISTING	NEW	UNITS	DESCRI	PTION		EXISTING	NEW	UNITS
SPACE HEATING		S	elect one	LIGHTING				11.5	kVA
HVAC (1 Phase electric)		34.6 k	VA	RECEPTACLE, OTH	HER			23	kVA
HVAC (3 Phase electric)		S	elect one	PROCESS POWER					Select one
WATER HEATER/TANKLESS		35 k	VA	ELEVATORS					Select one
COOKING EQUIPMENT		140 k	VA	LARGEST MOTOR				9.6	kVA
CLOTHES DRYER		35 k	VA	OTHER MOTORS (1 Phase	:)			Select one
FIRE LOG/FIREPLACE		S	Select one	OTHER MOTORS (3 Phase	:)			Select one
OUTDOOR HEATING		S	Select one	PHOTOVOLTAIC SY		` '		~3.6KWH syst	kW (CEC-AC)
POOL/SPA HEATER		S	elect one	ENERGY STORAGE					kW (AC)
POOL/SPA PUMP		S	Select one	ELECTRIC VEHICL SYSTEM (Load Per C				9.6	kW per charge
OTHERS	_	S	Select one	NUMBER OF CHARGING STATIC	DNS:		NUMBER (PARKING S	OF EV SPACES: _ ⁷	
BTUH: BTU (British Thermal Uni Attach adequate Electric Load ELECTRIC SERVICE (Ind	d information verif		ctric Code	Article 220 (Branch Cir	rcuit and		lculations) re	-	met.
SERVICE INFOR		Jg. = = J.	EXIST					QUESTED	
Service Voltage & Main Swite	ch Size (Amps)	Select One		Select from list		120/208 V		800 Amps	
Service Type: (Select f	rom list)	Select from list:	UNDERG	ROUND SERVICE		Select from	list: UNDE	RGROUND SEF	RVICE
Number of Meters and (NOTE: Only one service p		No. Meters: 1 Meter				No. Meters: Location: 6 Meters			
Applicant's Name:	Applicant's Signature:								

SEE NEXT PAGE FOR WATER AND WASTEWATER LOADS, ELECTRIC SERVICE REQUIREMENTS, AND UTILITY PLAN SUBMITTAL CHECKLIST

Water Service & Wastewater Load Information (Indicate Peak or Maximum Rates of Use or Flow)

WATER LOAD DEMANDS: REFER TO THE LATEST EDITION OF THE CITY ADOPTED UNIFORM PLUMBING CODE, WATER SUPPLY & DISTRIBUTION SECTION, FOR CALCULATING FIXTURE UNITS AND GALLONS PER MINUTE.

WATER (PER METER) LOADS: UNITS F.U.: Fixture Unit G.P.M.: Gallons per Minute											
DESCRIPTION	EXISTING	NEW	TOTAL	DESCRIF	PTION	EXIS	EXISTING		1	TC	TAL
DOMESTIC USE	F.U.	F.U.	F.U.	F.U. FIRE SPRINKLER SYSTEM G.P.M. G		S.P.M.		G.P.M.			
IRRIGATION USE, MAX FLOW PER VALVE	G.P.M.	G.P.M.	G.P.M.	FIRE PROTECTION SYSTEM G.P.M.		ON G.P.M.		G	S.P.M.		G.P.M.
WASTEWATER LOADS: UNITS F.U.: Fixture Unit D.U.: Dwelling Units S.F.: Square-Feet G.P.D.: Gallons per Day											
USE CATEGORY	EXISTING FIXTURE UNITS	PROPOSED FIXTURE UNITS	EXISTING UNITS	PROPOSED UNITS	TOTAL UN (EXISTING +	-	_	OW RATE D./UNIT) *		LOW R	ATE W RATE
MULTI-FAMILY	F.U.	F.U.	D.U.	D.U.		D.U.	1	160		0	G.P.D.
COMMERCIAL	F.U.	F.U.	S.F.	S.F.		S.F.	0	.15	0	.00	G.P.D.
LIGHT INDUSTRIAL	F.U.	F.U.	S.F.	S.F.		S.F.	0).10	0	.00	G.P.D.
RESEARCH/OFFICE	F.U.	F.U.	S.F.	S.F.		S.F.	0).10	0	.00	G.P.D.
MAJOR INSTITUTIONAL	F.U.	F.U.	S.F.	S.F.		S.F.	0	.15	0	.00	G.P.D.

^{*} WASTEWATER UNIT FLOW RATES: REFER TO SECTION 2730 IN THE CURRENT "UTILITY STANDARDS" FOR WASTEWATER DESIGN STANDARDS.

-									
EL	ECTRIC SERVICE I	NFORMATION - (CPAU	J OFFICE USE ONLY)						
 All work per CEC and CPA Electric Service Requirements and Standards. Includes "LIKE-FOR-LIKE" replacement work. More details, visit: www.cityofpaloalto.org/ElectricServiceRequirements 									
Additional fees m									
3. Electric service p	anel must meet the AIC rating in	dicated above for the requested serv	vice voltage.						
4. Service Panels 4	00 Amps or greater: Submit facto	ory drawings for approval. Panel less	s than 400 Amps: Catalog cutsheets are ac	ceptable					
5. Only socket type	meters are allowed.								
6. Call Electric Oper	rations (650-496-6914) for servic	e disconnect and reconnect, if requi	red.						
All work must be connection by Uti		utilities inspector (650-496-5934) &	building Inspection (650-329-2496) prior to	final					
			Additional Sheets are Attached:	s 🖸 No					
Electric Service In	formation (CPAU use ONLY)	Service Order Number							
Estimated Demand	kVA	Transformer kVA and Type							
Map Number	Map Number Transformer Number(s)								
Fees \$ Minimum AIC rating of Electric A Symmetrical at V Panel for requested service									
Electric Application A	Approved by:	Phone #:	Date:						

UTILITY PLAN SUBMITTAL CHECKLIST:

This checklist is intended to provide general guidance and minimum criteria for the design and construction requirements for utility facilities for any development located within the City of Palo Alto. The purpose of this plan submittal checklist is to clarify the minimum information Utilities Engineering requires for the review of the service application. Utilities Engineering will only review and provide written comments on a completed set of design plans that are submitted for review.

- □ COMPLETED AND SIGNED UTILITY SERVICE APPLICATION INCLUDING UTILITY DEMANDS FOR THE REQUIRED SERVICES
- ☐ FINAL AND LEGAL ADDRESS FOR THE SERVICE OR METER LOCATION. ADU'S MUST HAVE AN ADDRESS TO ESTABLISH SERVICE.
- □ SITE PLAN SHOWING EXISTING AND PROPOSED UTILITY SERVICES, METER LOCATIONS, BACKFLOWS, CLEANOUT, BACKWATER VALVE ETC.
- EASEMENT REQUIREMENTS
- ARCHITECTURAL PLANS TO REVIEW METER LOCATIONS (ELEVATION PLANS, FLOOR PLANS, WINDOW SCHEDULES)
- ELEVATION PLANS SHOWING GAS/ELECTRIC METERS IN RELATION TO WINDOWS, VENTS, BUILDING EQUIPMENT OR SOURCES OF IGNITION
- □ PLUMBING, MECHANICAL PLANS INDICATING LOADS AND GAS PIPING DIAGRAM.
- □ SITE OR PLUMBING PLANS SHOWING THE CITY SEWER CLEAN OUT AND PROPOSED SEWER DISCHARGE CONNECTION. ADU'S ARE INCLUDED
- □ LANDSCAPING PLANS SHOWING EXISTING AND PROPOSED TREES TO BE PLANTED NEAR UTILITY LINES
- ELECTRICAL PLANS SHOWING UNDERGROUND AND OVERHEAD UTILITIES AND SERVICE POINT OF CONNECTIONS WITH METERS
- □ LOCATION OF ELECTRICAL MAIN SERVICE PANEL AND SUBPANELS IF RELOCATING THE ELECTRIC SERVICE MORE THAN 10 FEET.
- $f\square$ ELECTRIC SINGLE LINE DIAGRAM OF PROPOSED INSTALLATION (REQUIRED FOR 400 AMPS AND UP REQUESTS)
- ☐ FRONT VIEW PHOTOS OF EXISTING GAS AND ELECTRIC METERS (FOR SERVICE UPGRADES)
- ADDITIONAL UTILITY LOADS DETAILS BEYOND THOSE LISTED ON THE APPLICATION
- ☐ INTERCONNECTION AGREEMENT FOR NET ENERGY METERING GENERATING FACILITIES: PHOTOVOLTAIC, ENERGY STORAGE PROJECTS

Page Number: 1

August 22, 2017 Update



First American Title Insurance Company National Commercial Services

1737 North First Street, Suite 500 San Jose, CA 95112

Keith Suddjian Newmark Cornish & Carey 245 Lytton Avenue, Suite 150 Palo Alto, CA 94301 Phone: (650)688-8514

Escrow Officer: Carol M. Herrera Phone: (408)451-7829

Email: cmherrera@firstam.com

Property: 739-753 Sutter Avenue, Palo Alto, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Page Number: 2

Dated as of August 15, 2017 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To be determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Bruce Herrmann and Cheryl Hermann, husband and wife as community property

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

- 1. General and special taxes and assessments for the fiscal year 2017-2018, a lien not yet due or payable.
- 2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- An easement shown or dedicated on the map of Tract No. 1055 Bell Tract recorded March 24, 1953 on file in book 42, page 2, of Tract Maps.
 For: Public Utility and incidental purposes.
- 4. This item has been intentionally deleted.
- 5. This item has been intentionally deleted.
- 6. Rights of parties in possession.

Page Number: 3

INFORMATIONAL NOTES

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

1. Taxes for proration purposes only for the fiscal year 2016-2017.

First Installment: \$6,978.35, PAID Second Installment: \$6,978.35, PAID

Tax Rate Area: 06-001 APN: 127-35-200

The amount(s) must be verified prior to close of escrow.

- 2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Multiple Family Residence known as 739 Sutter Avenue, Palo Alto, CA.
- 3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

- 4. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
- 5. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:

A. WITH RESPECT TO A CORPORATION:

- 1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
- 2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
- 3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
- 4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
 - 1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;

Page Number: 4

2. A full copy of the partnership agreement and any amendments;

- 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
- 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
- 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:

- 1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
- 2. A full copy of the partnership agreement and any amendment;
- 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
- 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
- 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

D. WITH RESPECT TO A GENERAL PARTNERSHIP:

- 1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-I), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
- 2. A full copy of the partnership agreement and any amendments;
- 3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.

E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:

- 1. A copy of its operating agreement and any amendments thereto;
- 2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
- 3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
- 4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
- 5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
- 6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

Page Number: 5

F. WITH RESPECT TO A TRUST:

- 1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
- 2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
- 3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.

G. WITH RESPECT TO INDIVIDUALS:

1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

Page Number: 6

LEGAL DESCRIPTION

Real property in the City of Palo Alto, County of Santa Clara, State of California, described as follows:

ALL OF LOT 5 AND THE NORTHEASTERLY 53 FEET, FRONT AND REAR MEASUREMENTS, OF LOT 4, BLOCK 1, AS SHOWN UPON THE MAP OF TRACT NO. 1055 BELL TRACT, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, MAY 24, 1953 IN BOOK 42 OF MAPS, PAGE 2.

APN: 127-35-200

Page Number: 7

NOTICE I

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local First American Office for more details.

NOTICE II

As of January 1, 1991, if the transaction which is the subject of this report will be a sale, you as a party to the transaction, may have certain tax reporting and withholding obligations pursuant to the state law referred to below:

In accordance with Sections 18662 and 18668 of the Revenue and Taxation Code, a buyer may be required to withhold an amount equal to three and one-third percent of the sales price in the case of the disposition of California real property interest by either:

- 1. A seller who is an individual with a last known street address outside of California or when the disbursement instructions authorize the proceeds be sent to a financial intermediary of the seller, OR
- 2. A corporate seller which has no permanent place of business in California.

The buyer may become subject to penalty for failure to withhold an amount equal to the greater of 10 percent of the amount required to be withheld or five hundred dollars (\$500).

However, notwithstanding any other provision included in the California statutes referenced above, no buyer will be required to withhold any amount or be subject to penalty for failure to withhold if:

- 1. The sales price of the California real property conveyed does not exceed one hundred thousand dollars (\$100,000), OR
- 2. The seller executes a written certificate, under the penalty of perjury, certifying that the seller is a resident of California, or if a corporation, has a permanent place of business in California, OR
- 3. The seller, who is an individual, executes a written certificate, under the penalty of perjury, that the California real property being conveyed is the seller's principal residence (as defined in Section 1034 of the Internal Revenue Code).

The seller is subject to penalty for knowingly filing a fraudulent certificate for the purpose of avoiding the withholding requirement.

The California statutes referenced above include provisions which authorize the Franchise Tax Board to grant reduced withholding and waivers from withholding on a case-by-case basis.

The parties to this transaction should seek an attorney's, accountant's, or other tax specialist's opinion concerning the effect of this law on this transaction and should not act on any statements made or omitted by the escrow or closing officer.

The Seller May Request a Waiver by Contacting: Franchise Tax Board Withhold at Source Unit P.O. Box 651 Sacramento, CA 95812-0651 (916) 845-4900

Page Number: 8

Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Page Number: 9

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10) EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- 1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building; (d) improvements on the Land;

(b) zoning; (e) land division; and

(c) land use; (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
- 1 Risks
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.
 - This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

Varia Dadriatible America

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Our Massimes Dellan

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar</u>
	Limit of Liability
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87) EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

- 2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date

Page Number: 10

- (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
- 3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
- 4. Failure to pay value for your title.
- 5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

Page Number: 11

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real
property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such
proceedings, whether or not shown by the records of such agency or by the Public Records.

- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- b.Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

Page Number: 12

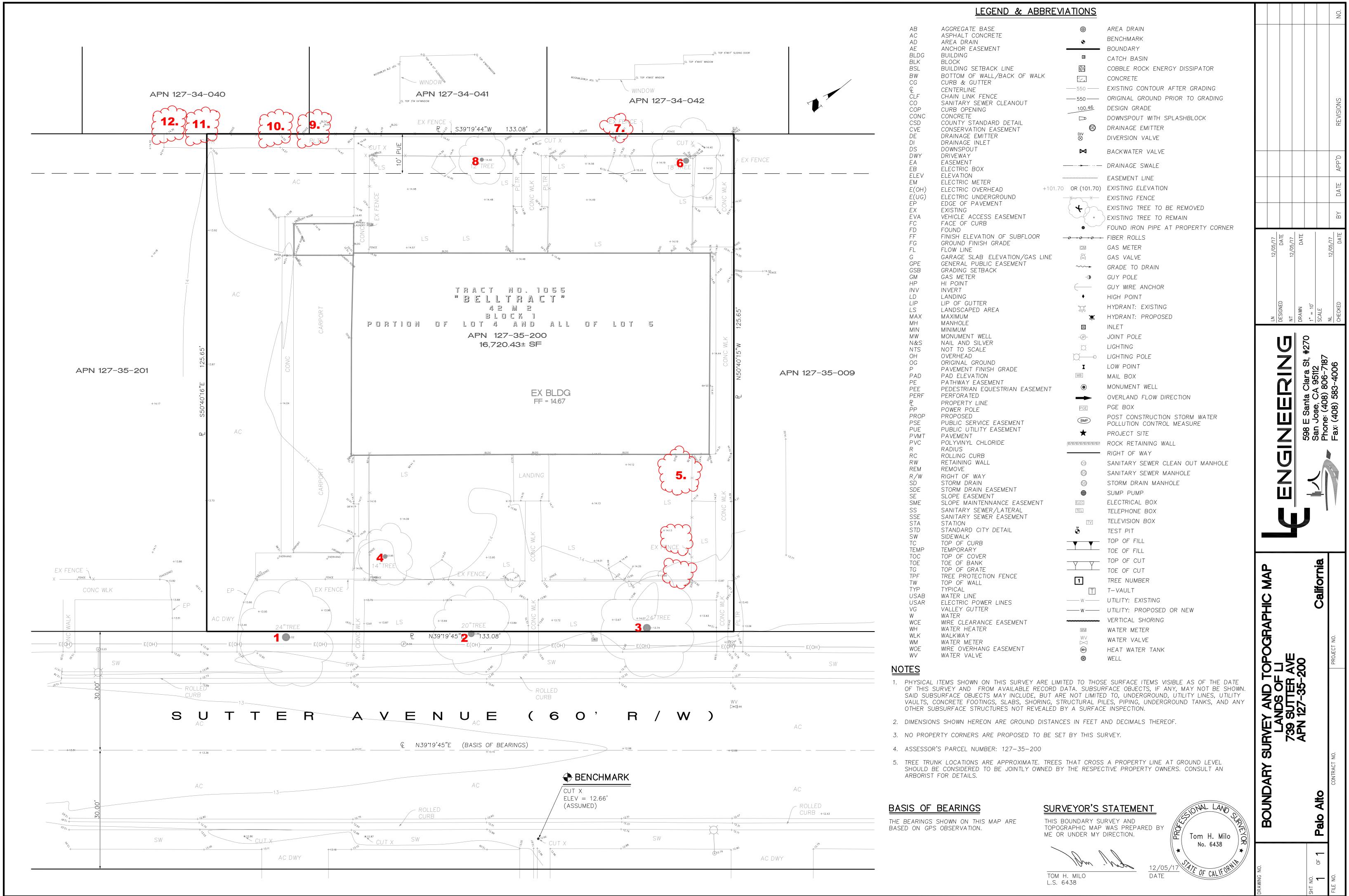
(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real
property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such
proceedings, whether or not shown by the records of such agency or by the Public Records.

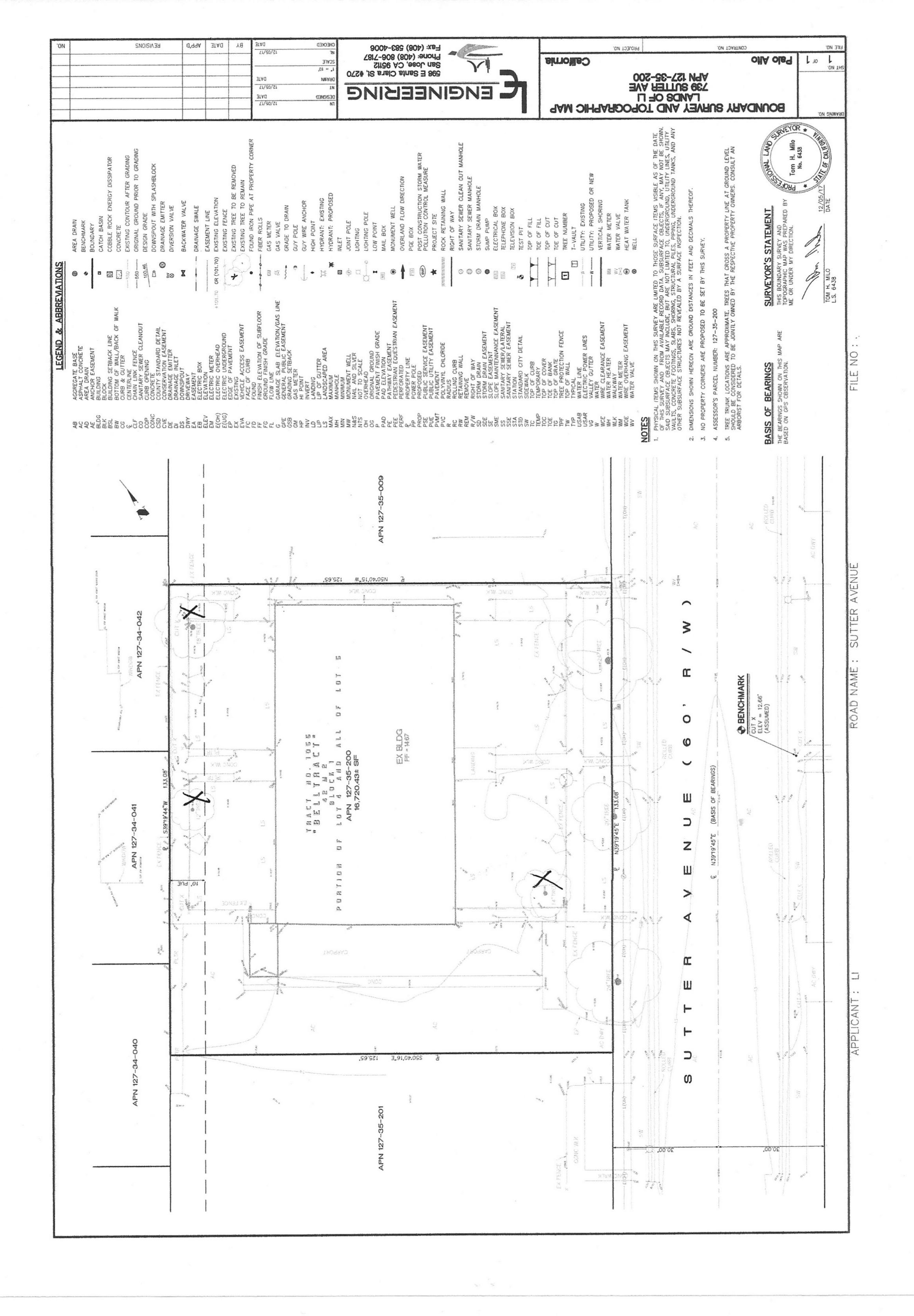
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;
 - or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
- e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
- 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
- 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
- 9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.





Application

LED wall mounted luminaires with directed light designed to be mounted at various heights for general purpose illumination or glare free illumination when below eye level.

Materials

Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy

Matte safety glass

Silicone applied robotically to casting, plasma treated for increased adhesion

High temperature silicone gasket

Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP65

Weight: 3.6 lbs

Electrical

Operating voltage 120-277V AC
Minimum start temperature -40° C
LED module wattage 12.3 W
System wattage 15.0 W

Controllability 0-10V, TRIAC, and ELV dimmable

Color rendering index Ra>80

 Luminaire lumens
 1,077 lumens (3000K)

 Lifetime at Ta = 15° C
 >500,000 h (L70)

 Lifetime at Ta = 45° C
 108,000 h (L70)

LED color temperature

□ 4000K - Product number + **K4**□ 3500K - Product number + **K35**□ 3000K - Product number + **K3**□ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors \square Black (BLK) \square White (WHT) \square RAL: \square Bronze (BRZ) \square Silver (SLV) \square CUS:

Type:

BEGA Product:

Project:

Modified:



 LED wall luminaires · directed

 LED
 A
 B
 C

 24374
 ADA
 12.3W
 11½
 4¾
 3¾





FCBT690





Approved:

FCBT690 Exterior die-cast aluminum bollard with right angle head position tower. Available in 42" and 36" height. Designed and built to illuminate the ground and/or pathways safely without glare. FCBT690 has an extremely wide-throw beam pattern covering 30'–35' wide and still measuring greater than 1 foot candle. It also has a forward throw of approximately 14 feet. Matches up with FCBT690S, 24" high version.

SPECIFICATIONS

PHYSICAL	
dimensions	42"H or 36"H x 8"W x 9"D at top (3"D at base)
weight	12 lbs
housing	marine grade, corrosion resistant, heavy guage aluminum
lens	impact resistant, UV stabilized, clear, polycarbonate diffuser
mounting	heavy gauge base bracketing for bollard installation provides a unique mounting solution, so the tower body anchors flush to the ground without the appearance of a base plate, anchor bolts inlcuded (j-box by others)
ingress protection	IP66: dry, damp, or wet locations with extruded silicone gasket to seal out contaminants
finish	Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.

PERFORMANCE								
color temperature	2700K	3000K	3500K	4000K				
lumen output offerings	479 lm	958 lm	1436 lm	1915 lm				
lifetime	> 70,000 hours / L70 or b	> 70,000 hours / L70 or better						
color consistency	3 SDCM / 85 CRI							
operating temperature	-49°F to 104°F (-45°C to 40	O°C)						
junction temperature	73°C @ T ^A 25°C	73°C @ T ^A 25°C						
warranty	5-Year limited warranty (refer to website for details)							

ELECTRICAL	
input voltage	Universal 120-277VAC optional: 347 VAC (integral) 480 VAC (integral)
power supply	Integral Class II, electronic, high power factor > 94% @120V
certification	ETL/cETL Listed
standards	UL1598 / CSA C22.2 No. 250.0; UI 8750 / CSA C22.2 No. 250.13 / IES LM-79 / LM-80
power consumption	7W (479 lm) minimum, 26W (1915 lm) maximum
dimming	standard: 0-10V (10%) optional: ELV (120V only) / DMX (integral)/DALI (integral)



Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions. FCC Series Cylinder Lights are engineered and produced in our Illinois manufacturing facility.

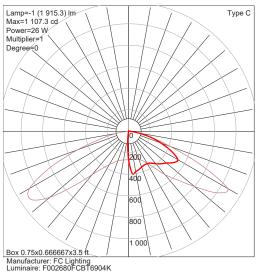


Specification Sheet



Photometry & Accessories

OPTICAL DISTRIBUTION



FIND IES FILES ON FCLIGHTING.COM **ACCESSORIES HS - House Shield that blocks light out the sides CD - Cane Detector** Use the 180° House Side Shield foot depth add 3" D at column base (HS) to protect beach side areas foot width 8" W where fixtures are installed. HS Height: 5.5" H **SHOWS FCBT690** W/ CANE DETECTION **HS2** - House Shield that blocks light out the front Use the (HS2) front House Shield to protect beach side areas where fixtures are installed. HS Height: 5.5" H

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions. FCC Series Cylinder Lights are engineered and produced in our Illinois manufacturing facility.

US Commercial Lighting Manufacturer Since 1982

Specification Sheet



State LED Outdoor Sconce **SEW Series**



DATE

QUANTITY

FIXTURE TYPE



Features

This outdoor LED light is ideal for security and general lighting. Decorative metal accents. Provides lighting in indoor or outdoor residential, commercial, and hospitality applications. Meets ADA requirements. Fixture mounts to standard junction box (not included).

Construction

Aluminum housing. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish

Textured Grey or Textured Bronze powder coat finish.

Diffuser

Diffuser is .100" thick matte white acrylic.

Electrical

Input 120-277 VAC / 60 Hz. Compatible with 0-10V dimmers. Minimum starting temp -4° F/-20° C

LED

Integrated LED modules capable of producing: 19W =1500 source lumens, 766 delivered lumens 24W = 2300 source lumens, 1039 delivered lumens 3000K (CCT). Rated for 50,000 Hrs. 90 CRI.

Certification

All fixtures are cETLus listed for outdoor wet locations. Title 24/JA8 Compliant

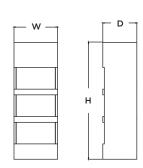
Option (Consult Factory)

Integrated dusk-to-dawn photocell, add -PC to the end of part number.

Warranty

Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date-of-purchase.

Specifications and dimensions subject to change without notice.

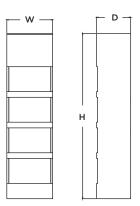


12"

LOCATION **PREPARED**

COMMENTS

CATALOG NUMBER



17"







Ordering Information:

Textured Grey	Textured Bronze	LED		Lumens		Н	W	D
SEW5121500L30MVTG	SEW5121500L30MVBZ	19W	1500	766	3000K	12"	4-1/2"	3-1/2"
SEW5182300L30MVTG	SEW5182300L30MVBZ	24W	2300	1039	3000K	17"	4-3/4"	3-1/2"



PLANNING & COMMUNITY ENVIRONMENT

250 Hamilton Avenue, 5th Floor Palo Alto, CA 94301 650-329-2441

www.cityofpaloalto.org

HOUSING PROJECTS - Information Checklist for Development

Project <i>A</i>	Address: 739 Sutter Avenue, Palo Alto	
the subr supplem	nittal application package for Planning	family housing units, this form shall be completed and included ingreview. The housing development information required here is rements for other planning entitlements (e.g. Architectural
1. 5	ummary of Changes to Housing Units	
	Existing Units	8
	Units to be Removed	8
	New Units to be Added	12
	Total Proposed Unit in Project	12
	Rental Units	N/A
	Ownership Units	12
ŗ		the project's compliance with this unit yield; and (3), if the to meet the Housing Element projections, provide a detailed of units is proposed.
3. 1	 □ With rental units, number • Mixed-Use □ With ownership units, respectively. □ With rental units, number of the condo Conversion, number of the condo Conversion. 	number of units: per of units: number of units: per of units:
r	equired for this project?2[6	R) requirements in PAMC <u>16.65</u> , how many BMR units are Generally, when the BMR requirement results in a fractional unit, or the fractional unit instead of providing an actual BMR unit.]

5.		es the proje Yes	ect utilize the Density Bonus/Concessions pr No	ovisions as described in PAMC <u>18.15</u> ?	
	pro	ject would	in the project description letter details of w qualify for all requested density increases a learly describe which ones are being reques e:	nd/or concessions. When requesting	he
		Total Num Bonus	nber Proposed Units Prior to Density	8	
		% of Restr Count	ricted BMR Units Proposed and Unit	25% of 8 units = 2	
		Income Le	evel of Proposed Restricted BMR Units	low income (80% AMI)	
		% Density	Bonus Requested	50%	
		Total Num	nber Proposed Units with Density Bonus	12	
		Number o	f Concessions Allowed	3	
		Number o	f Concessions Requested	Upto 3	
6.	sho	ould be high gibility to do Housin HAA]	g Incentive Program (HIP) [minimum 3 units Bill 35 (SB 35) [minimum 3 units; eligible fo nia Housing Accountability Act (HAA) [minin	ng with all the relevant details of the projes; not eligible for Density Bonus, SB 35, or Density Bonus with 5+ units]	ect's
7.	in F	ordable Ho PAMC 16.65	using Plan: All development projects that in 5.080, shall submit an Affordable Housing Pl ousing Plan Specifications" handout for deta	an for review and approval. See the	ned



ENVIRONMENTAL ASSESSMENT WORKSHEET

City of Palo Alto Department of Planning & Development Services

G	GENERAL INFORMATION:	Date Filed 5/22/2022
1.	Address of Project: 739 Sutter Avenue, Palo Alto	
2.	Assessor's Parcel Number: 127-35-200	Book #: Page #:
3.	Application Number(s):	-
4.	Applicant:	
	Name_ Sutter 739 Associates, LLC	Telephone <u>510-857-4567</u>
	Address P.O. Box 6563	Fax #
	San Mateo, CA 94403	E-mail graceli_1999@yahoo.com
5.	Owner:	
	Name Sutter 739 Associates, LLC	Telephone <u>510-857-4567</u>
	Address P.O. Box 6563	
	San Mateo CA 94403	E-mail graceli_1999@yahoo.com
6.	Current Zoning: Multi-Family, RM-20 Comprehe	nsive Plan Designation
7.	Application for:	
	Site and Design Parcel Map	ARB Review X
	Use Permit Zone Change	FIA FIR

EXISTING SITE:

ye	ears8- unit Rental Apartment Building.
S	Size of site: Gross18,354 sf Net18,354 sf
. S	Site is owned X Rented by applicant.
	Existing use of property: See exiting site photos on A0.02 *Attach photographs of project site, also include an aerial photo of the project site.
. 1	Number of existing structures 1 Building Current Use Rental Housing
. 5	Size of existing structures 8 units Condition
. \	Will any structure be demolished for this project Yes_X No
.]	Total square footage to be demolished 4320 SF
. 7	Total number of building occupants for existing use 13 occupants
. 1	Number of parking spaces 8 % compact spaces N/A # Bicycle spaces N/A
. I	If current use is residential:
	Number of owner-occupied units N/A Number of renter-occupied units 8
RO	PPOSED PROJECT:
. F	Project description
_	The Proposed project, would demolish the 8-unit apartment building and construct 12 new townhome units for sale at 739 Sutter Ave.

20.	Future tenant if known N/A					
21.	Number of structures proposed 2 Buildings Size (in square feet) Range - 1200 sf to 1665 sf/ unit					
22.	Number of floors and building height 3 Stories, 36' ht. Max. FAR 1.5					
23.	Percentage of site to be covered (including bricks and pavers)TBD					
24.	Estimated number of employees per shift N/A					
25.	If the proposed project is residential:					
	Total number of units 12 Number of units per acre 31.3 du					
	Expected sales price or monthly rent per dwelling unitTBD					
	List kinds and size of community buildings N/A					
	Area of private open space 287 sf/unit Area of common open space 119 sf/unit					
	Provision of low/moderate income units:					
	1) Number of units provided for: Sale 2 Rent N/A					
	2) Sale and / or rental priceTBD					
26.	Total number of vehicles expected daily for proposed project 24					
27.	Number of proposed parking spaces 24 Percentage compact spaces N/A					
	Number of bicycle spaces 12 Long term spaces and 2 short term spaces					
28.	Are there any toxic wastes to be discharged? Yes NoX					
	(If yes, please complete a Sewer Discharge Questionnaire, which is furnished by the Building Department)					
29.	Has the facility in the past or will the operation of the proposed facility involve the storage or use of Hazardous materials? Yes NoX					
	(If yes, please complete a Hazardous Materials Disclosure checklist, which is furnished by the Fire Department)					

De	omestic	2,200	gal/day	Peak use	3,300	gal/day
Co	ommercia	1N/A	gal/day	Peak use	N/A	gal/day
I. Daily	sewer dis	charge (ov	er 30 fixtures only)	2,	100 GPD	
2. Expe	cted energ	gy use:				
Gas_	N/A	_ therms	Electric TBD	_KWH Pe	ak electric dei	mandTBD
Uses	and equip	oment sizes	3			
A.	Space he	eating:				
	Gas	N/A	BTUH		Solar_	TBD
	Electric_	TBD	_ KW	Heat pump	TBD	Tons
	Other					
B.	Air cond					
	Number	of units	12	Total tonna	geT	3D
C.	Water he	eating:				
	Gas	N/A	BTUH		Solar	TBD
	Electric_	TBD	KW	Heat Pum	p_TBD	Tons
	Other					
	Type:	Central sys	stemTBD	Individua	l system	TBD
		Recirculati	ng Loop? Yes	No_		
D.	Other:					
	Indoor li	ighting 7	BD KW	_ Outdoor li	ghting TBD	KW
	Cooking	TBD	_ KW	_ Refrigeration	ı TBD	Tons or ft
	Motors	TBD	НР	x-ray TBD	Comput	ter

33.	Air pollution emissions (Check applicable BA	AQMD regulations).
	Commercial / Industrial only: Source	N/A
	Type	Amount
34.	Noise generation: eg. Generators, chitlers, HV	AC, drive through speakers, etc.
	SourceN/A	Amount (dBa)
	Please list outside noise sources that etc.	may affect the project: eg. Traffic, train
	Sound proofing/mitigation proposed	
35.	Site drainage provisions Surface drainage, s	subsurface drainage system, LID treatment
36.	Amount of proposed grading (cubic yards) X	XXXX Cut XXXX Fill 0
37.	Disposition of excavated material N/A	
38.	Permits required from other agencies:	
	Santa Clara Valley Water District	N/A
	Bay Area Air Quality Management District_	N/A
	Army Corps of Engineers	N/A
	Other_	N/A
En	vironmental Setting:	
39.	Percent and direction of ground slope at site	Approx. 0.7% East
40.	Is this site within a special flood hazard area?	Yes NoX

	*Also include a tree disclodure statement. The size and location of all public, protected priva and heritage trees must be shown. (This form can be obtained at the Development Center or calling (650) 617-314)
	See Landscape Drawings for more information
•	Existing animal and bird life on site N/A
	Detailed description of conditions and uses of adjacent properties Residential
	Prepared by Date

Note: More information may be required before the application for which this assessment has been prepared can be processed. Please call the Department of Planning & Development Services at (650) 329-2442 if you have any questions.

PLEASE RETURN COMPLETED WORKSHEET TO THE DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES, DEVELOPMENT CENTER, 285 HAMILTON AVENUE, $1^{\rm ST}$ FLOOR.