



Public Hearing Feasibility & Suitability Potential School Site at 150 Jefferson Drive Menlo Park CA

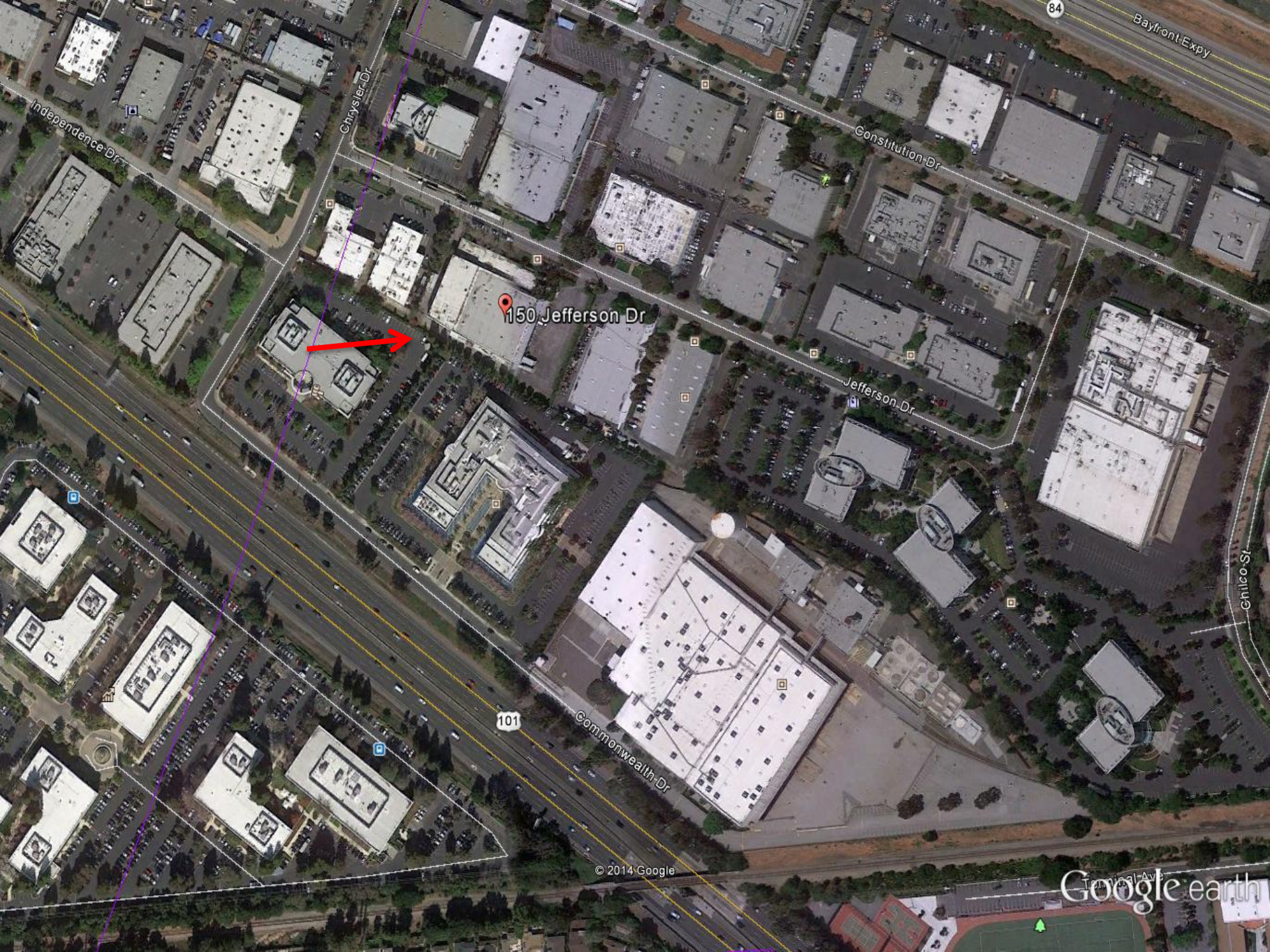
Board of Trustees Meeting
December 10, 2014

Why We Need New School Campuses?

- Projected enrollment growth
 - Growth is expected, in particular, in the Menlo Park-Atherton area
 - Not sufficient space at existing campuses to meet projected enrollment growth
- Increased program offerings to meet diverse interests of students
- The proposed District Operated school will educate up to 400 students and will have a high interest magnet program to be determined by the end of the 2014-15 school year.
- It is anticipated that the school will open either Fall 2017 or Fall 2018.

Why this Site?

- Proximity to target student population and anticipated enrollment growth
- Accessibility
 - EPA – University Ave/Bay → 2.5 miles
 - 5th/Fair Oaks → 2.0 miles
 - Menlo-Atherton High School → 2.0 miles
- One of few purchase options



84

Bayfront Expy

Independence Dr

Chrysler Dr

Constitution Dr

150 Jefferson Dr

Jefferson Dr

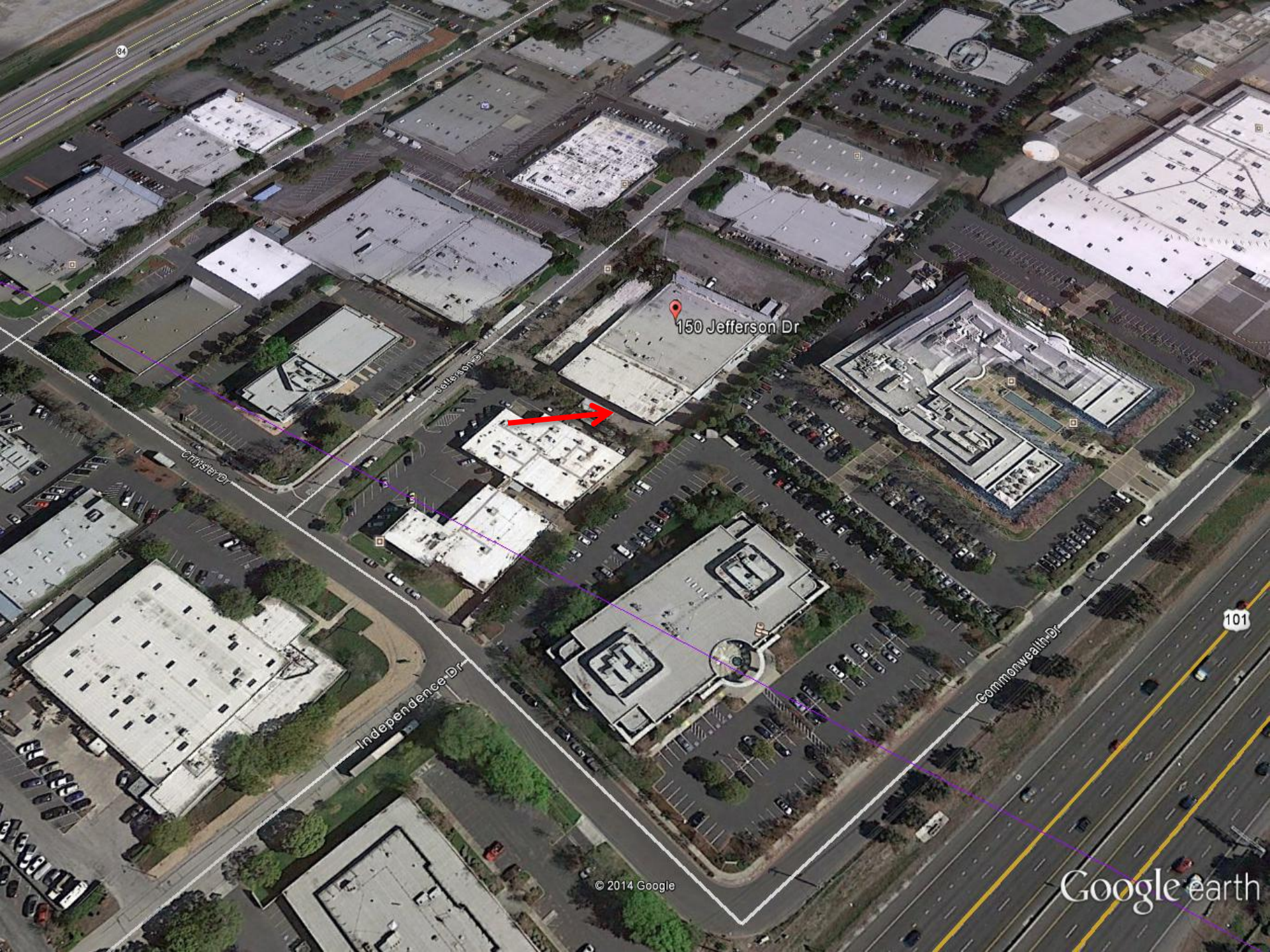
101

Commonweath Dr

Chlico St

© 2014 Google

Google earth



150 Jefferson Dr

Independence Dr

Commonwealth Dr

Crystal Dr

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Google earth

101

Purpose of Public Hearing

- Per Cal Education Code, Board of Trustees evaluates potential school sites pursuant to the site selection standards established by the California Department of Education (CDE)
- CDE site selection standards codified at section 14010 of Title 5 of the California Code of Regulations
- This hearing is for the Board of Trustees and community to review these site selection criteria with respect to property at 535 Old County Road

Steps to Date – Initial Site Evaluation

- Initial evaluation of site by CDE Facilities Division (October 13, 2014)
- CDE ranks potential sites on scale of 1 to 5 (1 being the most suitable)
 - CDE preliminarily ranked this site as a “2”
- Initial evaluation identified potential issues that District staff is working to address

Steps to Date – Purchase Contract

- District and property owner are in contract for District purchase of the property
 - Contract entered into October 29, 2014
- Contract allows District to terminate if the property is found unsuitable for school purposes
 - Due diligence period ends December 15, 2014
 - Option to extend to January 14, 2015
- Closing date presently scheduled for January 29, 2014
 - Option to extend to March 2, 2015

Steps to Date – Due Diligence

- Environmental assessment (Phases I and II)
- Staff and consultant inspections of site
- Staff and consultant research regarding site selection-related issues
- Meetings and outreach to city officials

Discussion of CDE Site Selection Criteria (5 CCR sec. 14010)

- Net usable acreage
 - Not an issue with site, per CDE initial evaluation
- Landslides/Liquefaction
 - Not an issue with site, per CDE initial evaluation; District will conduct geotechnical evaluation in connection with any project
- Flood or Dam Inundation
 - Publicly available information indicates that property not within FEMA 100 or 500 year flood plain; not within a dam inundation area

Discussion of CDE Site Selection Criteria (cont.)

- Soil stability/bearing capacity
 - Not an issue with the site, per CDE initial evaluation; District will conduct geotechnical evaluation in connection with any project
- Water/fuel storage tanks
 - Phase I environmental assessment identifies no above or below ground storage tanks
- Site accessibility/peripheral visibility
 - Not an issue with the site; per CDE initial evaluation

Discussion of CDE Site Selection Criteria (cont.)

- Earthquake fault or fault trace
 - Publicly available information (2014 ABAG report) indicates that property is not located in an active or Alquist-Priolo fault zone
- Shape of site (length to width ratio)
 - Not an issue with the site, per CDE initial evaluation
- Existing/proposed zoning compatibility with respect to safety/health
 - Publicly available information reflects that school operations can be conducted safely, given existing zoning

Discussion of CDE Site Selection Criteria (cont.)

- Location within attendance area and promotion of walking routes
 - The District seeks to draw students from Atherton, Menlo Park, East Palo Alto, Belle Haven, and North Fair Oaks coordination will take place with the City of Menlo Park to promote safe walking routes

Discussion of CDE Site Selection Criteria (cont.)

- Public Services
 - Proposed location appears conveniently located for access to public services such as fire protection, police protection, public transportation, etc.
- Orientation for light and wind
 - Not an issue with the site per CDE initial evaluation
- Development costs in light of needed utilities, site preparation, landscaping and maintenance costs, existence of wildlife habitat
 - Not issues with the site per CDE initial evaluation

Discussion of CDE Site Selection Criteria (cont.)

- Proximity to road or freeway that may adversely affect educational program due to noise/safety
 - Issues re noise and safety are to be analyzed through traffic study and geotechnical/geohazards report, which will be completed before any project goes forward

Discussion of CDE Site Selection Criteria (cont.)

- Traffic
 - Not an issue with the proposed site , per CDE initial study. However, issues re traffic are to be analyzed through a traffic study, which will be completed before any project goes forward

Discussion of CDE Site Selection Criteria (cont.)

- Power line easements (lines 50 kV or greater)
 - Present power lines are located outside the easement required by CDE
- Within 1,500 feet of railroad track easement
 - Site is 950 feet from an unused segment of the Dumbarton rail line; confirming that line is no longer used

Discussion of CDE Site Selection Criteria (cont.)

- Pipelines/Water and Fuel Storage Tanks
 - Publicly available information indicates that there are no water or fuel storage tanks on the property
 - A PG&E natural gas distribution line is approximately 700 feet from the property
 - Existing gas line ranges between 250 and 315 psi
 - Pipeline risk assessment will be undertaken
- Ambient Noise
 - Geotechnical/Geo-Hazards report analyzing ambient noise and impact on school operations to be completed before any potential school project moves forward

Discussion of CDE Site Selection Criteria (cont.)

- Airport Operations
 - Property not within two miles of any airport
- Toxics and Soil/Groundwater Hazards
 - Property not recorded in databases maintained by the State Water Resources Control Board or the Department of Toxic Substances Control
 - Phase I assessment identifies several historical land uses and current observations that could pose concerns re soil and groundwater
 - Phase II environmental assessment pending
 - Phase I environmental site assessment indicates that asbestos and lead paint may be present in the existing building on site.
 - If needed, mitigation plan will be developed

Discussion of CDE Site Selection Criteria (cont.)

- Hazardous Air Emissions/Hazardous Materials
 - Phase I environmental report reflects various sources or emission permitted by the BAAQMD; further analysis of these emissions/emitters will take place prior to any project going forward
- Odors, dust, smoke, pesticides
 - Phase I environmental report reflects various sources or emission permitted by the BAAQMD; further analysis of these emissions/emitters will take place prior to any project going forward

Discussion

- Questions
- Public Comment
- Next Steps



Public Hearing
Feasibility & Suitability
Potential School Site
at 535 Old County Rd
San Carlos, CA

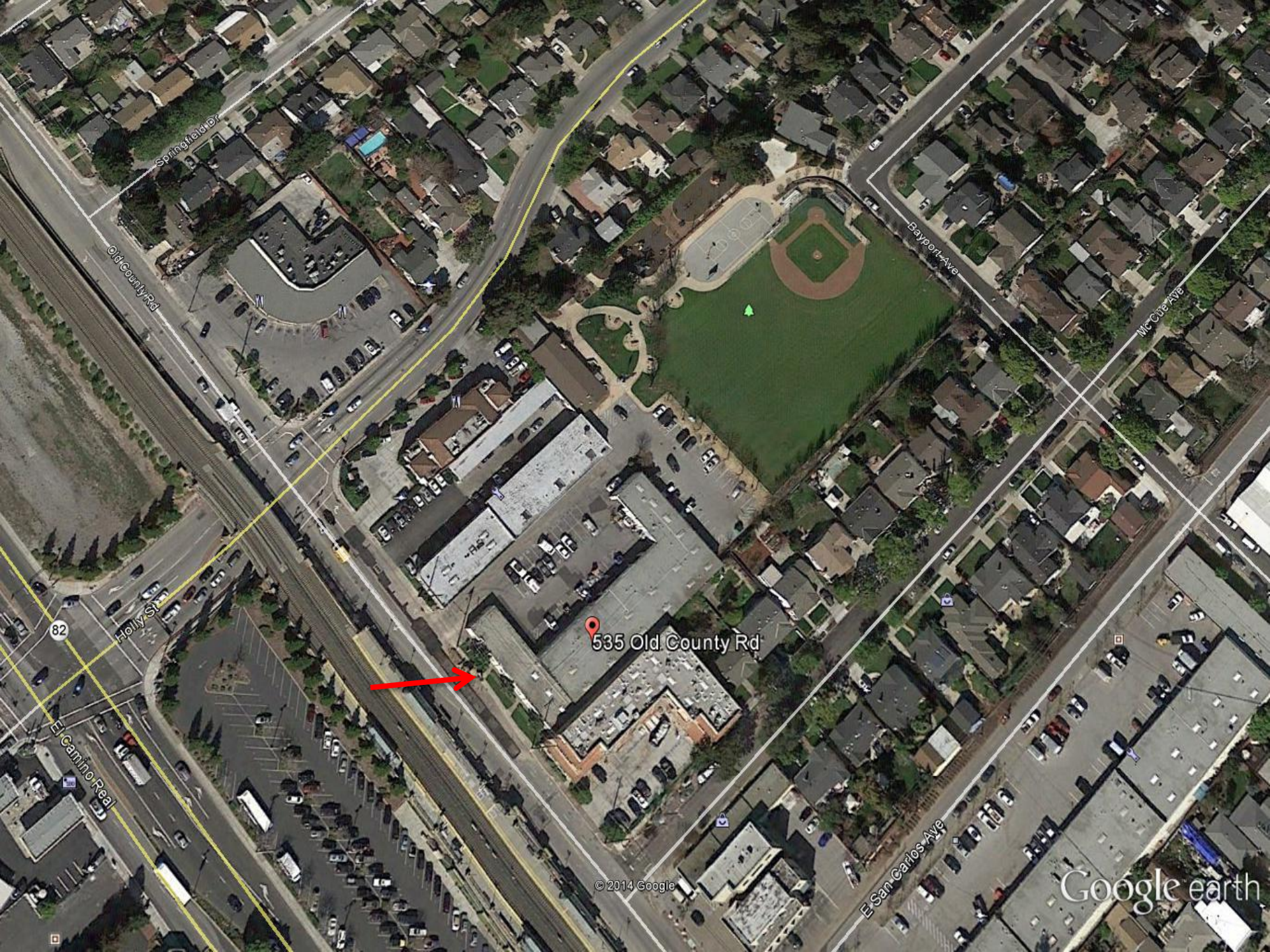
Board of Trustees Meeting
December 10, 2014

Why We Need New School Campuses?

- Projected enrollment growth
 - Growth is expected, in particular, in the San Carlos-Belmont-Redwood Shores area
 - Not sufficient space at existing campuses to meet projected enrollment growth
- Increased program offerings to meet diverse interests of students
- The proposed District Operated school will educate up to 400 students and will have a high interest magnet program to be determined by the end of the 2014-15 school year.
- It is anticipated that the school will open either Fall 2017 or Fall 2018.

Why this Site?

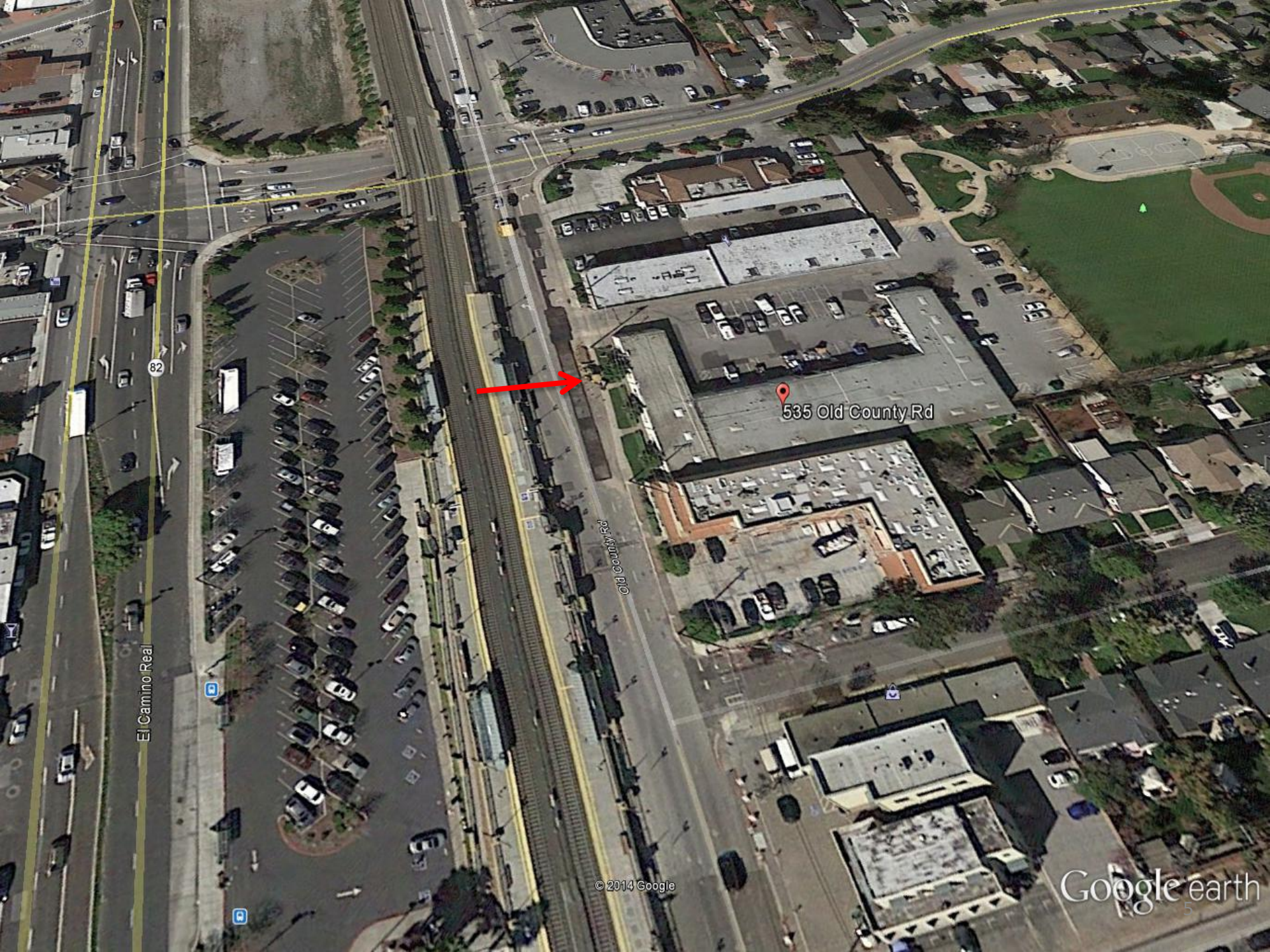
- Proximity to target student population and anticipated enrollment growth
- Accessibility
 - Redwood Shores Parkway / Martin Dr. → +/- 1.9 miles
 - Sequoia High School → +/- 2.2 miles
 - Carlmont High School → +/- 2.2 miles
- Potential for joint uses
- One of few purchase options
- The site is near major SamTrans and CalTrain transportation routes.



535 Old County Rd

© 2014 Google

Google earth



El Camino Real

82

Old County Rd

535 Old County Rd

© 2014 Google

Google earth

Purpose of Public Hearing

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- CDE site selection standards codified at section 14010 of Title 5 of the California Code of Regulations
- This hearing is for the Board of Trustees and community to review these site selection criteria with respect to property at 535 Old County Road

Steps to Date – Initial Site Evaluation

- Initial evaluation of site by CDE Facilities Division (October 13, 2014)
- CDE ranks potential sites on scale of 1 to 5 (1 being the most suitable)
 - CDE preliminarily ranked this site as a “2”
- Initial evaluation identified potential issues that District staff is working to address

Steps to Date – Purchase Contract

- District and property owner are in contract for District purchase of the property
 - Contract entered into October 23, 2014
- Contract allows District to terminate if the property is found unsuitable for school purposes
 - Due diligence period ends December 22, 2014
- Closing date presently scheduled for January 6, 2014

Steps to Date – Due Diligence

- Environmental assessment (Phase I)
- Staff and consultant inspections of site
- Staff and consultant research regarding site selection-related issues
- Meetings and outreach to city officials

Discussion of CDE Site Selection Criteria (5 CCR sec. 14010)

- Net usable acreage
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- Water/fuel storage tanks
 - Phase I environmental assessment identifies no above or below ground storage tanks
- Site accessibility/peripheral visibility
 - Not an issue with the site; per CDE initial evaluation

Discussion of CDE Site Selection Criteria (cont.)

- Earthquake fault or fault trace
 - Publicly available information indicates that property does not contain an earthquake fault or fault trace
- Shape of site (length to width ratio)
 - Not an issue with the site, per CDE initial evaluation
- Existing/proposed zoning compatibility with respect to safety/health
 - Publicly available information reflects that school operations can be conducted safely, given existing zoning

Discussion of CDE Site Selection Criteria (cont.)

- Location within attendance area and promotion of walking routes
 - The District seeks to draw students from San Carlos, Belmont, and Redwood Shores and coordination will take place with City to promote safe walking routes
- Promotion of Joint Uses of Parks, etc.
 - Proposed site would create potential for City and District joint use of school and park facilities

Discussion of CDE Site Selection Criteria (cont.)

- Public Services
 - Proposed location appears conveniently located for access to public services such as fire protection, police protection, public transportation, etc.
- Orientation for light and wind
 - Not an issue with the site per CDE initial evaluation
- Development costs in light of needed utilities, site preparation, landscaping and maintenance costs, existence of wildlife habitat
 - Not issues with the site per CDE initial evaluation

Discussion of CDE Site Selection Criteria (cont.)

- Proximity to road or freeway that may adversely affect educational program due to noise/safety
 - Issues re noise and safety are to be analyzed through traffic study and geotechnical/geohazards report, which will be completed before any project goes forward

Discussion of CDE Site Selection Criteria (cont.)

- Traffic
 - Issues re traffic are to be analyzed through a traffic study, which will be completed before any project goes forward
 - Site is 0.33 miles from Highway 101; 250 feet from El Camino Real
 - Publicly available information reflects that Holly Street has average daily traffic volume of 25,200 vehicles per day; and El Camino Real has an average daily traffic volume of 26,400 vehicles per day
 - Final 2012 EIR for San Carlos Transit Village project reflects that its project-related traffic would not result in significant and unavoidable impacts

Discussion of CDE Site Selection Criteria (cont.)

- Power line easements (lines 50 kV or greater)
 - Present power lines are located outside the easement required by CDE
- Within 1,500 feet of railroad track easement
 - Site is 50 feet from Caltrain right of way
 - Safety study to be completed to consider matters such as traffic manifests, frequency, speed, schedule, pedestrian and vehicle safety, etc., prior to any project going forward
 - Preliminarily, appears that safety issues can be addressed, given nature of the right of way usage

Discussion of CDE Site Selection Criteria (cont.)

- Pipelines/Water and Fuel Storage Tanks
 - Publicly available information indicates that there are no water or fuel storage tanks on the property
 - A PG&E natural gas distribution line runs in front of site on Old County Road
 - Existing gas line ranges between 250 and 315 psi
 - Pipeline risk assessment will be undertaken
- Ambient Noise
 - Geotechnical/Geo-Hazards report analyzing ambient noise and impact on school operations to be completed before any potential school project moves forward

Discussion of CDE Site Selection Criteria (cont.)

- Airport Operations
 - Property within two miles of San Carlos Airport
 - District coordinating with CalTrans re any recommendations for school operations
 - Site not within existing noise contour and does not appear otherwise significantly impacted by airport operations
- Toxics and Soil/Groundwater Hazards
 - Property not recorded in databases maintained by the State Water Resources Control Board or the Department of Toxic Substances Control
 - Phase I environmental site assessment indicates that asbestos and lead paint may be present in the existing building on site.
 - If needed, mitigation plan will be developed

Discussion of CDE Site Selection Criteria (cont.)

- Hazardous Air Emissions/Hazardous Materials
 - Phase I environmental report reflects various sources or emission permitted by the BAAQMD; further analysis of these emissions/emitters will take place prior to any project going forward
- Odors, dust, smoke, pesticides
 - Phase I environmental report reflects various sources or emission permitted by the BAAQMD; further analysis of these emissions/emitters will take place prior to any project going forward

Discussion

- Questions
- Public Comment
- Next Steps



CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

October 13, 2014

Sequoia Union High School District.
Attention: Enrique Navas
480 James Avenue
Redwood City, CA 94080

Re: New High School
County: San Mateo

Dear Superintendent:

Subject: Initial School Site Evaluation Form Transmittal

The attached School Facilities Planning Division evaluation for the Sequoia Union High School District of San Mateo County is being transmitted for use by the school district.

The attached evaluation(s) does not constitute a final site approval.

Final approval of the site of choice will be given by the Department of Education only after the county office satisfactorily completes the School Facilities Planning Division Forms 4.01, 4.02 and 4.03.

Less than three school site evaluations are being transmitted for the following reason(s):

- ☐ The site reviewed is an approvable site within a planned subdivision.
- ☐ The site reviewed is part of a large tract of undeveloped property where other alternative sites are also acceptable and comparable in terms of cost of acquisition and development.
- ☐ The site is owned by the school district.
- ☐ Alternative sites presented were unacceptable for further consideration (i.e. hazards, etc.)
- ☒ Additional comments are attached.

Sincerely,

Lisa F. Constancio, Consultant
School Facilities Planning Division
(916) 445-4889

Enclosures: SFPD 4.0 & map/drawings



CALIFORNIA DEPARTMENT OF EDUCATION
SCHOOL FACILITIES PLANNING DIVISION

SFPD 4.0 (Rev. 07/09)

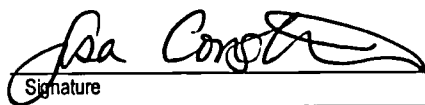
INITIAL SCHOOL SITE EVALUATION

Date of Field Review October 8, 2014		County San Mateo		<input checked="" type="checkbox"/> A scaled drawing with north indicated is attached to this review. <input type="checkbox"/> A local educational agency boundaries map showing existing school sites, attendance areas, and the proposed new school site is attached to this review.	
Local Educational Agency (LEA) Sequoia Union High School District			School Site New High School		
Site Location (nearest cross streets, compass direction, and city) 535 Old County Rd, San Carlos, CA 94070					
Master Plan Capacity 300-400	Grade Levels If stand alone special education See Additional Requirements 9-12	Number of Multitrack Year-Round Education Tracks NA	Class Size Reduction Grades NA	Estimated Land Value/Acre To Be Determined	
Project Type			Funding		
<input checked="" type="checkbox"/> New School <input type="checkbox"/> Land Addition to Existing Site <input type="checkbox"/> Other:		<input type="checkbox"/> Charter School <input type="checkbox"/> Joint-Use Facilities:		<input type="checkbox"/> Developer <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> Financial Hardship	
Proposed Facilities for County-Educated Special Education Students at the School NA					
Proposed School Athletic Program To Be Determined					
Site Acreage					
Gross Acres 1.3	Net Usable Acres 1.3	California Department of Education (CDE) Recommended Acres TBD	Percent of State Standard (Net Usable/CDE Recommended) TBD		
Site Characteristics					
Topography Flat/level					
Historical Use Office Building					
Current Use Office buildings/Heating and Air Company and Automotive repair					
Existing Structures to Be Removed or Demolished Office building space					
Easements and Rights of Way City Easement that leads to the City Park behind the site.					
Current Land Use or Zoning Adjacent to Site					
North City Park					
East Office Buildings					
South CalTrain Station					
West Office building/retail					
Potential Land Use Incompatibilities None observed					

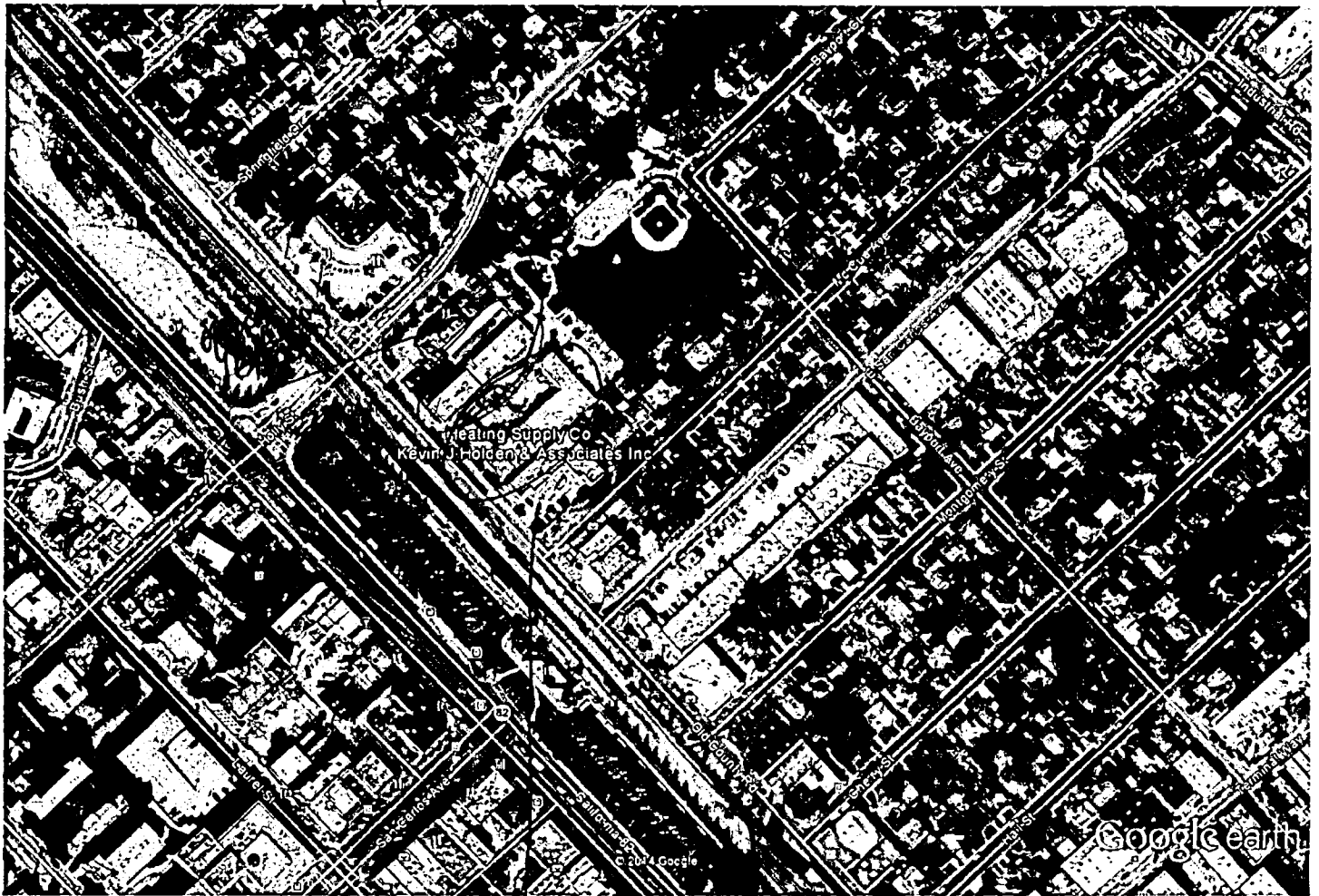
Potential Issues

Yes (Y), No (N), ?	Indicate "Yes" if the following is a known or a potential concern.
Y	*Traffic: Traffic Study to be conducted along Old County Road.
Y	*Railroad Tracks (<1,500 ft.): CalTrain Railroad tracks and station. Verify distance from property line and conduct railroad study.
?	*Airport Runway (<2 nautical miles): Verify distance from San Carlos airport.
?	*Power Lines Above or Below Ground (>50kV): Verify KV rating of powerlines.
?	*Pipelines (<1,500 ft., >80 psi): Verify any pipelines within 1500 feet of property. Known PG&E pipeline along Old County Road.
?	*Excessive Ambient Noise: Verify through Geo-technical/Geo-hazards reports.
?	*Active Fault Zones: Verify through Geo-technical/Geo-hazards reports.
N	*Likelihood of Landslides or Liquefaction:
?	*Flood or Dam Inundation: Verify through Geo-technical/Geo-hazards reports.
N	*Inadequate Soil Stability, Bearing Capacity:
?	*Topographic Problems (ex., excessive slope): Verify through Geo-technical/Geo-hazards reports.
?	*Water or Fuel Storage Tanks: Verify through Phase One Site Environmental Assessment report
?	*Toxics (natural or man-made): Verify through Phase One Site Environmental Assessment report
?	*Odors, Dust, Smoke, Pesticide Drift: Verify through Phase One Site Environmental Assessment report
?	*Hazardous Air Emissions or Hazardous Material <¼ mile: Verify through Phase One Site Environmental Assessment report
?	*Within 500 feet of a Major Traffic Corridor or Freeway for Air Quality: Verify distance from 82 Freeway.
N	*Wildland Fire Interface:
N	*Social Hazards:
?	*Unsafe Walking Routes: Coordinate with City of San Carlos to establish and develop Safe Routes to School
N	*Difficult or Unsafe Accessibility:
N	Not Centrally Located in Attendance Area:
?	Distant From Other Community Facilities: District to determine busing options and accessibility to site for students.
N	Poor Orientation For Wind or Light:
N	Poor Drainage:
N	Shape (length to width ratio >2:1):
N	Distant or Unavailable Utilities:
N	Excessive Grading or On-Site Development Costs:
N	Excessive Off-Site Development Costs:
N	Likely <i>Eminent Domain</i> or Relocation:
N	Wildlife, Protected Habitat, Wetland:
?	Historic, Archeological, Scenic Resource: Verify through CEQA (California Environmental Quality Act) process
N	Farm Land or Agricultural Preserve (Williamson Act):
NA	Other (specify):

*Major safety issues to be avoided.

Ranking (1=high and 5=low)			
Ranking of This Site	Number of Sites Evaluated	Relative Ranking of This Site	
2	2	1	
If fewer than three sites evaluated, explain why.			
Recommendation			
<input checked="" type="checkbox"/> The California Department of Education's initial evaluation of this site indicates that the local educational agency may proceed with further evaluation of the site including the items detailed in the SFPD 4.01, School Site Approval Procedures. Specific concerns identified in this evaluation must be addressed in the site approval application. THIS EVALUATION DOES NOT CONSTITUTE AN APPROVAL.			
<input type="checkbox"/> The California Department of Education recommends that the school district no longer pursue acquiring this site.			
Comments <p>The district has stated that there has been a committee formed to determine the educational program for this 300-400 student new high school. CalTrain, a commuter rail system, runs to the north of the site. A railroad study and/or noise study is needed to determine risk and acceptable noise levels. This site does have a direct CalTrain station that would be beneficial to the students attending the school. According to the PG&E website, there is a PG&E pipeline that runs along County Rd. Further studies may be needed depending on the location and capacity of the pipeline once identified. Overhead powerlines were visible. District to determine the KV rating and appropriate setback. Traffic study should be conducted along Old County Road to best determine access to the school site. The site should also be evaluated to determine how physical education can be delivered. The adjacent City park does provide a potential joint-use option for the District to conduct physical education. District to verify the distance of the site from the San Carlos airport. If within 2 nautical miles of the site, a CalTrans aeronautics assessment will be needed. District to ensure the site can be developed with appropriate vehicle and pedestrian separations. Public transit and other options such as district bussing should be considered in layout and location.</p>			
Additional Requirements			
<input checked="" type="checkbox"/> Electromagnetic Field Mitigation Plan <input checked="" type="checkbox"/> Pipeline/Tank Risk Assessment <input type="checkbox"/> Special Education Program Review <input checked="" type="checkbox"/> Noise Study <input checked="" type="checkbox"/> Traffic Safety Study <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Railroad Safety Study <input type="checkbox"/> Caltrans Airport Assessment			
Field Review Participants			
Name Enrique Navas, Asst Superintendent	Address Sequoia Union High School District	Telephone Number 650-369-1411	E-mail enavas@seq.org
Name Lisa Constancio CDE/SFTSD	Address 1430 N Street, Suite 1201 Sacramento, CA 95814	Telephone Number 916-445-4889	E-mail lconstancio@cde.ca.gov
Name Fred Yeager CDE/SFTSD	Address 1430 N Street, Suite 1201 Sacramento, CA 95814	Telephone Number 916-327-7148	E-mail fyeager@cde.ca.gov
Name Bill Sawyer, Vice President Cassidy Turely	Address 1950 University Avenue, Suite 220 E. Palo Alto, CA 94303	Telephone Number 650-320-0235	E-mail bill.sawyer@cassidyturely.com
Name	Address	Telephone Number	E-mail
Name	Address	Telephone Number	E-mail
CDE Field Representative Signature			
LISA CONSTANCIO _____ Print Name		 _____ Signature	
		10/13/14 _____ Date	

city segment park
Auto Repair
Hawthorne



Google earth



535 Old Country Road
San Carlos, CA 94070

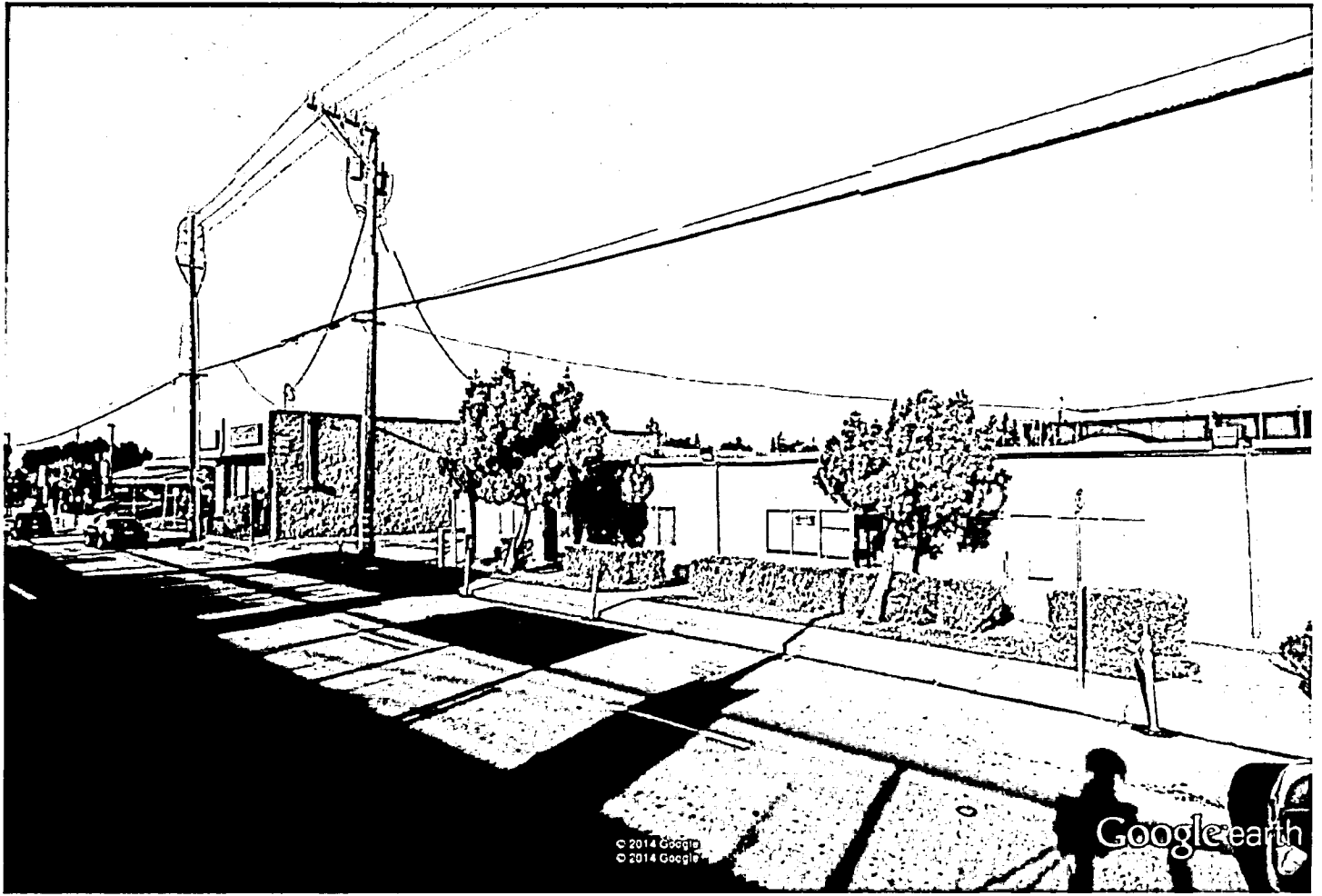
Home Building

San Carlos Station →

Cal Train Train Station
(Diesel)

1000 ~~feet~~ feet
from Highway/
Freeway

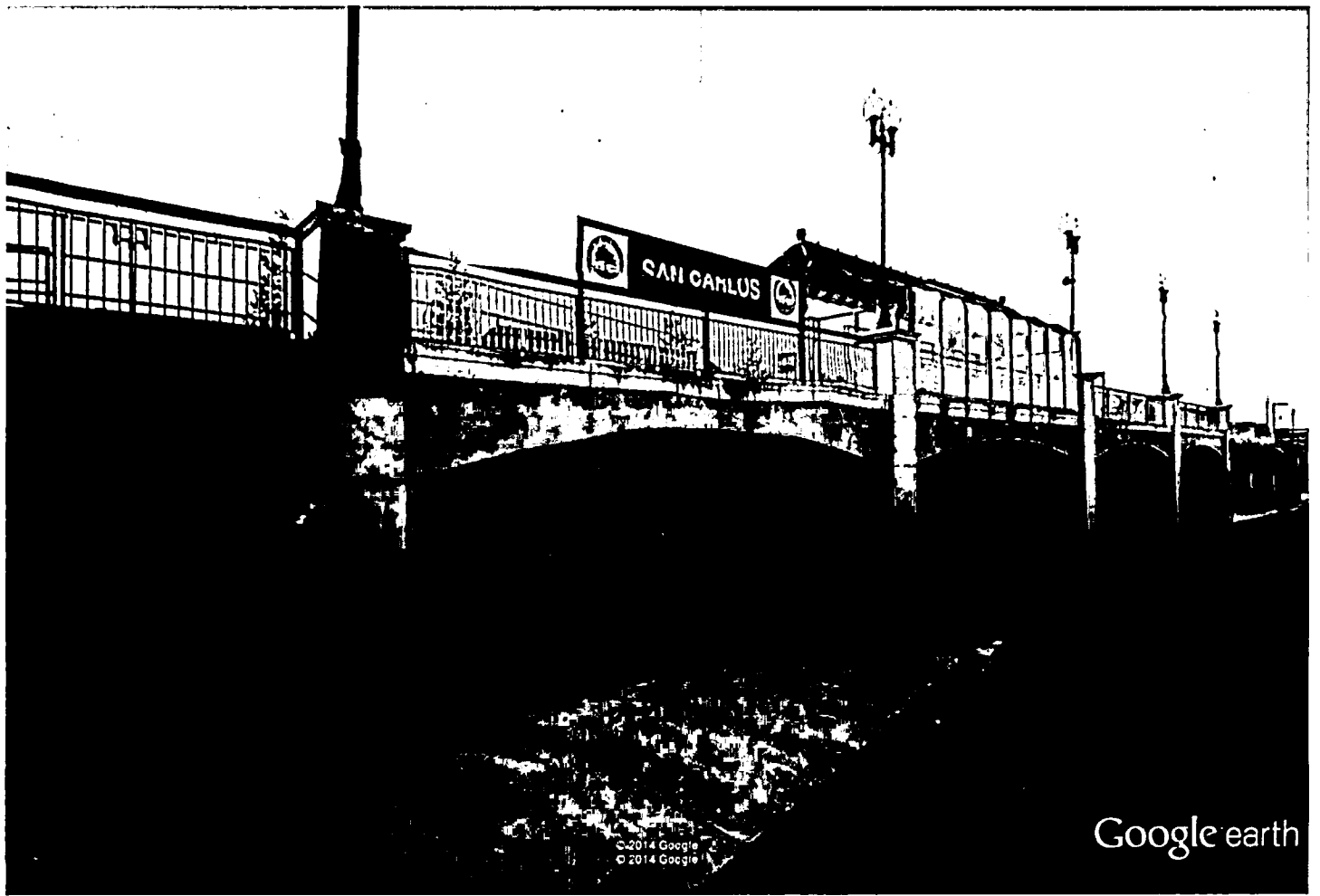
Zoning
allows for
home building



Google earth

feet
meters



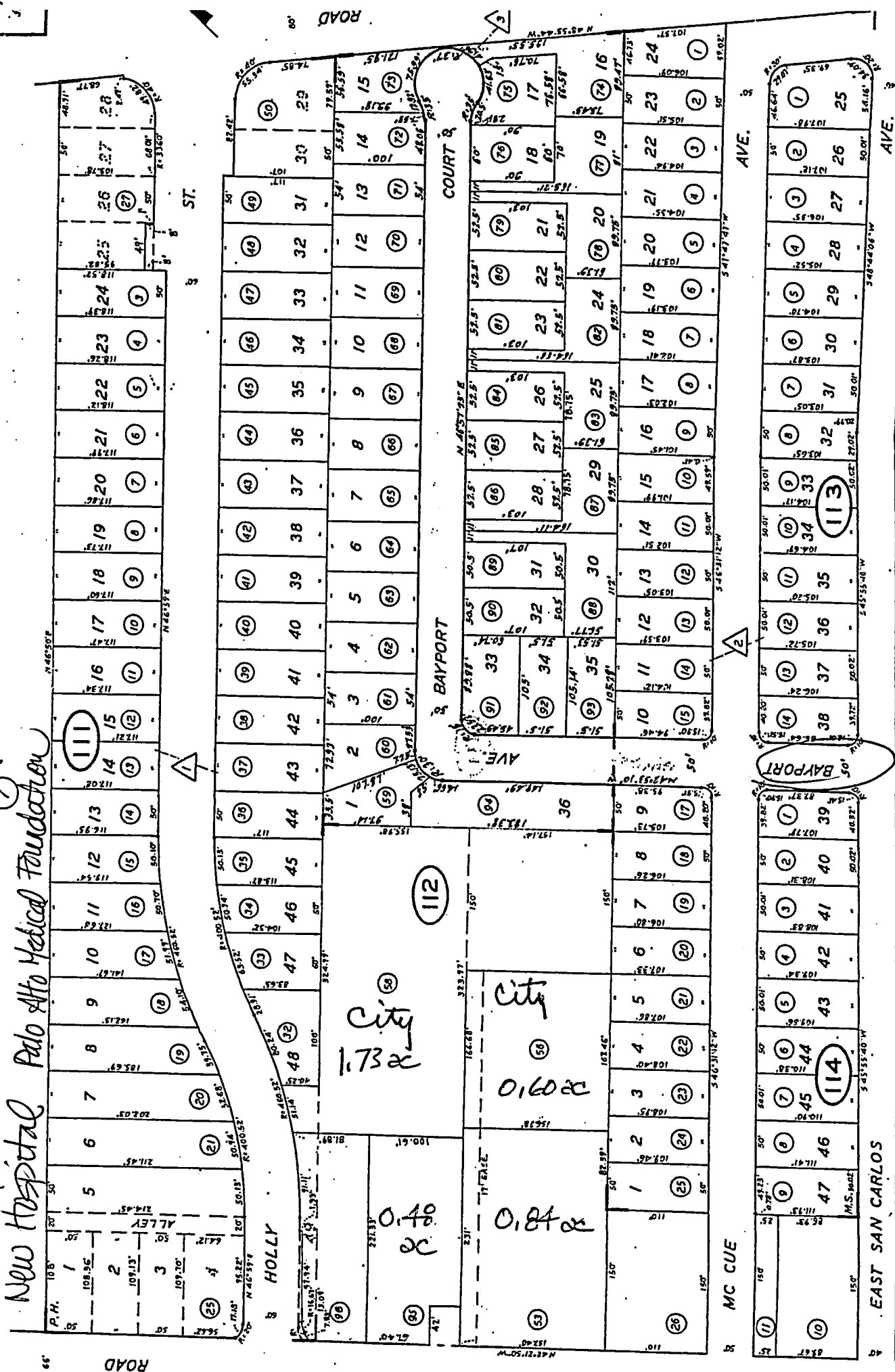


Google earth

feet 10
meters 3



⑦



① PHELPS HOME SUB. RSM 18/34
② MC CUE SUB. RSM 24/49

6-87
ASSESSOR'S MAP COUNTY OF SAN MATEO CA.

3 BAYPORT COURT RSM 114 / 86-87 ASSE

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

535 OLD COUNTY RD, SAN CARLOS, CA 94070-2519**Owner Information:**

Owner Name: COUNTY ASSOCIATES
 Mailing Address: 100 HARBOR BLVD, BELMONT CA 94002-4063 C011 C/O G GASIVODA
 Phone Number: Vesting Codes: //

Location Information:

Legal Description: 0.837 AC MOL ON NELY LN OF OLD COUNTY RD COM 110 FT NWLY FR MC CUE AVE SAN CARLOS ACREAGE
 County: SAN MATEO, CA APN: 046-112-530
 Census Tract / Block: 6091.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: 33-C5 / 769-G2
 Legal Lot: Tract #:
 Legal Block: School District: SEQUOIA UN
 Market Area: 354 Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information:

Recording/Sale Date: 01/28/1977 / 1st Mtg Amount/Type: /
 Sale Price: \$200,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: AK75911 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:

Title Company:

Lender:

Seller Name: C/O G GASIVODA

Prior Sale Information:

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics:

Year Built / Eff: /	Total Rooms/Offices:	Garage Area:
Gross Area:	Total Restrooms:	Garage Capacity:
Building Area:	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information:

Zoning: C40000	Acres: 0.84	County Use: WAREHOUSING (38)
Lot Area: 36,460	Lot Width/Depth: x	State Use:
Land Use: WAREHOUSE	Commercial Units: 12	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information:

Total Value: \$339,539	Assessed Year: 2011	Property Tax: \$5,556.92
Land Value: \$164,086	Improved %: 52%	Tax Area: 011027
Improvement Value: \$175,453	Tax Year: 2011	Tax Exemption:
Total Taxable Value: \$339,539		

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

501 OLD COUNTY RD, SAN CARLOS, CA 94070-2549**Owner Information:**

Owner Name: **COHN MAURICE M**
 Mailing Address: **PO BOX 165, BURLINGAME CA 94011-0165 B002**
 Phone Number: **Vesting Codes: / A / TR**

Location Information:

Legal Description: **0.477 AC MOL ON NELY LN OF OLD CO RD COM SELY 72.91FT FR HOLLY ST ACREAGE IN SAN CARLOS**
 County: **SAN MATEO, CA** APN: **046-112-950**
 Census Tract / Block: **6091.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **/ 769-G2**
 Legal Lot: Tract #:
 Legal Block: School District: **SEQUOIA UN**
 Market Area: **354** Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: **03/20/2008 / 12/05/2007** Deed Type: **GIFT DEED**
 Sale Price: 1st Mtg Document #:

Document #: **30381****Last Market Sale Information:**

Recording/Sale Date: **/ 12/1978** 1st Mtg Amount/Type: **\$170,000 / PRIVATE PARTY**
 Sale Price: **\$215,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **7806-75** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:

Title Company:

Lender:

Seller Name: **BORELLO IRMA****Prior Sale Information:**

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics:

Year Built / Eff: **/** Total Rooms/Offices:
 Gross Area: Total Restrooms:
 Building Area: Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Exterior wall:
 Basement Area:

Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information:

Zoning: Acres: **0.48** County Use: **WAREHOUSING (38)**
 Lot Area: **20,778** Lot Width/Depth: **x** State Use:
 Land Use: **WAREHOUSE** Commercial Units: **6** Water Type:
 Site Influence: Sewer Type: Building Class:

Tax Information:

Total Value: **\$985,808** Assessed Year: **2011** Property Tax: **\$12,664.04**
 Land Value: **\$586,072** Improved %: **41%** Tax Area: **011027**
 Improvement Value: **\$399,736** Tax Year: **2011** Tax Exemption:
 Total Taxable Value: **\$985,808**



CALIFORNIA DEPARTMENT OF EDUCATION
SCHOOL FACILITIES PLANNING DIVISION

SFPD 4.0 (Rev. 07/09)

INITIAL SCHOOL SITE EVALUATION

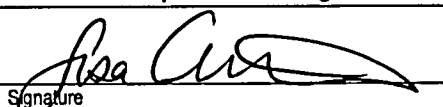
- ☒ A scaled drawing with north indicated is attached to this review.
☐ A local educational agency boundaries map showing existing school sites, attendance areas, and the proposed new school site is attached to this review.

Date of Field Review October 8, 2014		County San Mateo		
Local Educational Agency (LEA) Sequoia Union High School District		School Site New High School		
Site Location (nearest cross streets, compass direction, and city) 150 Jefferson Drive, Menlo Park, CA 94025				
Master Plan Capacity 300-400	Grade Levels If stand alone special education See Additional Requirements 9-12	Number of Multitrack Year-Round Education Tracks NA	Class Size Reduction Grades NA	Estimated Land Value/Acre To Be Determined
Project Type			Funding	
<input checked="" type="checkbox"/> New School <input type="checkbox"/> Land Addition to Existing Site <input type="checkbox"/> Other:		<input type="checkbox"/> Charter School <input type="checkbox"/> Joint-Use Facilities:		<input type="checkbox"/> Developer <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> Financial Hardship
Proposed Facilities for County-Educated Special Education Students at the School NA				
Proposed School Athletic Program To Be Determined				
Site Acreage				
Gross Acres 3.16	Net Usable Acres 3.16	California Department of Education (CDE) Recommended Acres TBD	Percent of State Standard (Net Usable/CDE Recommended) TBD	
Site Characteristics				
Topography Flat/level				
Historical Use Industrial				
Current Use Bay Associates Inc (Office building and warehouse)				
Existing Structures to Be Removed or Demolished Office building and warehouse				
Easements and Rights of Way District should investigate and verify easements/rights of way.				
Current Land Use or Zoning Adjacent to Site				
North Bio-Technical office building				
East Previous office space to be converted to field and basketball court				
South Research/Science office buildings				
West Office buildings				
Potential Land Use Incompatibilities None observed				

Potential Issues

Yes (Y), No (N), ?	Indicate "Yes" if the following is a known or a potential concern.
N	*Traffic:
Y	*Railroad Tracks (<1,500 ft.): Railroad tracks visible. Verify distance from property line and determine if operational.
?	*Airport Runway (<2 nautical miles): Verify distance from Palo Alto airport.
?	*Power Lines Above or Below Ground (>50kV): Verify KV rating of powerlines.
?	*Pipelines (<1,500 ft., >80 psi): Verify any pipelines within 1500 feet of property.
N	*Excessive Ambient Noise:
?	*Active Fault Zones: Verify through Geo-technical/Geo-hazards reports.
N	*Likelihood of Landslides or Liquefaction:
?	*Flood or Dam Inundation: Verify through Geo-technical/Geo-hazards reports.
N	*Inadequate Soil Stability, Bearing Capacity:
?	*Topographic Problems (ex., excessive slope): Verify through Geo-technical/Geo-hazards reports.
?	*Water or Fuel Storage Tanks: Verify through Phase One Site Environmental Assessment report
?	*Toxics (natural or man-made): Verify through Phase One Site Environmental Assessment report
N	*Odors, Dust, Smoke, Pesticide Drift:
?	*Hazardous Air Emissions or Hazardous Material <¼ mile: Verify through Phase One Site Environmental Assessment report
?	*Within 500 feet of a Major Traffic Corridor or Freeway for Air Quality: Verify distance from 101 Freeway.
N	*Wildland Fire Interface:
N	*Social Hazards:
?	*Unsafe Walking Routes: Coordinate with Menlo Park to establish and develop Safe Routes to School
N	*Difficult or Unsafe Accessibility:
?	Not Centrally Located in Attendance Area: District to determine busing options and accessibility to site for students.
?	Distant From Other Community Facilities:
N	Poor Orientation For Wind or Light:
N	Poor Drainage:
N	Shape (length to width ratio >2:1):
N	Distant or Unavailable Utilities:
N	Excessive Grading or On-Site Development Costs:
N	Excessive Off-Site Development Costs:
N	Likely <i>Eminent Domain</i> or Relocation:
N	Wildlife, Protected Habitat, Wetland:
?	Historic, Archeological, Scenic Resource: Verify through CEQA (California Environmental Quality Act) process
N	Farm Land or Agricultural Preserve (Williamson Act):
NA	Other (specify):

*Major safety issues to be avoided.

Ranking (1=high and 5=low)			
Ranking of This Site	Number of Sites Evaluated	Relative Ranking of This Site	
2	2	2	
If fewer than three sites evaluated, explain why.			
Recommendation			
<input checked="" type="checkbox"/> The California Department of Education's initial evaluation of this site indicates that the local educational agency may proceed with further evaluation of the site including the items detailed in the SFPD 4.01, School Site Approval Procedures. Specific concerns identified in this evaluation must be addressed in the site approval application. THIS EVALUATION DOES NOT CONSTITUTE AN APPROVAL. <input type="checkbox"/> The California Department of Education recommends that the school district no longer pursue acquiring this site.			
Comments The district has stated that there has been a committee formed to determine the educational program for this 300-400 student new high school. This site is closely located to the existing Facebook Headquarters and new engineering center. Overhead powerlines were visible on site. District to determine the KV rating and appropriate setback. Pipelines were not visible. School District to verify the existence, location and capacity of the pipelines. The site should be evaluated to determine how physical education can be delivered. Railroad lines were visible but School District believes the railroad lines are no longer operational. School District to verify the usage of the railroad lines and the distance to the Palo Alto Airport. If the site is within 2 nautical miles of the airport, a CalTrans Airport assessment will be needed. District to ensure the site can be developed with appropriate vehicle and pedestrian separations. Public transit and other options such as district bussing should be considered in layout and location.			
Additional Requirements			
<input checked="" type="checkbox"/> Electromagnetic Field Mitigation Plan <input checked="" type="checkbox"/> Pipeline/Tank Risk Assessment <input type="checkbox"/> Special Education Program Review <input type="checkbox"/> Noise Study <input type="checkbox"/> Traffic Safety Study <input type="checkbox"/> Other: <input type="checkbox"/> Railroad Safety Study <input type="checkbox"/> Caltrans Airport Assessment			
Field Review Participants			
Name Enrique Navas, Asst Superintendent	Address Sequoia Union High School District	Telephone Number 650-369-1411	E-mail enavas@seq.org
Name Lisa Constancio CDE/SFTSD	Address 1430 N Street, Suite 1201 Sacramento, CA 95814	Telephone Number 916-445-4889	E-mail lconstancio@cde.ca.gov
Name Fred Yeager CDE/SFTSD	Address 1430 N Street, Suite 1201 Sacramento, CA 95814	Telephone Number 916-327-7148	E-mail fyeager@cde.ca.gov
Name Bill Sawyer, Vice President Cassidy Turely	Address 1950 University Avenue, Suite 220 E. Palo Alto, CA 94303	Telephone Number 650-320-0235	E-mail bill.sawyer@cassidyturely.com
Name	Address	Telephone Number	E-mail
Name	Address	Telephone Number	E-mail
CDE Field Representative Signature			
LISA CONSTANCIO Print Name		 Signature	
		10/13/14 Date	



Google earth

feet
meters

1000

400



~~Bay Area~~ Building / Warehouse Space →

Bay Associates
Inc

44,451 sq ft



Google earth

feet 10
meters 3





Google earth

feet
meters



Property Detail Report

For Property Located At:

150 JEFFERSON DR, MENLO PARK, CA 94025-1115

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **JEFFERSON FIELDS LLC**
 Mailing Address: **2390 EL CAMINO REAL #210, PALO ALTO CA 94306-1437 C039**
 Vesting Codes: **// CO**

Location Information

Legal Description:	LOTS 6 7 & 8 BOHANNON INDUSTRIAL PARK UNIT NO 4 RSM 56/5		
County:	CA041	APN:	055-243-030
Census Tract / Block:	6117.00 / 4	Alternate APN:	
Township-Range-Sect:		Subdivision:	BOHAMMON INDUST
Legal Book/Page:		Map Reference:	37-E2 / 770-H6
Legal Lot:	6	Tract #:	
Legal Block:		School District:	SEQUOIA UN
Market Area:	310	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	10/22/2013 / 10/21/2013	1st Mtg Amount/Type:	\$3,710,000 / CONV
Sale Price:	\$4,750,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	148431
Document #:	148430	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE		
Lender:	COMERICA BK		
Seller Name:	TRIPAR INVESTMENTS LLC		

Prior Sale Information

Prior Rec/Sale Date:	12/09/1977 /	Prior Lender:	
Prior Sale Price:	\$194,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	AM7487	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:		Acres:	2.09	County Use:	WAREHOUSING (38)
Lot Area:	90,928	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$1,454,060	Assessed Year:	2013	Property Tax	\$19,028.86
Land Value:	\$315,562	Improved %:	78%	Tax Area:	008063
Improvement Value:	\$1,138,498	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$1,454,060				

Roger 650.327.2014 x1
M 650.207.1610

Property Detail Report

For Property Located At:

160 JEFFERSON DR, MENLO PARK, CA 94025-1115

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **LOWENSTEIN MARTIN D**
 Mailing Address: **160 JEFFERSON DR, MENLO PARK CA 94025-1115 C029**
 Vesting Codes: **//**

Location Information

Legal Description:	LOT 16 BOHANNON INDUSTRIAL PARK UNIT NO 5 RSM 56/23		
County:	CA041	APN:	055-243-040
Census Tract / Block:	6117.00 / 4	Alternate APN:	
Township-Range-Sect:		Subdivision:	BOHANNON INDUSTRIAL PK #5
Legal Book/Page:		Map Reference:	37-E2 / 770-H6
Legal Lot:	16	Tract #:	
Legal Block:		School District:	SEQUOIA UN
Market Area:	310	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	05/06/2014 / 04/23/2014	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	38400		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:		Acres:	1.07	County Use:	WAREHOUSING (38)
Lot Area:	46,485	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$568,093	Assessed Year:	2013	Property Tax:	\$8,408.34
Land Value:	\$160,962	Improved %:	72%	Tax Area:	008063
Improvement Value:	\$407,131	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$568,093				