



APPLICATION FOR LAND USE CONSISTENCY DETERMINATION
San Mateo County Airport Land Use Commission
C/CAG ALUC

APPLICANT INFORMATION

Agency: City of Belmont

Project Name: 1301 Shoreway Road

Address: 1301 Shoreway Road

APN: 043-371-110

City: Belmont

State: CA

ZIP Code: 94002

Staff Contact: Christopher Dacumos, Consultant
Senior Planner

Phone: 707-655-0370

Email: cdacumos@goodcityco.com

PROJECT DESCRIPTION

The project proposes construction of two office and/or life-science buildings and a parking garage at the southeast corner of the Sem Lane/Shoreway Road intersection in Belmont. It includes construction of a total of 542,035 square feet of general office and/or research/technology uses located in two buildings, Building 1 reaching 8 stories at approximately 144' in height (including rooftop screening), and Building 2 reaching 7 stories at approximately 128 feet in height (including rooftop screening). Building 1 would be located on the western portion of the project site adjacent to Shoreway Road and Building 2 would be on the northeastern portion of the project site along Sem Lane. The Belmont Creek trail runs along the property's eastern edge, providing outdoor amenities to the public and future employees. The project proposes 1,692 parking spaces provided through a 9-level 442,690 square-foot garage providing 1,432 spaces, and surface lots providing 194 spaces. at grade parking spaces. The project requests a rezoning from Regional Commercial (R-C) to Planned Development (PD) to allow for greater building height and to allow for life science use. The site is 301,130.28 square feet and is currently occupied by a medical/office building.

REQUIRED PROJECT INFORMATION **PLEASE SEE ENCLOSED SUPPLEMENTAL MATERIALS AND ATTACHMENTS**

For General Plan, Specific Plan or Zoning Amendments and Development Projects:

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of the planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):
 - a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.
 - Identify any relevant citations/discussion included in the project/plan addressing compliance with ALUCP noise policies.
 - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
 - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
 - c) Airspace Protection:

- Include relevant citations/discussion of allowable heights in relation to the protected airspace/proximity to airport, as well as addressment of any land uses or design features that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.
- If applicable, identify how property owners are advised of the need to submit Form 7460-1, *Notice of Proposed /Construction or Alteration* with the FAA.

2. Real Estate Disclosure requirements related to airport proximity
3. Any related environmental documentation (electronic copy preferred)
4. Other documentation as may be required (ex. related staff reports, etc.)

Additional information For Development Projects:

1. 25 sets of scaled plans, no larger than 11" x 17"
2. Latitude and longitude of development site
3. Building heights relative to mean sea level (MSL)

ALUCP Plans can be accessed at <http://ccag.ca.gov/plansreportslibrary/airport-land-use/>

Please contact C/CAG staff at 650 599-1467 with any questions.

C/CAG Application for Land Use Consistency Determination:

C/CAG Application for Land Use Consistency Determination: Supplemental Information

Agency Name: City of Belmont

Project Name: 1301 Shoreway Road

PRROPERTY AND PROJECT DESCRIPTION

An application was submitted to the City of Belmont for 542,035 square feet of general office and/or research/technology uses located in two buildings project at 1301 Shoreway Road. The subject site is a 6.9-acre lot east of US Highway 101 and located at 1301 Shoreway Road at the northeast intersection of Shoreway Road and Sem Lane. The site consists of one parcel (Assessor Parcel Number [APN] 040-371-110) and is bounded by Shoreway Road to the west, Sem Lane to the north, Belmont Creek to the east, and a PG&E electrical substation to the south. Shoreway Road serves as a frontage road for US Highway 101. The project is within the city limits of Belmont in San Mateo County, CA.

The project applicant is proposing a general office and/or life-science campus with a parking garage for the subject property. The development includes 542,035 square feet (sf) of employment uses (e.g. office space), a 442,690sf parking garage, and landscape. A series of outdoor amenities open to the public are proposed along the rear of the property, accessible from the slough and adjacent trail along Belmont Creek.

The proposed project would include two buildings: Building 1 would be located on the western portion of the project site adjacent to Shoreway Road and Building 2 would be on the northeastern portion of the project site along Sem Lane. Building 1 would be 8 stories and would extend to approximately 128 to the rooftop, 133 feet to the parapet, and 144 feet to the top of the mechanical screen. Building 2 would be 7 stories and extend to approximately 112 feet to the rooftop, 117 feet to the parapet, and 128 feet to the top of the mechanical screen. The office buildings would include a mixture of solid and glazed panels on the exterior of the buildings.

The site is located outside of the San Carlos Airport Aircraft Noise Contour. Additionally, the site is within Safety Zone 6 of the Airport Land Use Compatibility Plan for the San Carlos Airport.

The proposed project would require approval of rezoning the site to Planned Development, Planned Development Permit, Design Review, Conceptual Design Permit, Detailed Design Permit, Sign Permit, Development Agreement, Demolition, Grading, Building, and other permits required for occupancy, and California Environmental Quality Act (CEQA) clearance. An Environmental Impact Report is being prepared by the City.

See enclosed **Attachment** for project site plan, rendering and elevations.

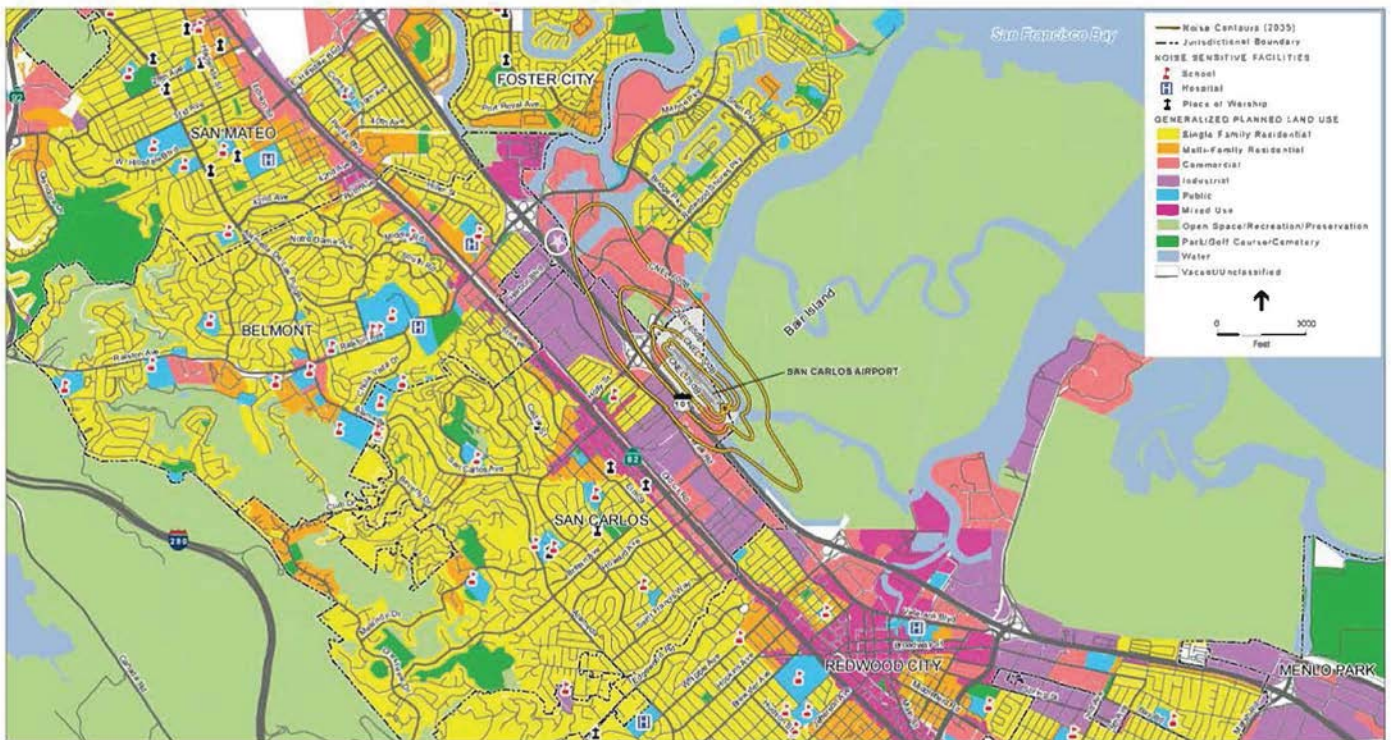
As discussed below, the project is **consistent** with the noise, safety and airspace protection policies of the Airport Land Use Compatibility Plan (ALUCP) for the San Carlos Airport.

The project is located in the Regional Commercial Zoning District and complies with the underlying zoning regulations with the exception of height and as such, requests a zoning map amendment to designate Planned Development to allow such changes.



SOURCE: ESRI, 2014; ESA Airports, 2014

San Carlos Airport ALUCP - 130753
Exhibit 4-3
 San Carlos Airport Safety Zones



SOURCE: Belmont, 1962; San Mateo County, 1966; Foster City, 1983; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

San Carlos Airport ALUCP - 130753
Exhibit 4-1
 Future Conditions (2035) Aircraft Noise Contours

DISCUSSION OF RELATIONSHIP TO AIRPORT LAND USE COMPATIBILITY

Noise

The 1301 Shoreway Road project site is located outside of the airport's 60dB CNEL noise contour (ALUCP Exhibit 4-2 "Future Conditions (2035) Aircraft Noise Contours map). The proposed general office and/or research/technology campus and parking garage are considered compatible if outside of the 60 dB CNEL noise contour and is consistent with Noise Policy 1 and Noise Policy 4.

Existing Noise Levels

The project is currently occupied with a multi-tenant office building surrounded by surface parking. The project site is primarily surrounded by industrial and commercial uses. The existing mobile noise in the project area is generated along Shoreway Road, which is west of the project site, Marine Parkway, which is north of the project site, Cormorant Drive, which is southeast of the project site, and Holly Street which is southeast of the project site.

Safety

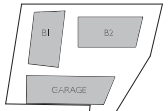
The California Airport Land Use Planning Handbook requires ALUCPs to include safety zones for each runway end. The San Carlos Airport ALUCP includes six safety zones and related land use compatibility criteria. The proposed project site is located inside Safety Zone 6 which allows max residential densities (no limit), max nonresidential intensities (no limit) and max single acre (no limit) (Safety Compatibility Criteria for San Carlos Airport are listed on Table 4-4 of the San Carlos ALUCP). Safety Zone 6 does not have limits or restrictions for medical/biological research facilities handling highly toxic or infectious agents.

Airspace Protection

The proposed project includes two buildings, Building 1 reaching 8 stories at approximately 144' in height (including rooftop screening), and Building 2 reaching 7 stories at approximately 128 feet in height (including rooftop screening) and is less than the 155' maximum allowable height set by the Airport Land Use Commission for the San Carlos Airport. Reviewing Table 4-4 Safety Compatibility Criteria, Zone 6 the project will not create height hazard obstruction, smoke, glare, electronic, wildlife attractants, or other airspace hazards. Therefore, the proposed project would be consistent with the airspace policies as established in the adopted 2016 San Carlos ALUCP.

Attachments:

- 1301 Shoreway Road Project Sheets:
 - Site Plan
 - Renderings
 - Elevations

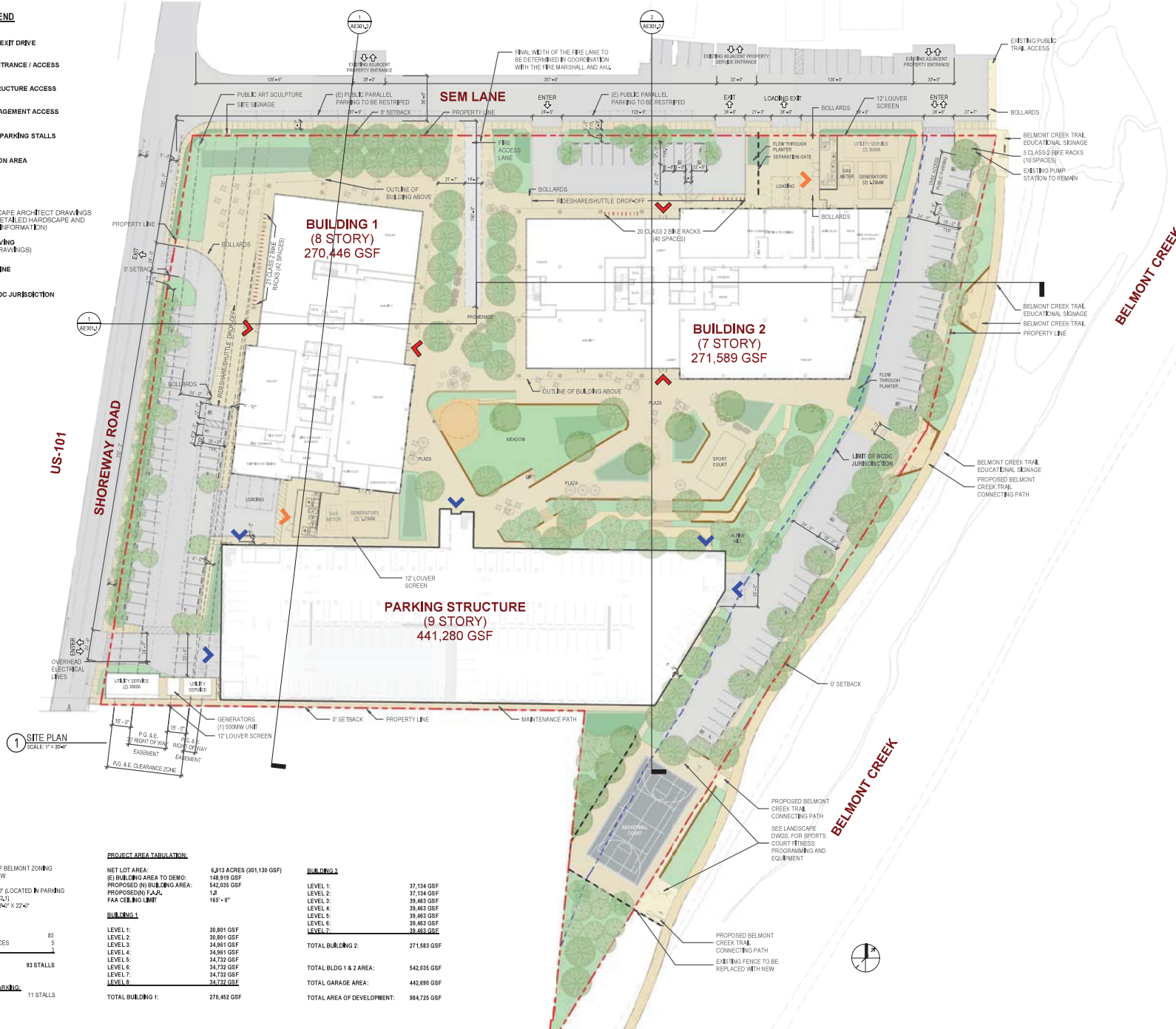


NO.	DESCRIPTION	DATE
1	PD APPLICATION	06.07.24
NO.	DESCRIPTION	DATE



SITE PLAN LEGEND

- ENTRANCE / EXIT DRIVE
- BUILDING ENTRANCE / ACCESS
- GARAGE STRUCTURE ACCESS
- WASTE MANAGEMENT ACCESS
- NUMBER OF PARKING STALLS
- BIORETENTION AREA
- LANDSCAPE
- HARDSCAPE (SEE LANDSCAPE ARCHITECT DRAWINGS FOR MORE DETAILED HARDSCAPE AND LANDSCAPE INFORMATION)
- ASPHALT PAVING (SEE CIVIL DRAWINGS)
- PROPERTY LINE
- LIMIT OF BCDC JURISDICTION



1 SITE PLAN
SCALE 1" = 30'-0"

GENERAL NOTE:

PARKING STALLS PER CITY OF BELMONT ZONING ORDINANCE (AZ-2) AS BELOW:
• UNINSTALL 8'4" X 16'4"
• COMPACT STALL 5'4" X 16'4" (LOCATED IN PARKING STRUCTURE - SEE SHEET PKA2.1)
• PARALLEL PARKING STALL 16'4" X 22'4"

SUBSURFACE PARKING COUNT:

UNINSTALL SPACES	85
STANDARD ACCESSIBLE SPACES	5
VAI/MANUSCRIPT ACCESSIBLE SPACES	2
TOTAL:	93 STALLS

OFFSITE SURFACE PUBLIC PARKING:

PARALLEL PARKING	11 STALLS
------------------	-----------

PROJECT AREA TABULATION:

NET LOT AREA: 6.813 ACRES (291,130 GSF)
(E) BUILDING AREA TO DEMO: 148,919 GSF
PROPOSED (N) BUILDING AREA: 542,035 GSF
PROPOSED P.A.U.: 1.4
FAA CEILING LIMIT: 165'-0"

BUILDING 1:

LEVEL 1:	30,891 GSF
LEVEL 2:	30,891 GSF
LEVEL 3:	34,961 GSF
LEVEL 4:	34,961 GSF
LEVEL 5:	34,732 GSF
LEVEL 6:	34,732 GSF
LEVEL 7:	34,732 GSF
LEVEL 8:	34,732 GSF
TOTAL BUILDING 1:	270,442 GSF

BUILDING 2:

LEVEL 1:	37,134 GSF
LEVEL 2:	37,134 GSF
LEVEL 3:	39,463 GSF
LEVEL 4:	39,463 GSF
LEVEL 5:	39,463 GSF
LEVEL 6:	39,463 GSF
LEVEL 7:	39,463 GSF
TOTAL BUILDING 2:	271,589 GSF

TOTAL BLDG 1 & 2 AREA:

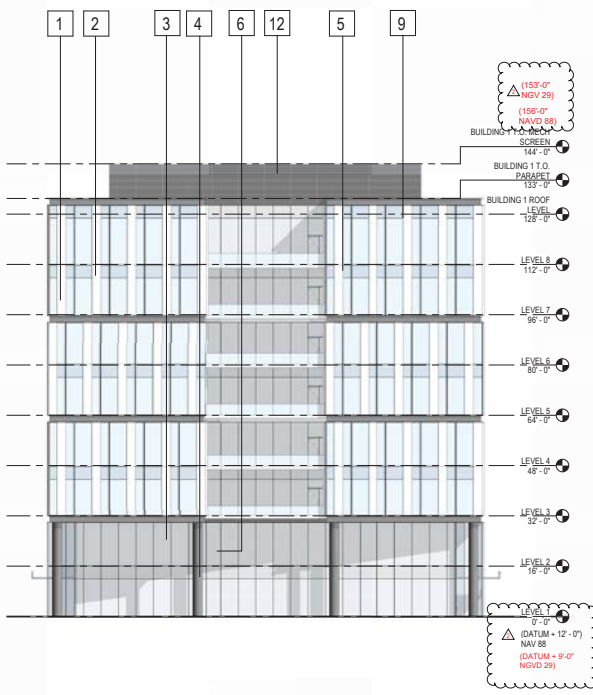
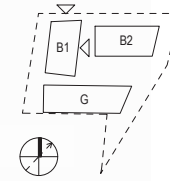
542,035 GSF

TOTAL GARAGE AREA:

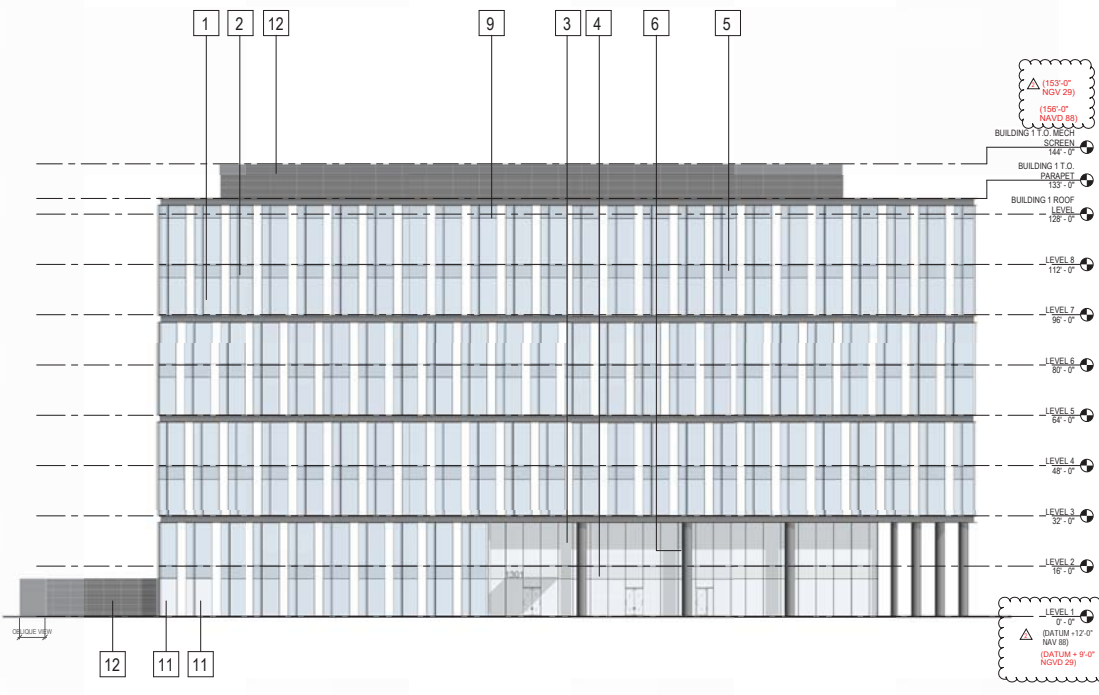
442,690 GSF

TOTAL AREA OF DEVELOPMENT:

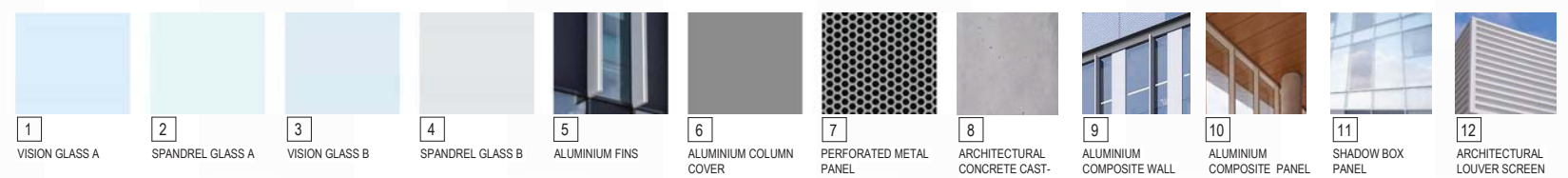
984,725 GSF



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



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



BIRD-SAFE BUILDING TREATMENTS

1. EXTERIOR GLAZING IS COMPOSED OF 45% OPAQUE GLAZING, NON REFLECTIVE GLAZING IS HIGH-PERFORMANCE TO MEET T24 ENERGY REQUIREMENTS.
2. EXTERIOR GLAZING SYSTEM UTILIZES SPANDREL GLAZING TO VAREGATE EXTERIOR APPEARANCE.
3. MILLION EXTENSIONS ARE INCLUDED TO CREATE PATTERNS THAT BREAK UP THE EXTERIOR EXPANSE OF GLASS.
4. EXTERNAL LIGHTING WILL BE MINIMIZED AND SHIELDED.
5. LEVELS ONE AND TWO ARE RECESSED FROM THE UPPER FLOORS.

CONSULTANTS

Civil Engineer
BMF ENGINEERS
 1730 N. FIRST STREET, SUITE 600
 SAN JOSE, CA 95112
 408.314.6541

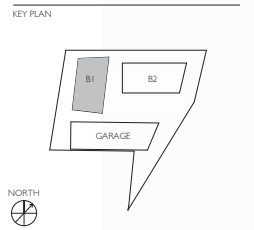
MEP / Lighting / T24 EXP, INC.
 415 MONTGOMERY ST., SUITE 300
 SAN FRANCISCO, CA 94104
 415.382.5025

Landscape Architect
SWA
 530 BUSH STREET, 6TH FL.
 SAN FRANCISCO, CA 94108
 415.254.4652

Structural Engineer
KPFF Consulting Engineers
 45 FREMONT STREET, 28th FL.
 SAN FRANCISCO, CA 94102
 415.989.1004

Parking
Warty Design, Inc.
 2095 GATEWAY PLACE, SUITE 550
 SAN JOSE, CA 95110
 833.917.7275

STAMP



NO.	DESCRIPTION	DATE
2	ALUC SUBMISSION	09.23.24
1	PD APPLICATION	06.07.24



CLIENT I SHOREWAY OWNER, LLC db FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD, BELMONT, CA 94002

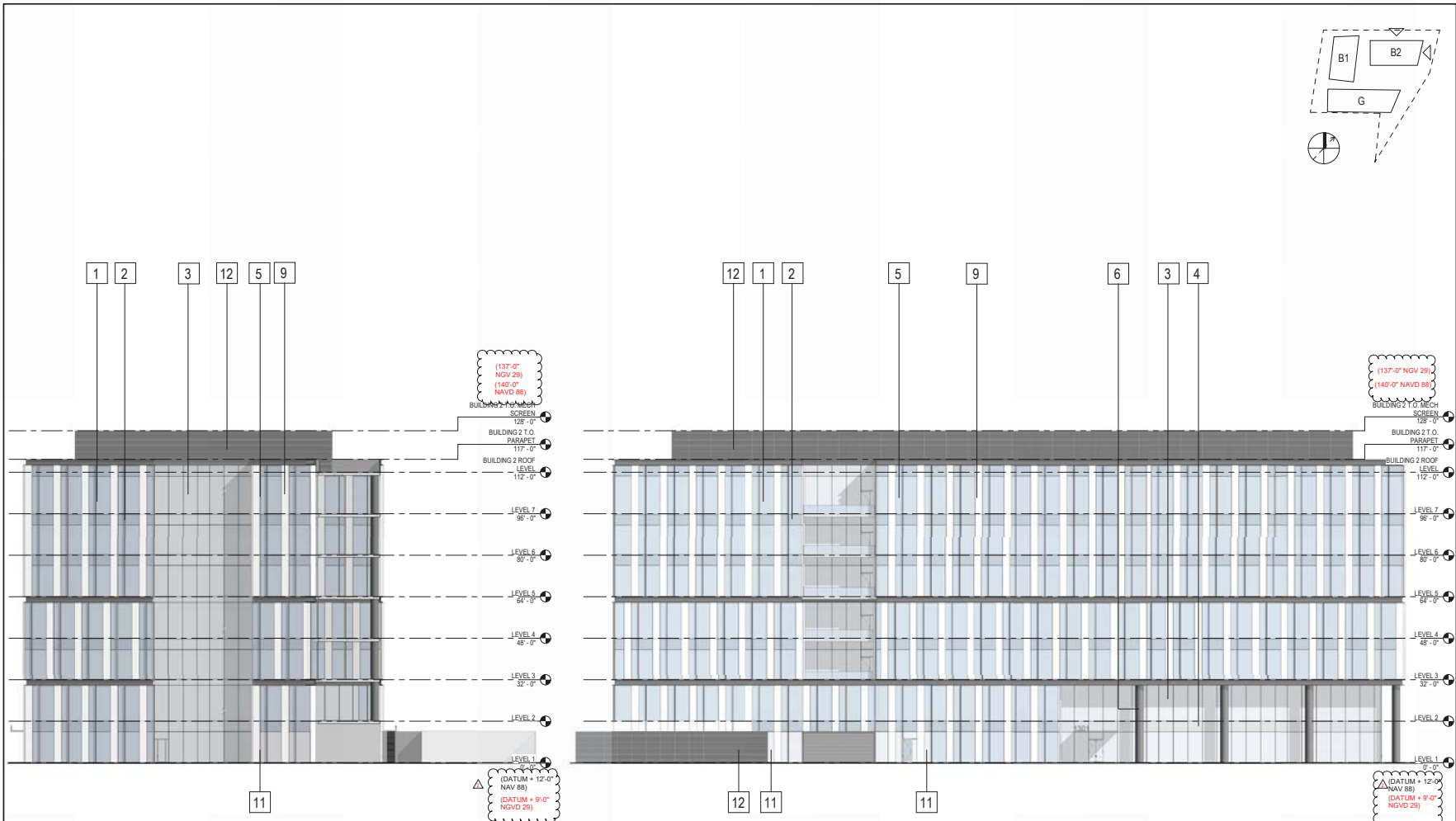
PROJECT NO. 21198

SCALE As indicated

TITLE







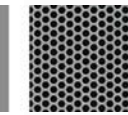


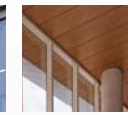

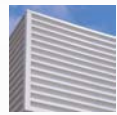
BUILDING I ELEVATIONS





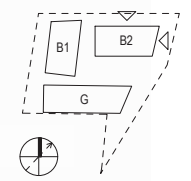
1 BUILDING 2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

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

- 
1
 VISION GLASS A
- 
2
 SPANDREL GLASS A
- 
3
 VISION GLASS B
- 
4
 SPANDREL GLASS B
- 
5
 ALUMINIUM FINNS
- 
6
 ALUMINIUM COLUMN COVER
- 
7
 PERFORATED METAL PANEL
- 
8
 ARCHITECTURAL CONCRETE CAST-IN-PLACE
- 
9
 ALUMINIUM COMPOSITE WALL PANEL-ANODIZED FINISH
- 
10
 ALUMINIUM COMPOSITE PANEL SOFFIT
- 
11
 SHADOW BOX PANEL
- 
12
 ARCHITECTURAL LOUVER SCREEN

BIRD-SAFE BUILDING TREATMENTS

1. EXTERIOR GLAZING IS COMPOSED OF 45% OPAQUE GLAZING. NON REFLECTIVE GLAZING IS HIGH-PERFORMANCE TO MEET T24 ENERGY REQUIREMENTS.
2. EXTERIOR GLAZING SYSTEM UTILIZES SPANDREL GLAZING TO VAREGATE EXTERIOR APPEARANCE.
3. MILLION EXTENSIONS ARE INCLUDED TO CREATE PATTERNS THAT BREAK UP THE EXTERIOR EXPANSE OF GLASS.
4. EXTERNAL LIGHTING WILL BE MINIMIZED AND SHIELDED.
5. LEVELS ONE AND TWO ARE RECESSED FROM THE UPPER FLOORS.



DGA planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043 450-943-1648
 201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-2700
 2350 Fifth Avenue, Suite 115, San Diego, CA 92103 619-445-3996
 1720 8th Street, Sacramento, CA 95811 916-441-4881

CONSULTANTS

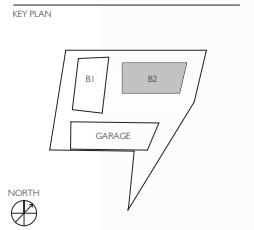
Civil Engineer
BMF ENGINEERS
 1730 N. FIRST STREET, SUITE 600
 SAN JOSE, CA 95112
 908.314.9541

MEP / Lighting / T24 EXP, INC.
 415 MONTGOMERY ST, SUITE 300
 SAN FRANCISCO, CA 94104
 415.382.5025

Landscape Architect
SWA
 530 BUSH STREET, 6TH FL.
 SAN FRANCISCO, CA 94108
 415.254.4652

Structural Engineer
KPFF Consulting Engineers
 45 FREMONT STREET, 28th FL.
 SAN FRANCISCO, CA 94102
 415.989.1004

Parking
Wavy Design, Inc.
 2095 GATEWAY PLACE, SUITE 550
 SAN JOSE, CA 95110
 833.917.7275



NO.	DESCRIPTION	DATE
2	ALUC SUBMISSION	09.23.24
1	PD APPLICATION	06.07.24

FOUR CORNERS properties

CLIENT I SHOREWAY OWNER, LLC db FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

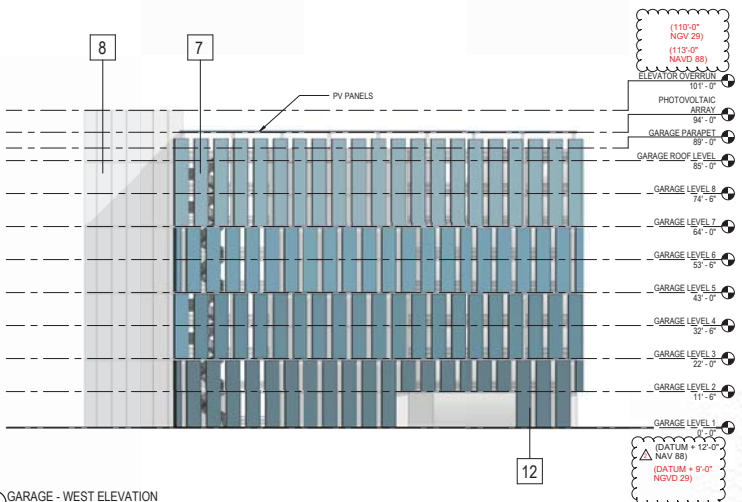
ADDRESS 1301 SHOREWAY ROAD, BELMONT, CA 94002

PROJECT NO. 21198

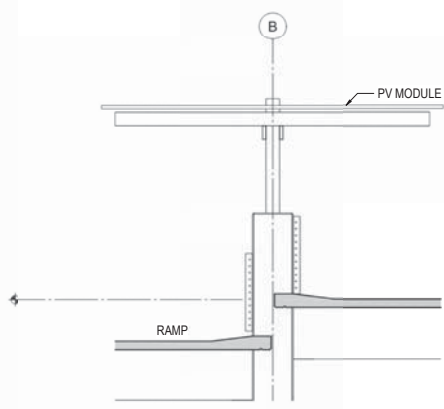
SCALE As indicated

BUILDING 2 ELEVATIONS

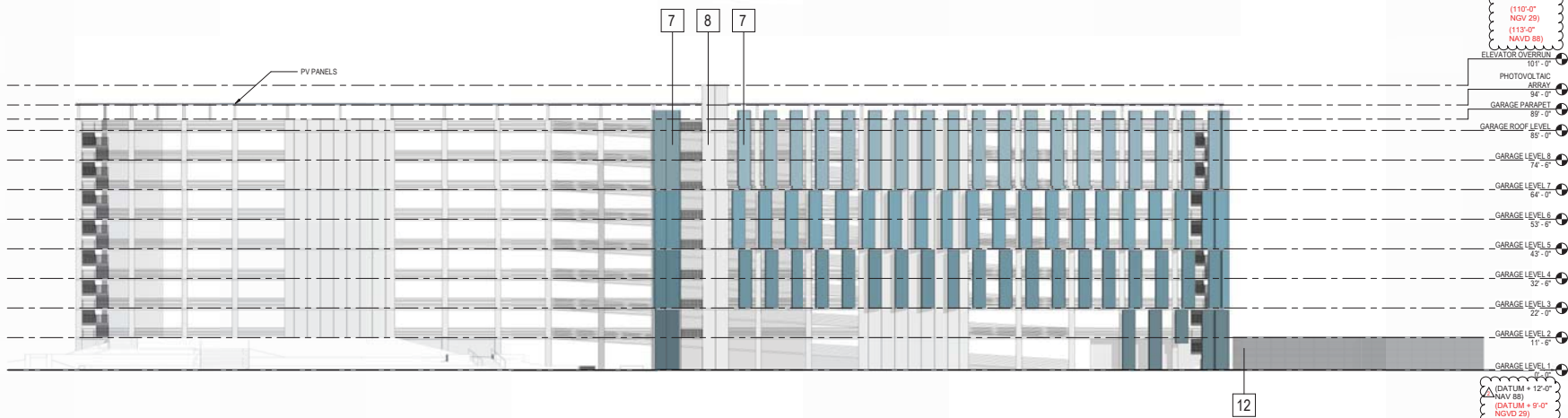
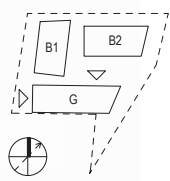
AE211.3



2 GARAGE - WEST ELEVATION
SCALE: 1/8" = 1'-0"



PV DETAIL
General Note:
PV's manufacturer and attachment details to be developed during documentation.



1 GARAGE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DGA planning | architecture | interiors

CONSULTANTS
Civil Engineer
MEP / Lighting / T24 EXP, INC.
 1730 N. FIRST STREET, SUITE 600
 SAN JOSE, CA 95112
 415.302.5025

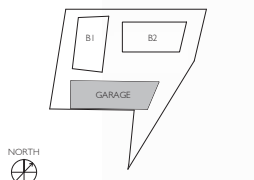
Structural Engineer
KPFF Consulting Engineers
 530 BUSH STREET, 6TH FL.
 SAN FRANCISCO, CA 94108
 415.254.4652

Landscpe Architect
SWA
 45 FREMONT STREET, 28th FL.
 SAN FRANCISCO, CA 94102
 415.989.1004

Partnering
Wary Design, Inc.
 2095 GATEWAY PLACE, SUITE 550
 SAN JOSE, CA 95110
 833.917.7275



KEY PLAN



NO.	DESCRIPTION	DATE
2	ALUC SUBMISSION	09.23.24
1	PD APPLICATION	06.07.24



CLIENT I SHOREWAY OWNER, LLC db FOUR CORNER PROPERTIES
 PROJECT 1301 SHOREWAY, BELMONT
 ADDRESS 1301 SHOREWAY ROAD, BELMONT, CA 94002
 PROJECT NO. 21198
 SCALE As indicated

GARAGE ELEVATIONS

- 1 VISION GLASS A
- 2 SPANDREL GLASS A
- 3 VISION GLASS B
- 4 SPANDREL GLASS B
- 5 ALUMINIUM FINIS
- 6 ALUMINIUM COLUMN COVER
- 7 PERFORATED METAL PANEL
- 8 ARCHITECTURAL CONCRETE CAST-IN-PLACE
- 9 ALUMINIUM COMPOSITE WALL PANEL-ANODIZED FINISH
- 10 ALUMINIUM COMPOSITE PANEL SOFFIT
- 11 SHADOW BOX PANEL
- 12 ARCHITECTURAL LOUVER SCREEN



DGA planning | architecture | interiors

550 Elm Street, Mountain View, CA 94043 415-943-1660
201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-3700
2550 16th Avenue, Suite 115, San Diego, CA 92108 619-465-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800

CONSULTANTS

Civil Engineer
BKF ENGINEERS
4730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95119
950.815.5154

MEP / Lighting / T24 EXP., INC.
4851 MONTGOMERY ST., SUITE 100
SAN FRANCISCO, CA 94101
415.362.2000

Landscape Architect
SWA
530 BUSH STREET, 6TH FL.
SAN FRANCISCO, CA 94108
415.355.6462

Structural Engineer
KFF Consulting Engineers
45 PRECINCT STREET, 38th FL.
SAN FRANCISCO, CA 94103
415.399.1004

Parking
Wazy Design, Inc.
2895 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95116
833.917.2725



KEY PLAN

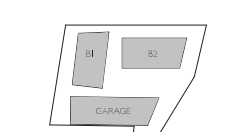


Table with 2 columns: NO., DESCRIPTION, DATE. Row 1: 1 PD APPLICATION 06.07.24

Table with 2 columns: NO., DESCRIPTION, DATE. Row 1: 1 PD APPLICATION 06.07.24



CLIENT | SHOREWAY OWNER, LLC, OF FOUR CORNER PROPERTIES

PROJECT | 1301 SHOREWAY, BELMONT

ADDRESS | 1301 SHOREWAY ROAD, BELMONT, CA 94002

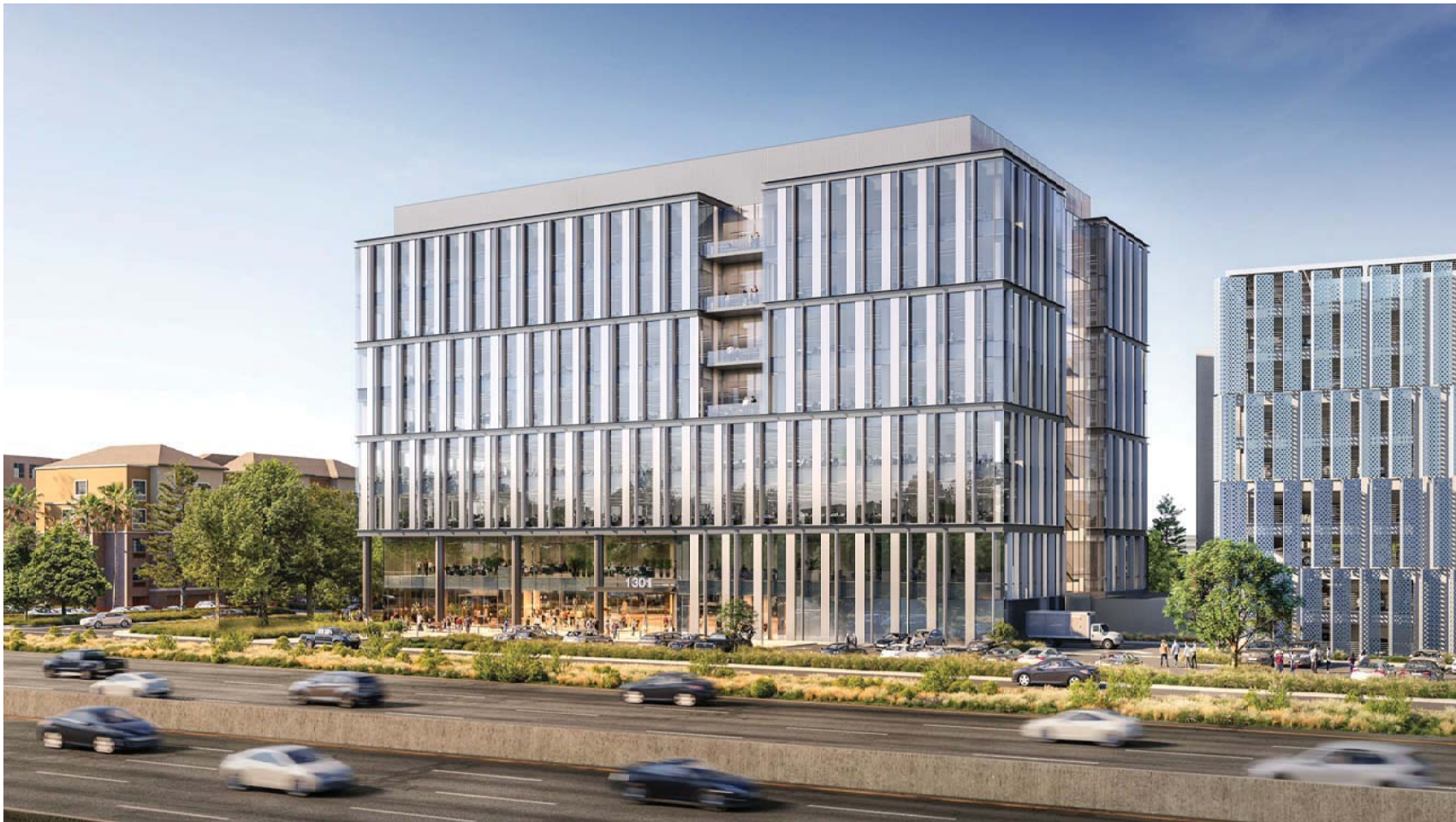
PROJECT NO. | 21198

SCALE |

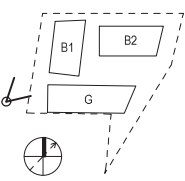
TITLE |

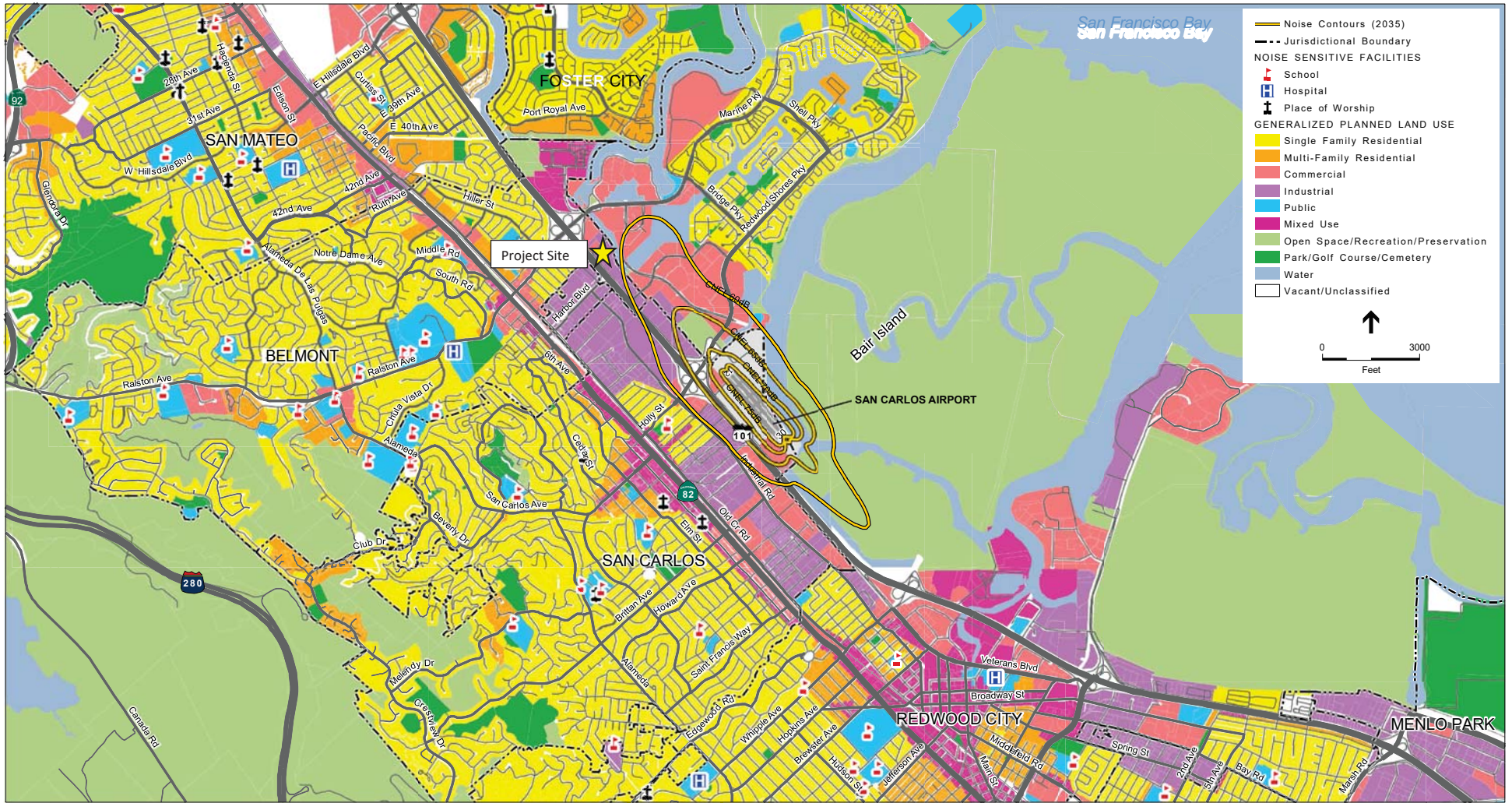
PERSPECTIVE RENDERING

AE601.I



VIEW FROM US-101 LOOKING NORTH





SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

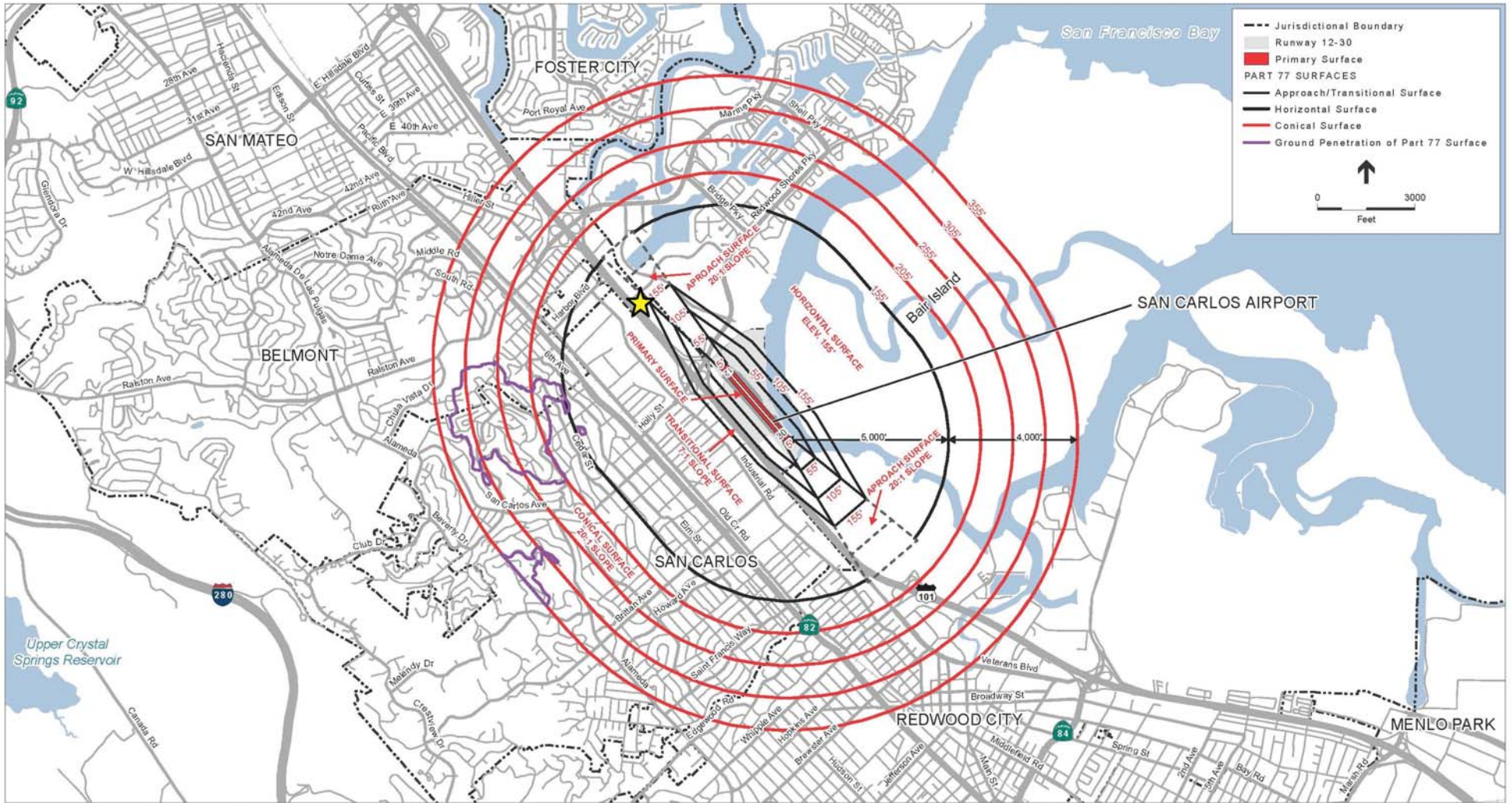
San Carlos Airport ALUCP . 130753

Exhibit 4-2
Future Conditions (2035) Aircraft Noise Contours



SOURCE: ESRI, 2014; ESA Airports, 2014

San Carlos Airport ALUCP . 130753
Exhibit 4-3
 San Carlos Airport Safety Zones



SOURCE: ESRI, 2014; San Mateo County Planning and Building Department, 2014; ESA Airports, 2014

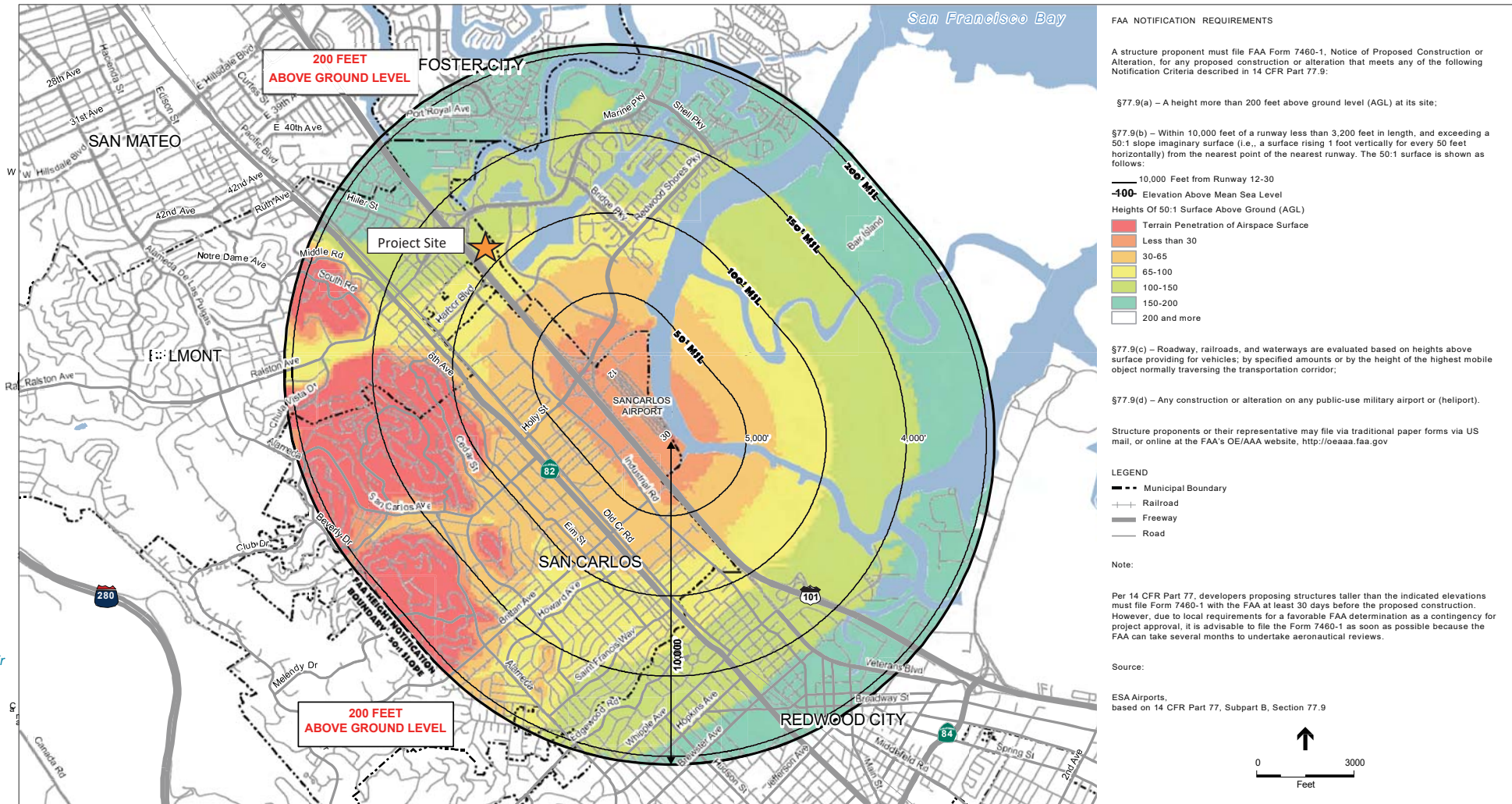
NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

NOTE 2: Locations where the ground/terrain penetrates the FAR Part 77 airspace surfaces are approximate and were developed using ground elevation contours provided by the San Mateo County Planning and Building Department, 2014.

San Carlos Airport ALUCP . 130753

Exhibit 4-4

San Carlos Airport Part 77 Airspace Protection Surfaces



SOURCE: USGS, 1999-2013; ESRI, 2014; San Mateo County Planning and Building Department, 2014; ESA Airports, 2014

San Carlos Airport ALUCP . 130753

Exhibit 4-4a
FAA Notification Form 7460-1 Filing Requirements



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2022-AWP-17067-OE

Issued Date: 06/01/2023

Ryan Payne
Four Corners Properties
339 S. San Antonio Road, Suite 2B
Los Altos, CA 94022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Building 1
Location: Belmont, CA
Latitude: 37-31-39.00N NAD 83
Longitude: 122-15-59.00W
Heights: 11 feet site elevation (SE)
151 feet above ground level (AGL)
162 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

Any height exceeding 151 feet above ground level (162 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 12/01/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact Justin Hetland, at (847) 294-8084, or justin.hetland@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-17067-OE.

Signature Control No: 552294433-588701487

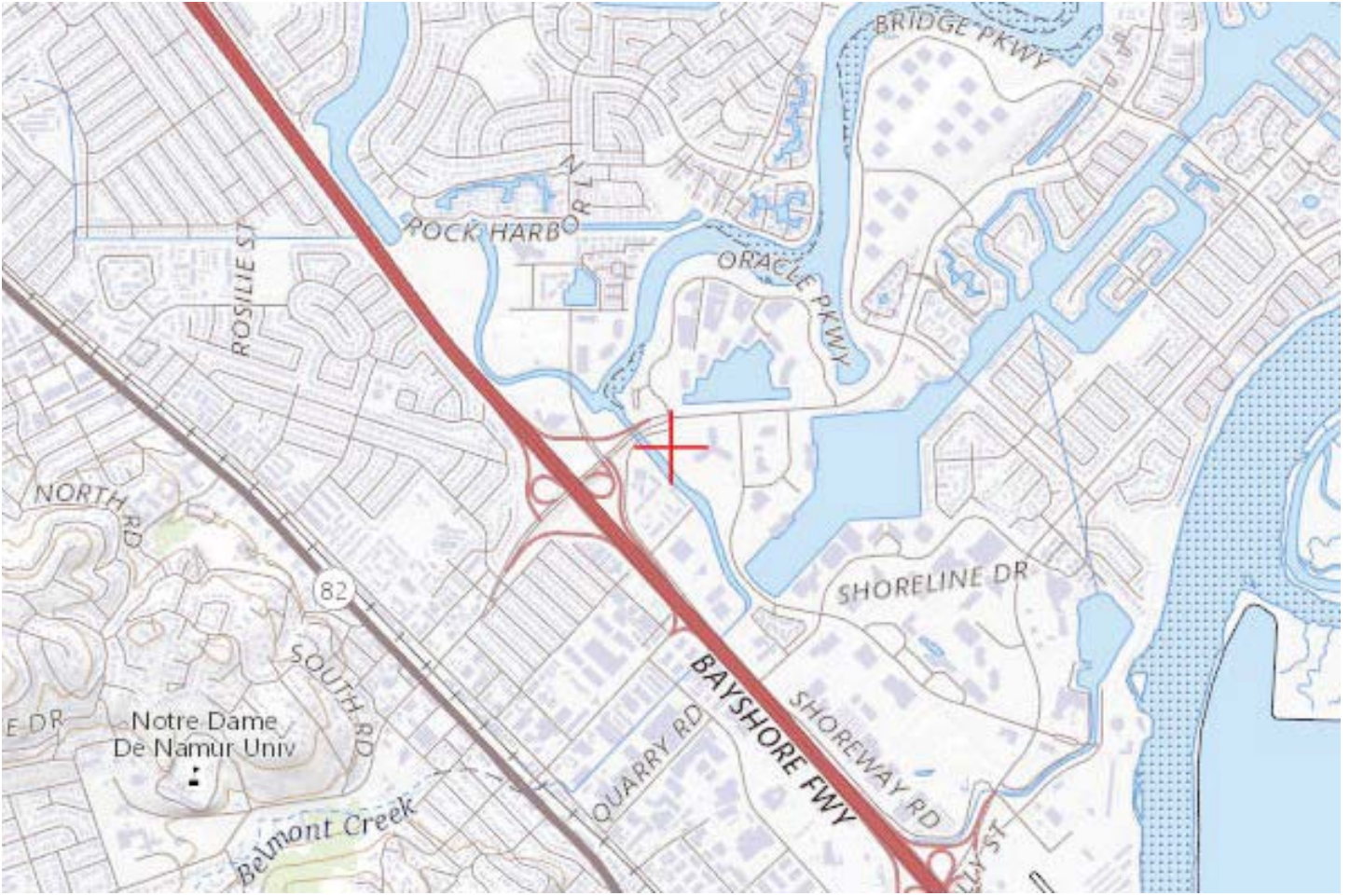
(DNE)

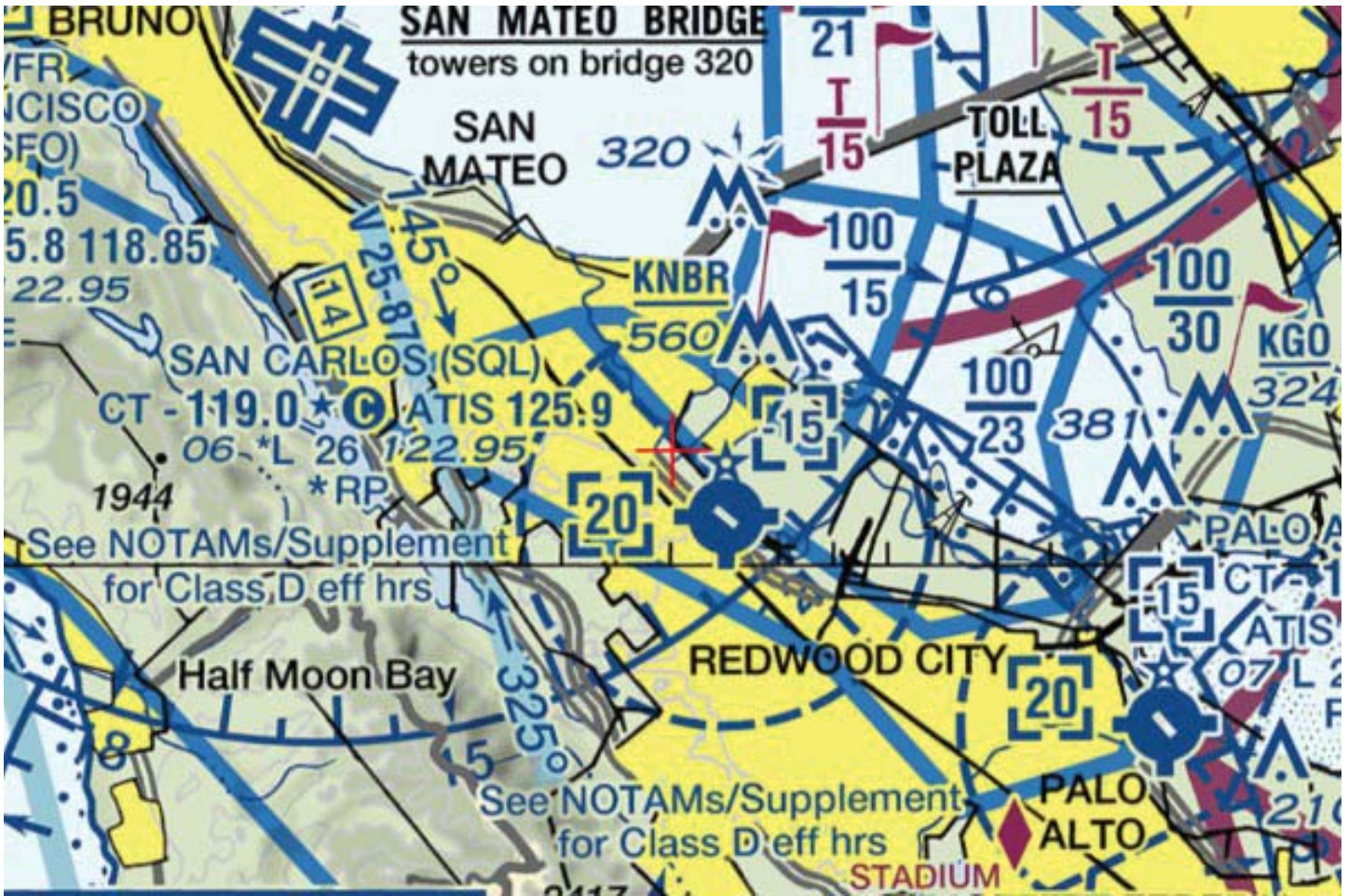
Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Map(s)







Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-17068-OE

Issued Date: 06/01/2023

Ryan Payne
 Four Corners Properties
 339 S. San Antonio Road, Suite 2B
 Los Altos, CA 94022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Building 2
 Location: Belmont, CA
 Latitude: 37-31-41.00N NAD 83
 Longitude: 122-15-57.00W
 Heights: 11 feet site elevation (SE)
 135 feet above ground level (AGL)
 146 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

Any height exceeding 135 feet above ground level (146 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 12/01/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact Justin Hetland, at (847) 294-8084, or justin.hetland@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-17068-OE.

Signature Control No: 552297005-588701828

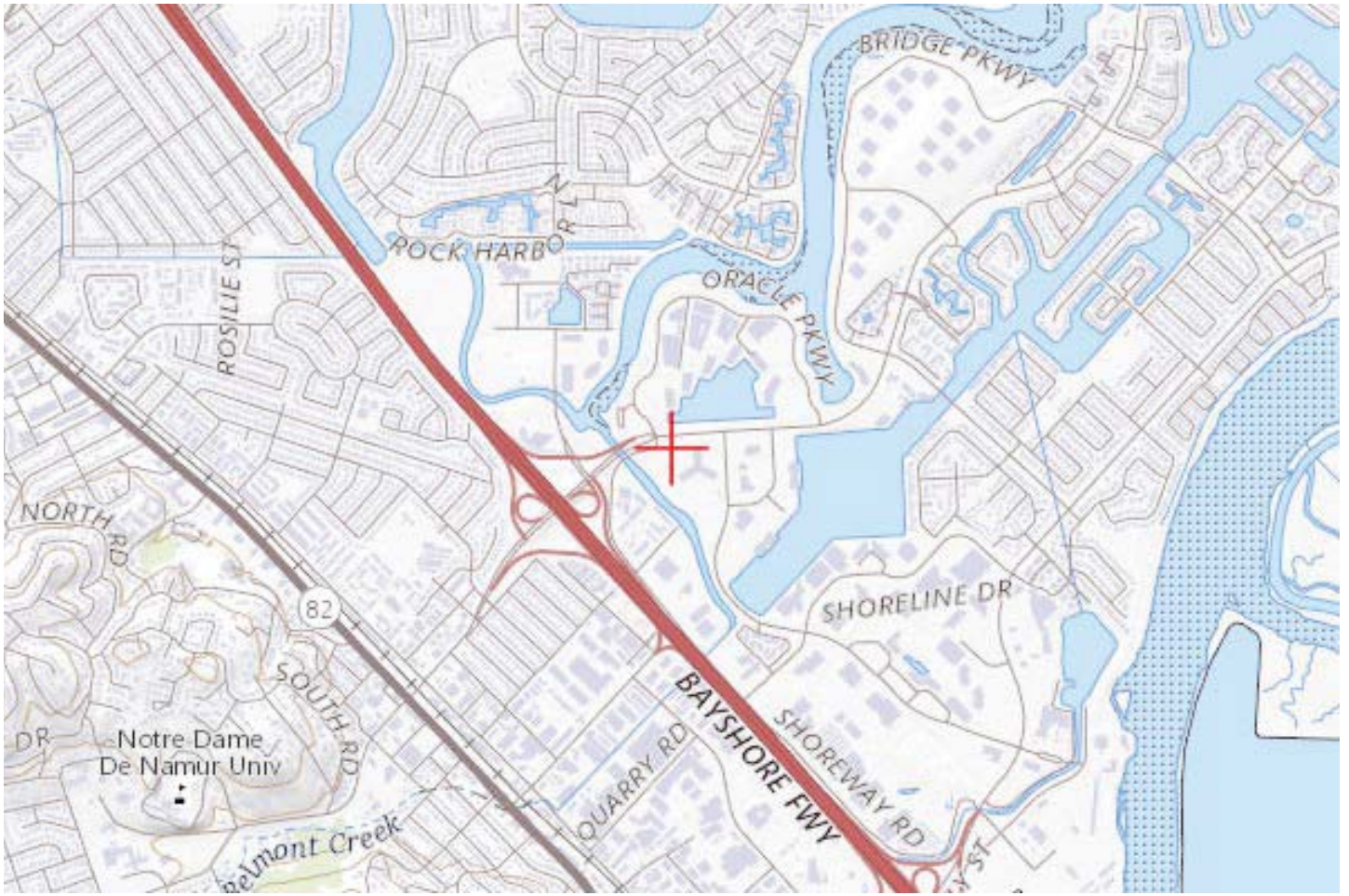
(DNE)

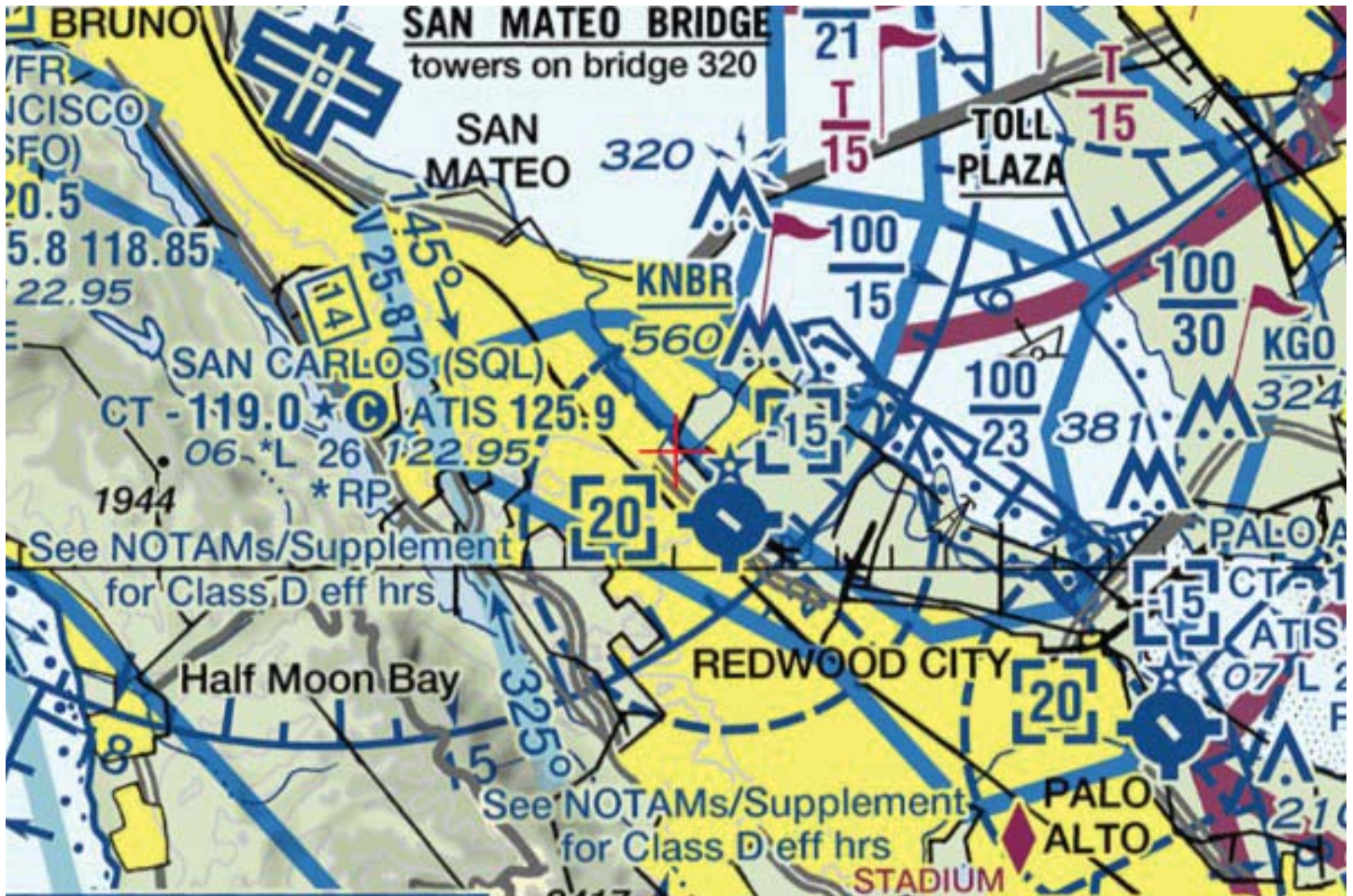
Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Map(s)







Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-17071-OE

Issued Date: 06/01/2023

Ryan Payne
 Four Corners Properties
 339 S. San Antonio Road, Suite 2B
 Los Altos, CA 94022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Commercial Use Building Shoreway Parking Structure
Location:	Belmont, CA
Latitude:	37-31-38.00N NAD 83
Longitude:	122-15-56.00W
Heights:	11 feet site elevation (SE)
	110 feet above ground level (AGL)
	121 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

Any height exceeding 110 feet above ground level (121 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 12/01/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact Justin Hetland, at (847) 294-8084, or justin.hetland@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-17071-OE.

Signature Control No: 552313001-588702152

(DNE)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Map(s)

