



EAST PALO ALTO DIRECTOR'S LEVEL READING REGULAR SESSION AGENDA

Thursday, December 18, 2025, 4:00 PM
EPA Government Center
2415 University Ave, First Floor
East Palo Alto, CA 94303

Notice

This meeting will be held virtually conducted on Monday, December 18, 2025 at 4:00 PM via virtually with no physical meeting location available to the public. Members of the public may participate in the Director's Hearing with this link <https://www.cityofepa.org/citycouncil/page/agenda-and-minutes> and provide comments by attending the meeting live via Zoom and using the "RAISE HAND" feature when the Director calls for public comment. Community members may provide comments by emailing ajen@cityofepa.org

Topic: Directors Hearing

Time: Dec 15, 2025 04:00 PM Pacific Time (US and Canada)

Join Zoom Meeting <https://us06web.zoom.us/j/6077127197?omn=89424475200>

Meeting ID: 607 712 7197

One tap mobile

+16699006833,,6077127197# US (San Jose)
+16694449171,,6077127197# US

Dial by your location

+1 669 900 6833 US (San Jose)
+1 669 444 9171 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 931 3860 US
+1 689 278 1000 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US

Meeting ID: 607 712 7197

Find your local number: <https://us06web.zoom.us/j/6077127197?omn=89424475200>

1. PUBLIC HEARINGS

1.1 Major Temporary Use Permit to allow the testing of a solid oxide battery energy storage system (BESS) and the storage of byproducts generated during testing for a period of one year at 350 Demeter Street

Recommendation: Approve Temporary Use Permit (TUP25-017) to allow the testing of a solid oxide battery energy storage system (BESS) and the storage of byproducts generated during testing for a period of one year or 365 days under the same operator. The proposal is for Noon Energy to operate at 350 Demeter Street; and

Find the Project Exempt from CEQA Categorical Exemption Section 15303 Class 3– New Construction or Conversion of Small Structures

2. ADJOURNMENT

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

This Notice of Availability of Public Records: All public records relating to this Directors Hearing which are not exempt from disclosure pursuant to the Public Records Act, that are distributed will be available for public inspection at the City Clerk's Office, 2415 University Avenue, East Palo Alto, CA at the same time that the public records are distributed or made available to the Planning Director. Such documents may also be available on the East Palo Alto website www.cityofepa.org subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (650) 853-3100.

The Directors Hearing packet may be reviewed by the public at the Tate Street Office. Any writings or documents pertaining to an open session item provided to the Director less than 72 hours prior to the meeting, shall be made available for public inspection at the front counter at the Tate Street Office, 1960 Tate Street, East Palo Alto, California 94303 during normal business hours. Information distributed to the Director the Directors Hearing becomes part of the public record. A copy of written material, pictures, etc. should be provided for this purpose.

Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office at (650) 853-3127 no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

DECLARATION OF POSTING

This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.

POSTED: 12/4/25

ATTEST:

Alvin Jen
Associate Planner



CITY OF EAST PALO ALTO

Planning Division

1960 Tate Street • East Palo Alto, CA 94303

Tel: (650) 853-3185 • Fax: (650) 853-3179

Temporary Use Permit

Application #: TUP 25-017
Date: December 18, 2025
Issued By: Planning Division
Project Planner: Alvin Jen

I. Property Information:

Applicant/Owner:	JC Poetsch Advisors, Inc. on behalf of Noon Energy, Inc./Sycamore Real Estate Investment LLC.
Location/ APN:	350 Demeter Street/063-121-320
General Plan Designation:	Ravenswood Business District/4 Corners Specific Plan
Zoning:	Waterfront Office
Flood Zone:	AE
Existing Use:	Vacant
CEQA Status:	Exempt, CEQA Categorical Exemption Section 15303 Class 3– New Construction or Conversion of Small Structures
Public Notification:	Provided a radius mailing of owners within 300 feet of the subject sites on 12/4/2025

II. Project Description:

The applicant, Noon Energy, Inc. (Noon Energy), is requesting a Temporary Use Permit (TUP) to allow the testing of a solid oxide battery energy storage system (BESS). The testing involves electrolysis, splitting water into hydrogen (gas) and oxygen (gas), with the hydrogen byproduct will be stored on site in contained cylinders. The activities are proposed to take place for one year or 365 days, on a fully paved courtyard of approximately 5,540 square feet (sqft) in size, located between two industrial buildings at 350 Demeter Street.

Noon Energy has developed an ultra-long-duration energy storage technology that utilizes reversible solid oxide cells (rSOC) to store energy without the use of rare earth metals. The storage system operates based on a water–hydrogen chemistry. The storage system operates based on a water-hydrogen electrochemical process.

Hydrogen generated during testing would be stored in approximately 66 cylinders with a capacity of 200 standard cubic feet (SCF) per cylinder with a total capacity of approximately 13,200 SCF on site. The project proposes 11 racks which can accommodate up to 6 cylinders per rack. Each racks measure approximately 2-feet 6-inches wide by 1-foot 9-inches deep, and 6-feet tall.

In addition to the storage tanks, the project proposes two 20-foot by 30-foot metal shipping containers to house Noon Energy's testing equipment. Ancillary equipment would include a nitrogen (N₂) generator, hydrogen processing unit, rSOC container unit, hydraulic power unit (HPU) dry cooler, power unit dry cooler, pumps, and a portable diesel generator. All proposed equipment will be stored outside within the project site.

In total, the hydrogen canister storage racks and ancillary equipment would account for a total footprint of approximately 977 sq ft within the, or 18% of, 5,540 sqft site.

III. Findings and Decisions for Temporary Use:

According to the City of East Palo Alto Municipal Code (EPAMC) Section 18.94.070 (3), a Major Temporary Use Permit may be approved after providing notice to adjacent property owners and conducting a hearing by the Director.

EPAMC Section 18.94.080 requires the following findings to be made for approval of a Temporary Use Permit:

1. The operation of the requested temporary use at the location proposed and within the time period specified will not endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, safety, or general welfare;

The proposed operation the testing of a solid oxide battery energy storage system (BESS) and the storage of byproducts (hydrogen) generated during testing for a period of one year (365 days) on a fully paved open area located at 350 Demeter Street. Noon Energy also proposes to store the byproduct (hydrogen) in approximately 66 cylinders with a capacity of 200 standard cubic feet (SCF) per cylinder. with a total capacity of approximately 13,200 SCF. . The property is surrounded by vacant land (north, south), and commercial buildings (west, east) and existing commercial/industrial uses.

Initial activity to install equipment on-site from 8:00 AM to 6:00 PM, Monday through Friday. After installation, the testing of will occur from 8:00 AM to 6:00 PM. The applicant has stated that inspection and monitoring would occur on an as-needed basis outside of normal operation days and hours.

The site is currently monitored by the California Regional Water Quality Control Board (RWQCB) due to contamination from prior operation and is subject to a Risk Management Plan (RMP). The RMP specifies requirements to import or export of soil,

and precautions related to grading activities where soil is contaminated. This proposed temporary use does not involve any grading work. As of November 3, 2025, through an email (Exhibit C), the RWQCB has confirmed no concerns regarding the proposed temporary use and no further mitigation measures are required.

The conditions of operation and approvals, required by the City of East Palo Alto Planning, Building, Environmental Programs, and Public Works Engineering Divisions, and Menlo Park Fire Protection District would ensure that the proposed operation does not jeopardize the public convenience, health, safety, or general welfare.

2. The operation of the requested temporary use will not be detrimental to adjoining properties through the creation of excessive dust, light, noise, odor, or other objectionable characteristics.

The subject site would be used to test new technology involving a reversible solid oxide battery energy storage system and the storage of its byproducts. Testing activities would occur within a fully paved, open area of approximately 5,540 square feet located between two existing industrial buildings. The subject site is partially enclosed with six-inch thick concrete walls approximately seven and a half feet in height along the north, west, east, and a portion of the south sides, with the top remaining open. The closest residential property is located approximately 400 feet away from the subject site.

The proposed testing equipment and ancillary equipment will be screened by the existing concrete wall and the buildings. The tallest equipment will be 10 feet in height and will not be visible from the adjacent residences located northwest and west of the subject site.

The testing of the Noon's technology is not expected to generate noise levels above the current ambient background. No high noise generating equipment is proposed for on site. Operations would be limited to regular business hours within property zoned for office and industrial uses. The applicant has provided estimated decibel levels for noise generating equipment as part of the operational use plan (Exhibit A), and once installation has been completed, they will be evaluated for noise compliance as stated in East Palo Alto Municipal Code (EPAMC) Chapter 8.52.

The applicant has stated that a small amount of oxygen will be vented into the atmosphere as a result of the electrolysis process. Oxygen is not considered a pollutant and is odorless and therefore, it will not create any odor issues.

The applicant has stated that any water that will be used as part of electrolysis charging process will be pumped and collected into storage tanks and reused in the discharging process. Water used for the testing equipment will be sourced on site and no delivery from off-site is proposed. The intent of Noon's system is to be self-sufficient where no transfer of resources to the site will be needed.

No ground disturbance or installation of bright lighting is proposed. Therefore, the

temporary use is not expected to adversely affect adjacent properties through excessive dust, light, noise, odor, or other objectionable conditions.

3. The proposed parcel is adequate in size and shape to accommodate the temporary use without detriment to the enjoyment of other properties located adjacent to and in the vicinity of the subject parcel;

The subject site is of adequate size and shape to support the temporary use. The fully paved site will be sufficient to accommodate testing and storage without the need for any excavation or additional paving. As such, the proposed use would not be detrimental to the enjoyment of other properties located adjacent to and in the vicinity of the subject parcel.

4. The proposed parcel is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably be expected to generate;

The subject site is accessed from Demeter Street, which is fully improved. The property is currently used primarily for storage and warehousing. Given the limited number of employees (two) and vehicle trips associated with the proposed use, the project is expected to generate a negligible amount of traffic. Therefore, the site is adequately served and capable of accommodating the traffic demand associated with the proposed project.

5. Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site or at alternate locations acceptable to the Director;

All required parking, including the 20 spaces needed for the existing uses and the temporary use, would be accommodated on-site. As proposed, a total of 25 parking spaces can be accommodated as follows: five standard spaces in the northwest portion of the site, five standard spaces in the northeast, six compact spaces, eight standard spaces, and one ADA-accessible space in the southeastern portion of the site. To accommodate a proposed fire lane, eight existing spaces would be removed, and the parking area would be restriped.

The property is currently used primarily for storage and warehousing, and the existing off-street parking is sufficient to accommodate the two employees expected to visit the site daily. No overflow parking onto public streets is anticipated. Given the limited number of employees and vehicle trips associated with the proposed use, the project is expected to generate a negligible amount of parking demand and traffic.

6. The applicant agrees in writing to comply with any and all of the conditions imposed by the Review Authority in the approval of the Temporary Use Permit.

As a condition of approval, the applicant is required to provide prior to implementation, in

writing, an acknowledgment agreeing to comply with all conditions imposed as part of this Temporary Use Permit.

IV. Director's Hearing:

As required by the City of East Palo Alto Municipal Code Section 18.94.070, a public hearing for this item was held on December 15, 2025. Public notices were mailed and posted in compliance with the requirements of the Municipal Code.

Any discretionary decisions and the following conditions of approval are subject to appeal to the Planning Commission pursuant to EPAMC 18.94.110.

V. Conditions of Approval:

PLANNING DIVISION:

1. This temporary use permit approval is valid for a period of one year or 365 days and will lapse on December 31, 2026.
2. Approval of TUP 25-017 (hereinafter "this permit") is granted for approved plans as part of the application package dated November 28, 2025 and submitted on November 30, 2025, on file with the Planning Division. Operations of the project shall conform to the plans, except as otherwise specified in these conditions. Any future adjustment or modification to the plans shall be considered by the Planning Manager, may require separate discretionary approval, and shall conform to all City, State, and Federal requirements, including subsequent City Code requirements or policies adopted by City Council.
3. Minor modifications to the approved plans or proposed uses may be approved administratively by the Planning Manager. Any major changes, as determined by the Planning Manager, shall require review and approval from the Planning Manager at a new public hearing.
4. Failure to appeal this decision in a timely manner, or commencement of any activity related to the project, is understood to clarify the Developer's acceptance of all conditions and obligations imposed by this permit and waiving any challenge to the validity of the conditions and obligations stated therein.
5. If the Developer fails to comply with any of the conditions of this permit, the Developer, owner, or tenant shall be subject to permit revocation or enforcement actions pursuant to the City Code. All costs associated with any such actions shall be the responsibility of the Developer, owner, or tenant.

6. Developer shall obtain necessary permits prior to initiating any new construction or modifications authorized under this approval, including but not limited to building permits, encroachment permits and clearances from any State or local environmental agencies. Developer shall pay all requisite fees in effect at the time of plan submittal and/or issuance, as applicable.
7. This approval is valid for a period of 365 consecutive days and will lapse on November 23, 2026. No operations shall be performed on the subject site after November 23, 2026, unless this permit is renewed, extended or a separate permit is approved by Planning Division. All costs associated with the renewed, extended, or new permit shall be the responsibility of Developer.
8. Graffiti from any building or wall surface visible from the public street shall be removed within 72 hours of discovery in a manner which retains the existing color and texture of the building or wall surface as most practically feasible. Building materials and finishes amenable to graffiti removal shall be used to the extent feasible.
9. Developer shall defend, indemnify, and hold harmless the city, its officers, agents, and employees from any liability or claims for damages due to the injury of any person, loss of life, or damage to property caused by, or arising out of activities permitted by Temporary Use Permit TUP25-017.
10. Developer shall comply with the requirements of the East Palo Alto Building Division, East Palo Alto Engineering Division, the Menlo Park Fire Protection District, and the East Palo Alto Police Department.
11. Developer shall acknowledge in writing all of the conditions of approval and must accept these conditions with full awareness of the responsibilities associated with each requirement prior to site usage.
12. The operational hours shall be from 8:00 AM to 6:00 PM, Monday through Friday.
13. Upon installation, the applicant shall provide decibel measurements for every piece of equipment located on site. The operational noise originating from the project site shall be in full compliance with the City of EPA noise ordinances pursuant to Chapter 8.52-Noise Control of the City of East Palo Alto Municipal Code.
14. The temporary use shall be performed on the subject site. In no event shall testing and storage be located outside the project area.
15. No permanent construction or lighting installation is allowed for the temporary use. Any modifications to the approved plans shall be approved by the Planning Division under subsequent permits with associated permit fees.

16. The site shall have adequate trash and recycling service bins. Trash storage areas (including recycling or similar areas), wash areas, loading docks, repair/maintenance bays, and equipment or material storage areas shall be completely covered. Litter and waste must be collected on-site daily.
17. A sign shall be posted on-site indicating a designated contact person and with contact information to address any neighbor complaints related to the operation of the Temporary Use Permit.
18. In the event of any type of emergency event impacting the site, the Developer shall cease operation immediately and may only continue operation after an assessment of the site has deemed safe for site usage by the Community Development Director or his/ her designee.
19. The site shall be cleaned up within sixty (60) days of the permit issuance and maintained for the life of the project including but not limited to the removal of on-site debris, weeds, and graffiti.
20. All equipment placed for the temporary use shall be removed within fifteen (15) days after the site's operation is concluded. The site shall be cleaned up and restored back to the original condition in conformance with the Waterfront Office Zoning Districts standards.
21. In the event of any type of emergency event impacting the site, the Applicant shall cease operation immediately and may only continue operation after an assessment of the site has deemed safe for site usage by the Community Development Director or his/ her designee.
22. The applicant shall the City with the name and contact information of the on-site supervisor responsible for responding to emergencies or operational issues.
23. On a quarterly basis, the City will request calls for service reports from the East Palo Alto Police Department and evaluate whether any recurring nuisances have occurred. Repeated incidents may result in the initiation of revocation proceedings for this Temporary Use Permit.
24. Modifications or revocations of this temporary use permit are subject to Chapter 18.112 of the Development Code.
25. All appeals of discretionary decisions required as part of these conditions of approval are required to be appealed to the Planning Commission per the Development Code Regulations.

26. Countersign this Temporary Use Permit acknowledging the conditions and that the applicant will comply as stated in the Conditions of Approval.

BUILDING DIVISION:

GENERAL INFORMATION:

27. The following comments are referred to the 2022 California Building, Residential, Mechanical, Plumbing, Electrical Codes, California Green Building Standards Code, California Existing Building Code, and Energy Code (i.e., 2021 IBC, IRC, UMC, UPC, and 2020 NEC, as amended by the State of California), as applicable.
28. The following comments reflect a review of the building plans only. If site-related comments are applicable to this project they will be generated by others (e.g., City Engineering, Public Works, Health, etc.).

REQUIREMENTS FOR BUILDING PERMIT SUBMITTAL:

29. This project shall be designed to meet the applicable California Building Standards Code that is in effect at the time of building permit application. CBC 1.1.9.
30. Imprint the Conditions of Approval on the plans submitted for building permits per CBC107.2.1.
31. Imprint the Construction Best Management Practices (BMPs) into the plans submitted for building permits. Refer to the standard plan at [http://www.flowstobay.org/construction per CBC 107.2.1](http://www.flowstobay.org/construction_per_CBC_107.2.1).
32. Incorporate the CALGreen Mandatory Measures into the plans submitted for building permits. Reference Chapter 4 for residential mandatory measures and Chapter 5 for non-residential mandatory measures per CGC 4.101 and CGC 5.101, as applicable.
33. Include a geotechnical report in the submittal for the building permit. Incorporate the recommendations of the geotechnical report into the project per CBC 1803.1.1.

REQUIREMENTS PRIOR TO ISSUANCE OF THE BUILDING PERMIT

34. Approval of this project does not exempt the applicant from obtaining subsequent permits and approvals, including but not limited to: Grading Permit and Improvement Plan, Building Permit and Certificate of Occupancy, Fire Permit, and School District Development Impact Fee requirements per CBC 105.1.

35. Prior to permit issuance, schedule a pre-construction conference with the Building Division and applicant to review Conditions of Approval and construction-site procedures. The building owner/developer or their representative, designer, and contractor shall meet with City departments (BUILDING, PUBLIC WORKS, PLANNING, FIRE) per CBC 107.2.5.
36. Please note on the plan that construction activity is limited to the following hours per City of East Palo Alto Municipal Code Section 15.04.125: Monday through Friday from 7:00 AM to 6:00 PM, Saturday from 9:00 AM to 5:00 PM, and no activity is allowed on Sundays and national holidays.
37. Add a note stating that the contractor must prepare hazardous waste collection on-site prior to removal or treatment per CGC 5.408.1.
38. Submit a waste management plan to the Building and Safety Division. The plan must include estimated composition and quantities of waste and demonstrate recycling of at least 65% of total construction waste by weight or volume. Provide proof of compliance to the Chief Building Official or their designee prior to permit issuance per CGC 5.408.1.1.
39. All construction and demolition (C&D) debris must be contained on-site in covered bins with adequate service to prevent spillage and environmental hazards, as required by East Palo Alto Municipal Code Chapter 15.56 and the California Green Building Standards Code (CALGreen) Section 5.408.1. Storing debris in the public right-of-way is prohibited unless explicitly authorized by the city. Proper containment and timely removal of debris are essential to ensure compliance with waste management regulations.
40. Self-hauling is permitted in the City of East Palo Alto under specific conditions as outlined in East Palo Alto Municipal Code Section 8.32.110. Self-haulers must source separate recyclable materials, organic waste, and other solid waste in compliance with the California Code of Regulations (14 CCR Sections 18984.1–18984.3) and ensure proper disposal or recovery at authorized facilities. For construction and demolition (C&D) waste, self-haulers must also adhere to the requirements of East Palo Alto Municipal Code Chapter 15.56. All self-haulers must maintain records of waste disposal and provide them to the city upon request.
41. Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:
 - a. Building Permit
 - b. Fire Permit
 - c. Security and/or police coordination

42. Maintain all fire lanes and site egress.

43. Maintain site in accordance with EPA Municipal Code Section 8.08.020

REQUIREMENTS PRIOR TO CERTIFICATE OF OCCUPANCY:

44. A minimum of 10 days prior to anticipated occupancy, the applicant must schedule final inspections by all required Departments per CBC 111.1.

If you have any questions regarding the above comments, please contact me via email or phone below.

Donald Zhao, PE, MCP, CBO
Interim Chief Building Official
City of East Palo Alto, | CEDD, Building Services
Tel: (650) 853-5908
Email: dzhao@cityofepa.org

ENGINEERING DIVISION:

45. ENCROACHMENT PERMIT: If applicable, the property owner or representative shall obtain an encroachment permit from the Engineering Division prior to performing any work in the public right-of-way. See the link below for an application.

https://www.cityofepa.org/sites/default/files/fileattachments/public_works/page/3171/encroachment_permit_application_201902011229167360_201903251407548161.pdf.

46. CONSTRUCTION VEHICLES, EQUIPMENT, AND MATERIALS:

All construction related vehicles, equipment, and materials shall be managed on-site. At no time shall such items be parked or stored in the public right-of-way without an encroachment permit or written approval by the City Engineer.

47. CONSTRUCTION BEST MANAGEMENT PRACTICES:

This project is required to implement stormwater best management practices (BMP) as described by the San Mateo Countywide Water Pollution Prevention Program. The following sheet in the link below shall be included in the plans.

<https://www.flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/construction-best-practices/>.

MENLO FIRE PROTECTION DISTRICT:

A FIRE AND LIFE SAFETY INSPECTION SHALL BE PERFORMED PRIOR TO BEING OCCUPIED. PLEASE CONTACT MENLO FIRE PROTECTION DISTRICT (650) 688-8430 TO SET UP INSPECTION.

48. The applicant must comply with all applicable codes, standards, and regulations in effect at permit issuance per CBC 105.3.

Nothing in this review is intended to authorize or approve any aspects of the design or installation which do not strictly comply with all applicable codes and standards. Menlo Park Fire Protection District is not responsible for inadvertent errors or omissions pertaining to his review and/or subsequent field inspection(s) i.e., additional comments may be added during subsequent drawing review or field inspection. Please call with any questions.

APPROVED _____

DENIED _____

By:

Alvin Jen
Associate Planner

cc'd
Elena Lee
Planning Manager

ACKNOWLEDGEMENT OF CONDITIONS

I have reviewed the conditions of approval and acknowledge to comply with all of the conditions imposed by the City of East Palo Alto Planning Division in the approval of the Temporary Use Permit.

Sycamore Real Estate Investment, LLC
Property Owner or Designee

Jeff Poetsch
JC Poetsch Advisors, Inc.

EXHIBIT A - OPERATIONAL PLAN

EXHIBIT 2

NOON ENERGY / 350 DEMETER STREET
OPERATIONAL USE PLAN (Revision #2)

December 5, 2025

Noon Energy, Inc. (“Noon Energy”) has developed a novel ultra-long duration energy storage system that utilizes reversable solid oxide cells to store energy without the use of rare earth metals. The storage technology utilizes water-hydrogen storage chemistry. Noon Energy is seeking a Temporary Use Permit (“TUP”) to install a 50kW system prototype system to demonstrate, validate and accelerate the commercialization of the system.

This operational use plan provides the description of the site, an identification and description of the adjacent lands, a description of the current use of the site and industrial buildings, and a description of the proposed system installation with details regarding intensity of site usage.

PROJECT NAME	Noon Energy / 350 Demeter Street
LOCATION	APN 063-121-320
SITE OWNERS	Sycamore Real Estate Investment LLC
APPLICANT	JCPoetsch Advisors, Inc. - on behalf of Noon Energy Inc.
OCCUPANCY	Research & Development

SITE DESCRIPTION

The 350 Demeter site comprises an area of approximately 2.00 acres including two single story industrial buildings. Building A is approximately 18,473 square feet and was built in 1970. Building B is approximately 19,200 square feet and was built in 1981. The property is located on the east side of the very north end of Demeter Street. The project is proposed to be installed on a vacant 5,625 square foot fully paved outdoor courtyard located between Building A and Building B. The site has been used for storage and warehouse purposes. Prior to the purchase of the property by Sycamore Real Estate Investment LLC in 2015, the site was owned by McCarthy Engineering. Current site tenants include:

- Paul Bundy - 350 Demeter Street - Unit 1A & 2A1
- Delaware Exponent - 350 Demeter Street - Unit 1B & 3A
- Clarence Jackson - 350 Demeter Street - Unit 2A
- Sabbaih Malladi - 350 Demeter Street - Unit 3B
- Joshua’s Moving Packing Services - 350 Demeter Street - Unit 4A & 4B
- Noon Energy - 350 Demeter Street - Unit 5A

- Dr. Roger L McCarthy, P.E. - 350 Demeter Street - Unit 5B
- D Soto Tree Service - 350 Demeter Street - Unit JS Tree Service

Exhibit A maps the site location and Exhibit B provides the property site plan with corresponding unit identification.—3The closest residential units are on the east side of Illinois Street, approximately 450 feet to the west

PROPOSED USE / PROJECT DESCRIPTION

The proposed project aims to demonstrate, validate, and accelerate the commercialization of a Noon Energy’s long duration energy storage system. The system, developed by Noon Energy, would provide 50 kW / 0.5 MWh (10 hours) of energy storage capacity. The project would be temporarily placed on the existing outdoor paved courtyard at 350 Demeter between Building A and Building B. The testing would consist of repeating charging (converting water into hydrogen) and discharging (use hydrogen to generate electricity) mode. The total footprint of the project is approximately 125feet by 45feet. The installation would include two 20-ft shipping containers, storage tanks, and ancillary equipment that would house the proposed 50 kW / 0.5 MWh system. During charging operation, the system would use electrolysis to convert water into hydrogen which contains energy. Hydrogen would then be retained in cylinder storage assembly tanks (13,200 SCF capacity), while a small amount of oxygen would be vented to the atmosphere. During discharging operation, the process would be reversed, converting hydrogen into water by reacting oxygen from the atmosphere through the battery system, which would be stored in the water tank. The system would be test-operated for a period of approximately 12 months to prove its effectiveness and validate operation and cost parameters and would then be removed from the site. (See Exhibit B - Site Plan, Exhibit C - Testing / Demonstration Project Plan and Exhibit D - Equipment).

The site is paved and secured by a concrete wall to the north and fencing with gate to the south. The paved surface is sufficient to support the containers, or equivalent. For the initial power supply (i.e. the initial 2-3 months), the battery system will be connected to an existing electrical panel. Additional power may be needed which initially will be supplied by a portable CARB certified/complainant diesel generator. Further testing after the initial period will be undertaken where the power supply is planned to be a solar array. This solar array will be placed on the adjacent site, 230 Demeter, pursuant to separate permit applications and approvals.

ZONING

The 350 Demeter Street site is zoned for the Waterfront Office. Permitted land uses pursuant to the Updated Ravenswood / 4 Corners Specific Plan include research and development. The General Plan Designation is General Industrial.

Exhibit F provides the site location in the context of the current zoning map. The project is located more than 400 feet from the nearest residential area which is the east side of Illinois Street.

ADJACENT LAND USES

- North
 - 391 Demeter Vacant Land / Soil Stockpile Site
Zoned Waterfront Office
R-HD-5 Overlay Zone

- Northwest
 - 391 Demeter Vacant Land / Soil Stockpile Site
Zoned Waterfront Office
R-MD-2 Overlay Zone
- West
 - 351 Demeter Knotty Hole Woodworks
Zoned Industrial Transition
- South
 - 230 Demeter Vacant Land -
Zoned Waterfront Office
- East
 - 2555 Pulgas Bloomhouse
Zoned Waterfront Office

OPERATING INFORMATION

- **Occupants:**

Noon Energy Site Usage - The installation of the prototype system should take two to three weeks. 4-6 engineers will undertake the installation. Following installation, the site will be monitored daily to evaluate system functioning and need for potential system enhancements.

- **Hours of Operation:**

- For the installation of the prototype system, work hours are normal business hours - 8:00am to 6:00pm weekdays. Following installation, inspection and monitoring activities will occur during normal business hours and as an exception and only on an as-need basis during off business hours.
- After hours monitoring will NOT require any special lighting. If this is contemplated, an amended temporary use permit will be applied for which will include, as necessary, the appropriate lighting plan.

- **Transportation / Parking:** For the testing and monitoring only 2 employees are anticipated to visit the site on a daily basis. Currently, site parking is not striped and parking stalls are not systematically identified. The project proposes to restripe the paved areas providing 19 stalls - 12 standard, 6 compact and 1 handicapped. Parking plan is identified in Exhibit D.

- **Noise** - System equipment will include compressors and pumps with estimated decibel levels at the project site fencing boundaries as estimated below

- Hydrogen Processing Unit - 55dB
- rSOC Container Unit- 55dB
- HPU Dry Cooler - 60dB
- Power Unit Dry Cooler - 60dB
- N2 Generator - 55dB

- Pumps - 55dB
- Portable Diesel Generator – 60dB

Upon installation, all equipment will be evaluated for noise compliance with the City of East Palo Alto code Chapter 8.52 – Noise Control. Note that the project site is surrounded on 3 sides by concrete wall and the closest residential unit is more than 400 feet away. Noise level at the closest property line (which is unoccupied 230 Demeter to the south, is less than 55dB.

- **Fire** - The proposed prototype demonstration project includes the storage of hydrogen in cylinder storage assemblies. Hydrogen is a highly flammable gas, and all hydrogen storage placement will be undertaken pursuant to NFPA regulatory code requirements and Menlo Park Fire Department specifications. Other equipment on site is commercially available and not subject to specific fire department regulations and requirements.

Emergency Vehicle access was reviewed, and fire lane access is proposed to be provided as specified in Exhibit D.

- **Environmental:** The property is subject to a [Risk Management Plan](#), which was approved by and is currently under the oversight of the Regional Water Quality Control Board. The Risk Management Plan specifies requirements to import or exporting of soil, and precautions required for grading work where soil is contaminated. For this project no grading work will be undertaken. Link to the Risk Management plan is provided above.
- **CEQA** - A draft Notice of Exemption has been completed by the 3rd Party review professional group, ICF. Their analysis finds that the project is CEQA exempt pursuant to a Category Class 3 exemption (Section 15303 - new construction or conversion of small structures).

EXHIBIT A

Location Map



EXHIBIT B

Site Plan

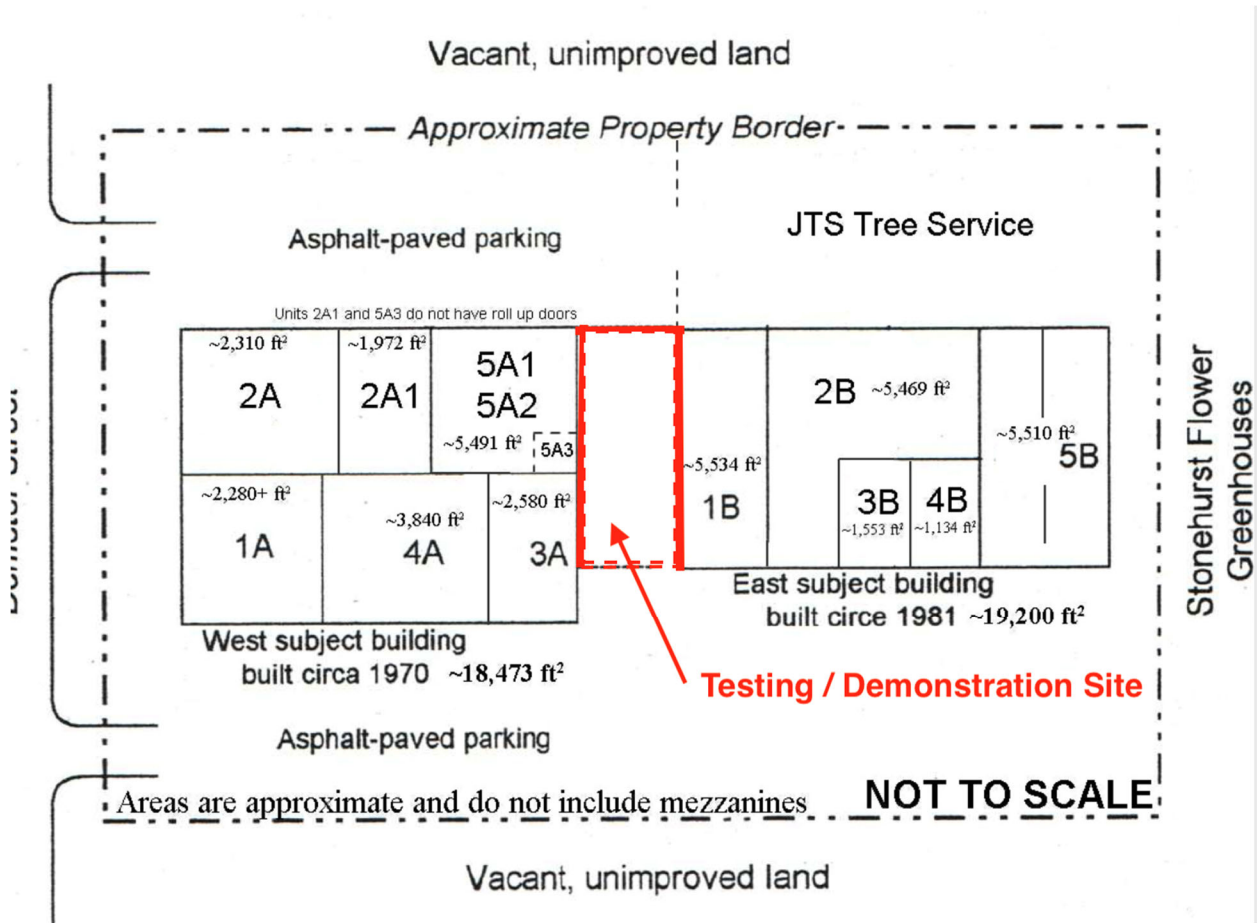


EXHIBIT C

Testing / Demonstration Project Plan

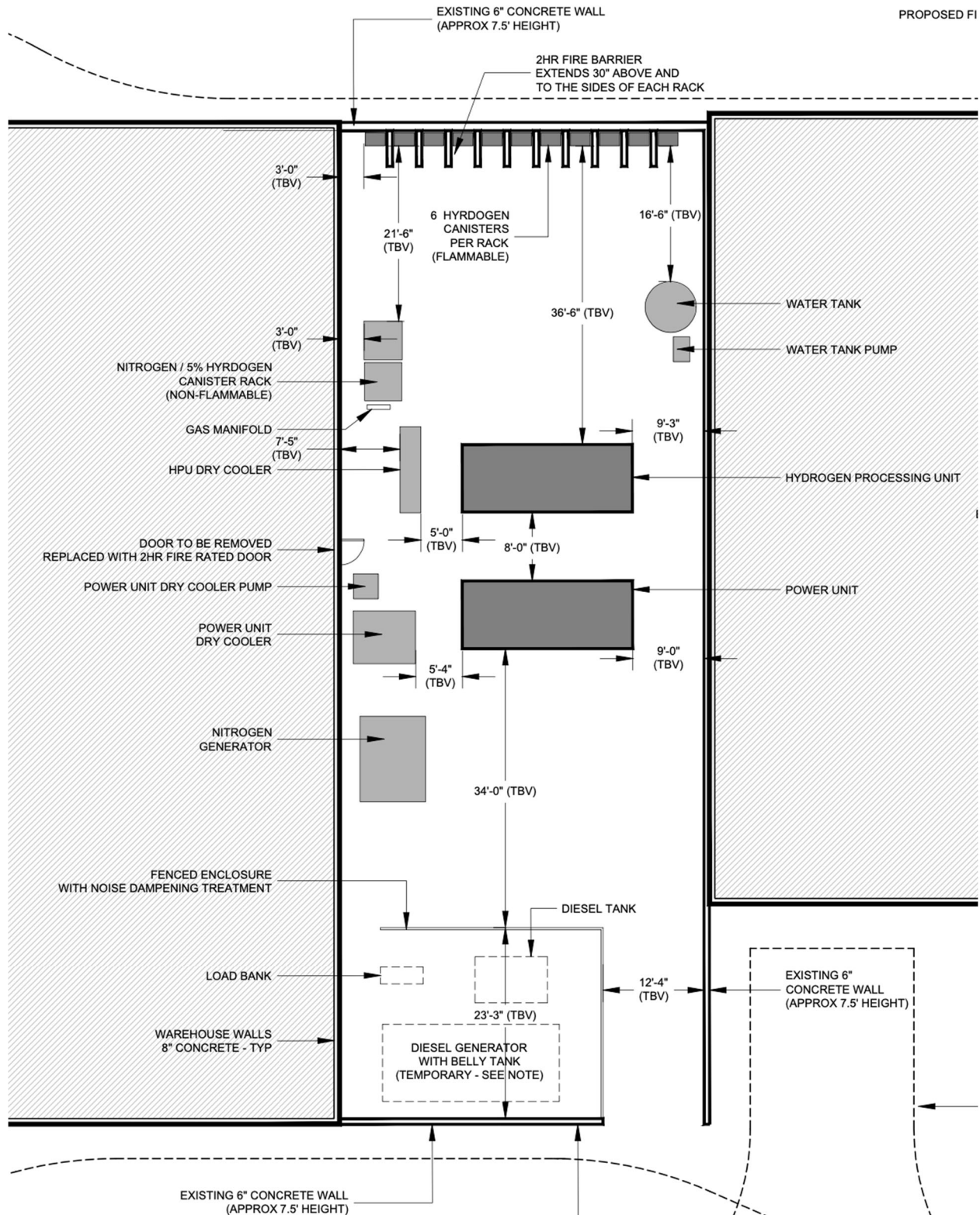


EXHIBIT D

Parking Plan / Fire Access

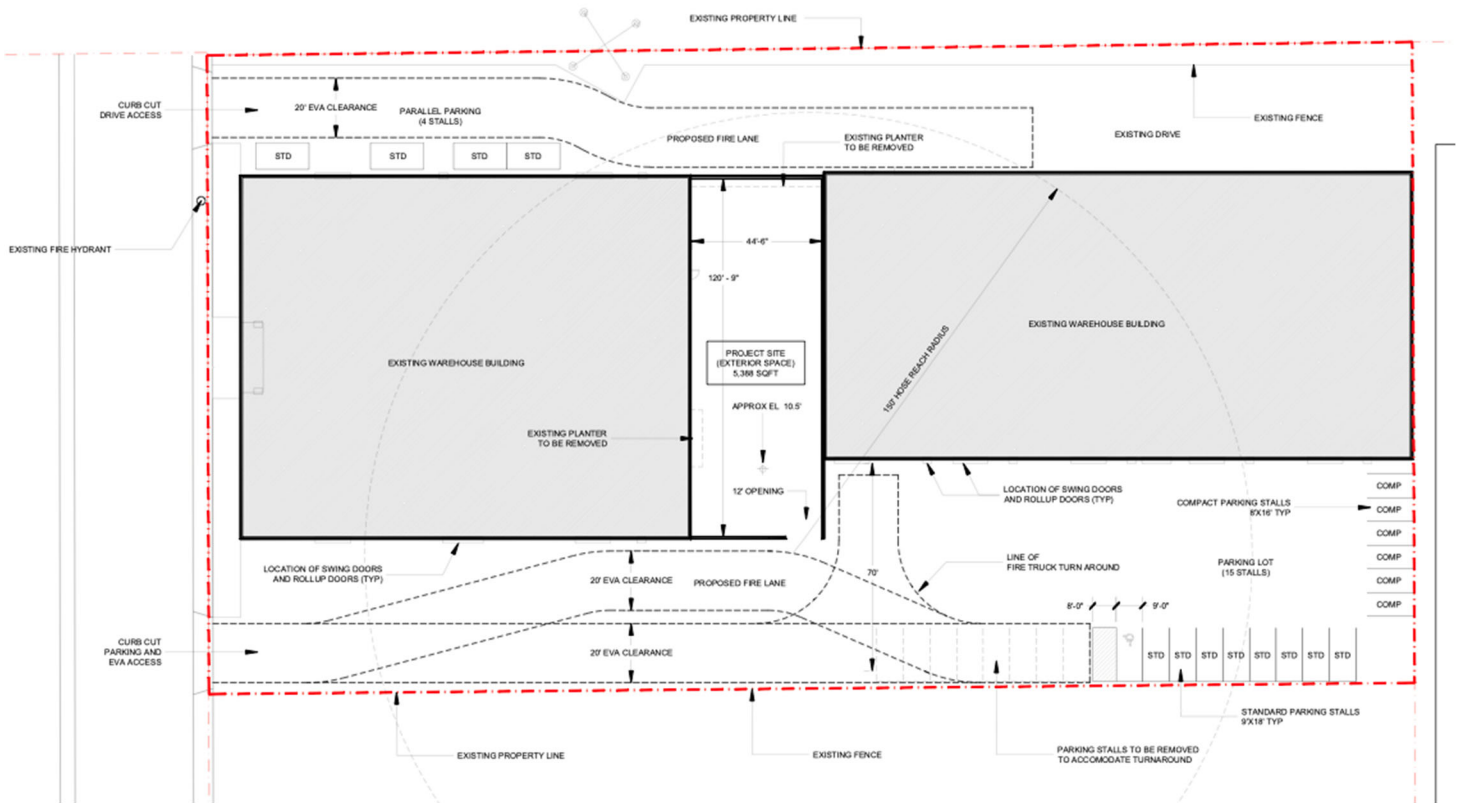


EXHIBIT E

Equipment

<u>Equipment</u>	<u>Description</u>	<u>Height</u>	<u>Footprint</u>
<u>Power Unit</u>	<u>Electricity charging and discharging unit</u>	<u>10ft</u>	<u>20ft X 8ft</u>
<u>Hydrogen Process Unit</u>	<u>Processing hydrogen</u>	<u>10ft</u>	<u>20ft X 8ft</u>
<u>N2 Generator</u>	<u>Generate Nitrogen gas</u>	<u>5ft</u>	<u>8ft X 10ft</u>
<u>HPU Dry Cooler</u>	<u>Cooling unit for Hydrogen Process Unit</u>	<u>3ft</u>	<u>1ft X 10ft</u>
<u>Power Unit Dry Cooler</u>	<u>Cooling unit for Power Unit</u>	<u>5ft</u>	<u>7ft X 6ft</u>
<u>Water Tank and Pump</u>	<u>Store and discharge water</u>	<u>5ft</u>	<u>5ft X 5ft</u>
<u>Diesel Generator</u>	<u>Portable diesel generator certified by CARB (see next page)</u>	<u>5ft</u>	<u>20ft X 10ft</u>
<u>Forming Gas Cylinder</u>	<u>Nitrogen 95% / Hydrogen 5% gas cylinder</u>	<u>5ft</u>	<u>3ft X 3ft</u>
<u>Hydrogen Gas Cylinder</u>	<u>100% hydrogen gas cylinder</u>	<u>5ft</u>	<u>1ft X 2ft</u>

Statewide Portable Equipment Registration

Registration No: 185702

11016174
H34
PH

Legal Owner or Operator:

United Rentals (North America), Inc.

Mailing Address:

400 E. North Avenue
Streamwood, IL 60107

Engine Description:

Certified portable internal combustion engine, compression ignition, manufactured by Cummins, model X12, serial no. 76276903, (Unit Number: 11016174), rated at 513 bhp, Diesel fueled.

Fleet's Compliance Path: Fleet Average Option		Engine DPM Emission Factor: 0.008 g/bhp-hr
Fleet's DPM Average: 0.044		Tier - Placard Color: Tier 4 - Blue
2020 DPM Std: 0.10 g/bhp-hr	2023 DPM Std: 0.06 g/bhp-hr	2027 DPM Std: 0.03 g/bhp-hr

U.S. EPA Engine Family Name:

KCEXL12.0AAA

Conditions:

see attached

Home District:

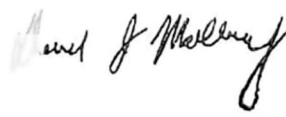
Bay Area Air Quality Management District

Engine Inspection Discount:

No inspection discount claimed



Expiration Date: December 31, 2025



David J. Mallory
Manager, Portable Equipment Registration Program
Enforcement Division

EXHIBIT F

Zoning Map

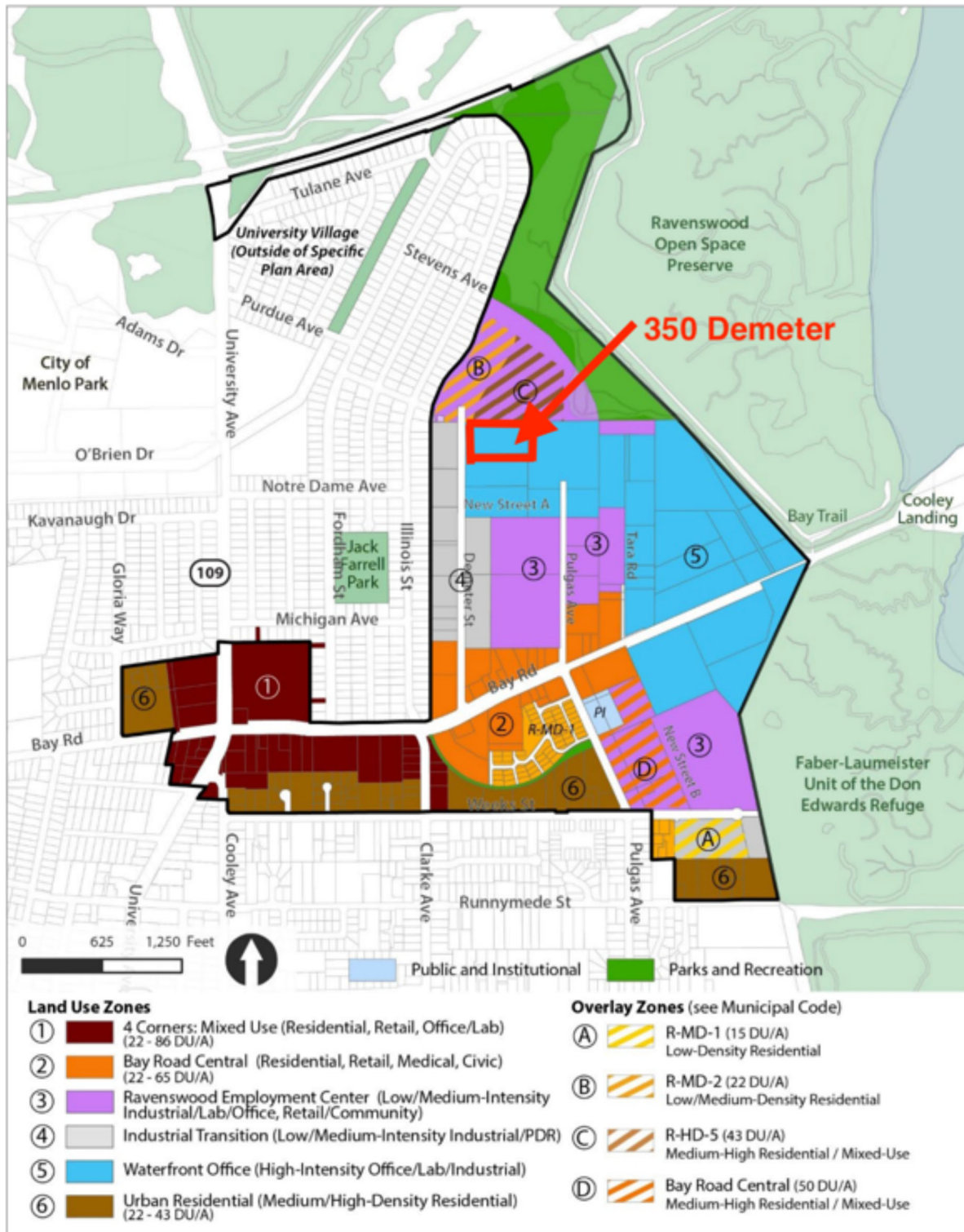


EXHIBIT B - NOTICE OF EXEMPTION



CITY OF EAST PALO ALTO

Tel: (650) 853-3189 • Fax: (650) 853-3179

www.cityofepa.org

Notice of Exemption California Environmental Quality Act

TO:**COUNTY CLERK**

County of San Mateo
555 County Center Redwood
City, California 94063-1665

FROM:**CITY OF EAST PALO ALTO**

Planning Division
1960 Tate Street
East Palo Alto, California 94303

PROJECT TITLE: Noon Energy / 350 Demeter Street

PROJECT LOCATION SPECIFIC:

Approximately 2-acre parcel at 350 Demeter Street (APN 063-121-320)

PROJECT LOCATION, CITY, COUNTY:

East Palo Alto, San Mateo County

PROJECT DESCRIPTION:

The proposed research and development project aims to demonstrate, validate, and accelerate the commercialization of Noon Energy's long duration energy storage system. The system, developed by Noon Energy, would provide 50 kW / 0.5 MWh (10 hours) of energy storage capacity. The project would be temporarily placed on the existing outdoor paved courtyard at 350 Demeter between Building A and Building B. The testing would consist of repeating charging (converting water into hydrogen) and discharging (use hydrogen to generate electricity) mode. The total footprint of the project site is approximately 125feet by 45feet. The installation would include two 20-ft shipping containers, storage tanks, and ancillary equipment that would house the proposed 50 kW / 0.5 MWh system. System equipment will include compressors and pumps with estimated decibel levels at the project site boundaries as estimated below:

- Hydrogen Processing Unit - 55dB
- rSOC Container Unit- 55dB
- HPU Dry Cooler - 60dB
- Power Unit Dry Cooler - 60dB
- N2 Generator - 55dB
- Pumps - 55dB
- Portable Diesel Generator – 60dB, rated at 513 base horsepower (bhp)

Equipment size and function is tabled below:

<u>Equipment</u>	<u>Description</u>	<u>Height</u>	<u>Footprint</u>
<u>Power Unit</u>	<u>Electricity charging and discharging unit</u>	<u>10ft</u>	<u>20ft X 8ft</u>
<u>Hydrogen Process Unit</u>	<u>Processing hydrogen</u>	<u>10ft</u>	<u>20ft X 8ft</u>

<u>N2 Generator</u>	<u>Generate Nitrogen gas</u>	<u>10ft</u>	<u>8ft X 10ft</u>
<u>HPU Dry Cooler</u>	<u>Cooling unit for Hydrogen Process Unit</u>	<u>4ft</u>	<u>2ft X 10ft</u>
<u>Power Unit Dry Cooler</u>	<u>Cooling unit for Power Unit</u>	<u>6ft</u>	<u>7ft X 6ft</u>
<u>Water Tank and Pump</u>	<u>Store and discharge water</u>	<u>5ft</u>	<u>7ft X 5ft</u>
<u>Diesel Generator</u>	<u>Portable diesel generator certified by CARB</u>	<u>9ft</u>	<u>20ft X 10ft</u>
<u>Forming Gas Cylinder</u>	<u>Nitrogen 95% / Hydrogen 5% gas cylinder</u>	<u>6ft</u>	<u>3ft X 3ft</u>
<u>Hydrogen Gas Cylinder</u>	<u>100% hydrogen gas cylinder</u>	<u>6ft</u>	<u>2.5ft X 1.75ft</u>

During charging operation, the system would use electrolysis to convert water into hydrogen (gas) which contains energy. Hydrogen would then be retained in cylinder storage assembly tanks (13,200 SCF capacity), while a small amount of oxygen would be vented to the atmosphere. During discharging operation, the process would be reversed, converting hydrogen into water by reacting oxygen from the atmosphere through the battery system, which would be stored in the water tank. The system would be test-operated for a period of approximately 12 months to prove its effectiveness and validate operation and cost parameters and would then be removed from the site.

The site is paved and secured by a concrete wall to the north and a concrete wall with a fencing gate to the south. The paved surface is sufficient to support the containers, or equivalent. For the initial power supply (i.e. the initial 2-3 months), the battery system will be connected to an existing electrical panel. Additional power may be needed which initially will be supplied by a portable CARB certified/complainant diesel generator. Further testing after the initial period will be undertaken where the power supply is planned to be a solar array. This solar array will be placed on the adjacent site, 230 Demeter, pursuant to separate future permit applications and approvals.

The 350 Demeter Street site is zoned for the Waterfront Office. Permitted land uses pursuant to the Updated Ravenswood / 4 Corners Specific Plan include research and development. The General Plan Designation is General Industrial.

NAME OR PUBLIC AGENCY APPROVING PROJECT
City of East Palo Alto, a municipal corporation

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:
Noon Energy Inc.

EXEMPT STATUS (Check One)

☐ Ministerial (Sec. 21080 (b) (1); 15268)

☐ Declared Emergency (Sec 21080 (b) (4); 15269 (a))

☐ Emergency Project (Sec 21080 (b) (4) 15269 (b) (c))

☐ Statutory Exemption – CODE NO: _____

☒ Categorical Exemption – **Class: 3** SECTION NO: **15303 – New Construction or Conversion of Small Structures**

REASON WHY PROJECT IS EXEMPT

Finding 1: The project consists of installation of small new equipment and facilities in small structures.

Evidence: The project would be located on an existing concrete pad between two existing single story industrial buildings. The project includes two 8-ft by 20-ft shipping containers, storage tanks, and additional equipment that would comprise the proposed BESS. The total area of the project site is approximately 5,625 square feet (125 ft by 45 ft) within the 2-acre parcel. The total footprint of the project equipment is no greater than 977 square feet. Maximum height of installed equipment is comprised of the two 10-ft high shipping containers. The 6" concrete walls surrounding the project area are 7.5 feet high and the adjacent industrial buildings are 18 feet high. The project is not visible from the street, or adjacent properties; unless the gate is open, is not visible from the parcel itself.

Finding 2: The proposed project does not involve unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

- a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Evidence: This exception to the categorical exemption does not apply since the project would not be located in a designated sensitive environment area. The project would be installed on an existing concrete pad on a developed parcel zoned for Waterfront Office use. Only standard vegetation maintenance would occur on the project site. There are no known landslides, expansive soils, or other environmental resources of hazardous or critical concern designated or precisely mapped on the project site. The project is within the Area-Wide Risk Management Plan for Identified Properties Within the Ravenswood Industrial Area (RMP). The RMP establishes protocols to address residual soil and groundwater contamination and potential vapor intrusion risk. Compliance with the RMP, as monitored and enforced by the San Francisco Bay Regional Water Quality Control Board (RWQCB), would ensure that the project would not result in hazardous site conditions related to soil and groundwater contamination. The nearest mapped environmentally sensitive habitat area is a wetland area located approximately 500 to 800 feet east and north of the project site, respectively. The project site is separated from the wetland area by a concrete wall and a vacant parcel used for soil stockpiling. The project would not encroach into the wetland. Construction activities would occur for approximately 2-3 weeks and would not require ground disturbance. Due to the minor and temporary nature of construction, such activities would not adversely affect the nearby wetland habitat. During operation, two employees would visit the project site on a daily basis to conduct testing and monitoring. The project would not require special lighting. System equipment would be required to comply with the City's Noise Ordinance (East Palo Alto Municipal Code Chapter 8.52 – Noise Control). Due to the minimal activities associated with project operation, such activities would not adversely affect the nearby wetland habitat.

- b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Evidence: This exception to the categorical exemption does not apply since the project would be located within an existing developed area where the installation of project equipment such as the project are both commonplace and allowable under existing zoning and the Ravenswood/4 Corners Specific Plan. Other similar projects to the testing of the Battery Energy Storage System (BESS), research and development activities, built in the same place, over time, and designed in accordance with applicable policies and regulations would not result in significant cumulative impacts.

- c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Evidence: This exception to the categorical exemption does not apply. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. The installation of the proposed BESS facility is consistent with the existing industrial use of the project site. Installation of the proposed facility will be subject to City of East Palo Alto Building department review as well as Menlo Park Fire Protection District review and requirements. There are no unusual environmental circumstances associated with the site. All services are available and adequate. In addition, this is for a temporary use that will cease within one year.

- d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

Evidence: This exception to the categorical exemption does not apply. The project site is located in a developed area and is not visible from any designated scenic highway. Therefore, the project would not result in damage to scenic resources within a highway officially designated as a state scenic highway.

- e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Evidence: This exception to the categorical exemption does not apply. According to the Department of Toxic Substances Control Envirostor website (<http://www.envirostor.dtsc.ca.gov/public/>) and the State Water Resources Control Board's (SWRCB) Geotracker website (<http://geotracker.waterboards.ca.gov/>), the project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Evidence: This exception to the categorical exemption does not apply because no archaeological or other cultural sites are known to exist on the project site. The existing industrial buildings were constructed in 1981 and are not age-eligible to be historic resources. The project would be installed on an existing concrete pad and would not include ground disturbance. The project would therefore have no impact on any historical resource.

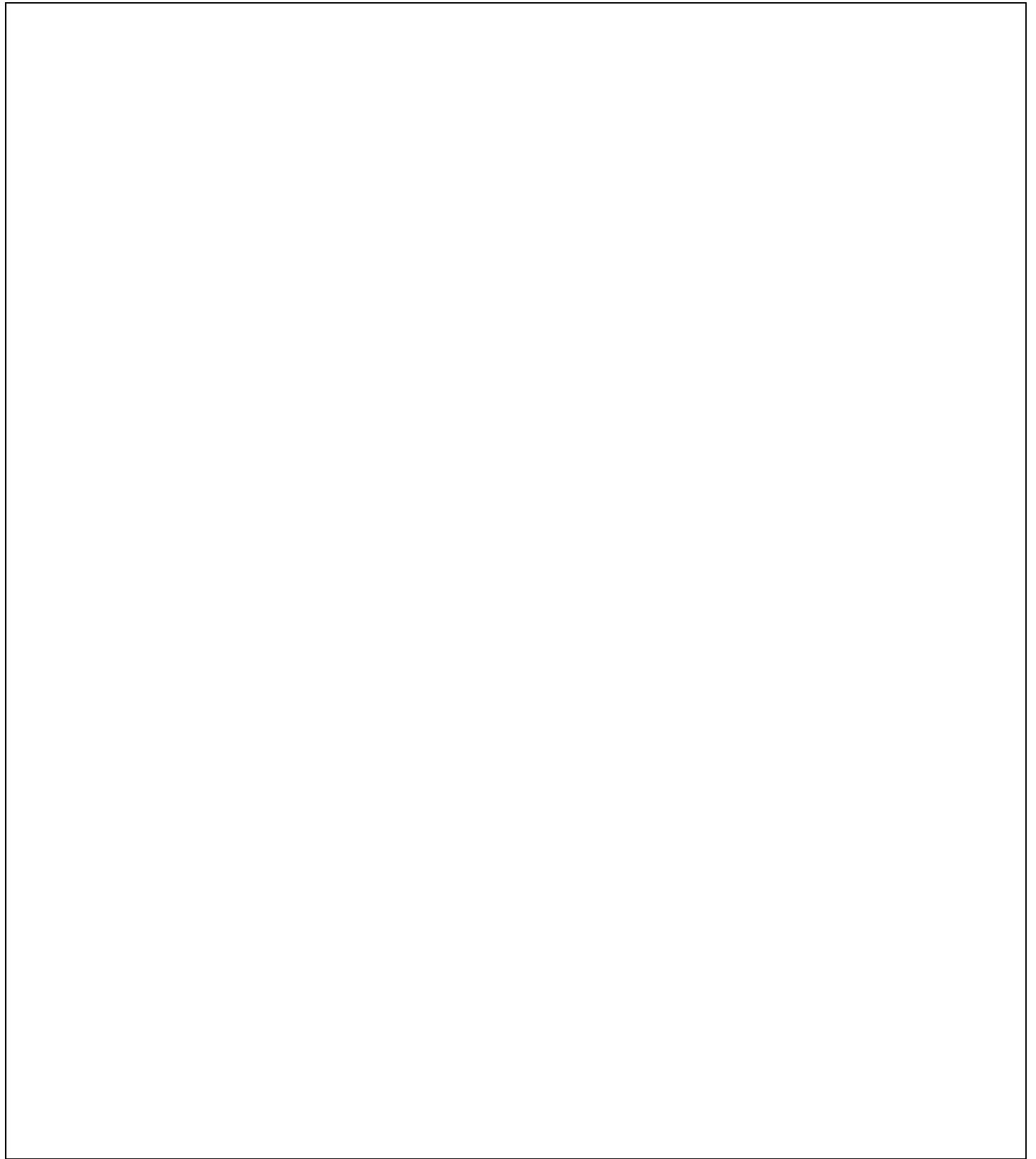


EXHIBIT C - RWQCB EMAIL



RE: 350 Demeter Temporary Use Permit

From Gamboa, Sherry@Waterboards <Sherry.Gamboa@Waterboards.ca.gov>

Date Thu 10/30/2025 11:17 AM

To Alvin Jen <ajen@cityofepa.org>

Cc Jeff Poetsch <jeffcp@earthlink.net>

Hi Alvin,

We have reviewed the TUP and do not have any comments to provide at this time. Thank you for notifying us and giving us the opportunity.

We will upload this email and the letter to GeoTracker for the site record. Should you have any questions or concerns regarding the upload or anything else, please let us know.

Thank you,



Sherry Gamboa

Water Resource Control Engineer

Email: Sherry.Gamboa@Waterboards.ca.gov

Phone: +1 (510) 622-2355

San Francisco Bay Regional Water Quality Control Board

1515 Clay St Suite 1400, Oakland CA 94612

Website: www.waterboards.ca.gov

From: Gamboa, Sherry@Waterboards

Sent: Wednesday, October 29, 2025 4:43 PM

To: 'Alvin Jen' <ajen@cityofepa.org>

Cc: Jeff Poetsch <jeffcp@earthlink.net>

Subject: RE: 350 Demeter Temporary Use Permit

Hi Alvin,

Thank you for reaching out regarding the Temporary Use Permit application for 350 Demeter. We will review it and try to provide any comments by November 3rd.

Thank you,



Sherry Gamboa

Water Resource Control Engineer

Email: Sherry.Gamboa@Waterboards.ca.gov

Phone: +1 (510) 622-2355

San Francisco Bay Regional Water Quality Control Board

From: Alvin Jen <ajen@cityofepa.org>
Sent: Wednesday, October 29, 2025 11:20 AM
To: Gamboa, Sherry@Waterboards <Sherry.Gamboa@Waterboards.ca.gov>
Cc: Jeff Poetsch <jeffcp@earthlink.net>
Subject: 350 Demeter Temporary Use Permit

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

Hi Sherry,

We have an application for a Temporary Use Permit at 350 Demeter that involves testing of solid oxide battery storage located on a open concrete pad two buildings. The applicant has stated that the by products of the testing will be limited to oxygen. Because the property is subject to the Risk Management Plan, we wanted to run this by you. Please see the attached operational letter. If possible, can you provide me with your comments by mid-day Monday, November 3?

Thanks,



Alvin Jen

Associate Planner

Office (650) 853-3128

Email ajen@cityofepa.org

Website

<https://www.cityofepa.org/planning>

Community & Economic Development

Department | **Planning Division**

1960 Tate St. • East Palo Alto, CA
94303



** View City office hours [here](#). The City continues to offer virtual appointments as an alternative to in-person meetings. For general inquiries please email planning@cityofepa.org or set up a meeting via here [link](#). **

CAUTION: This e-mail originated from outside of the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.