Peregrine Hydrogen
1025 Terra Bella Ave., STE B
Mountain View, CA 94039

City of Mountain View
Planning Division
500 Castro Street
Mountain View, CA 94041

August 5, 2025

RE: Conditional Use Permit Application for Peregrine Hydrogen, 1025 Terra Bella Avenue, Suite B, Mountain View, CA
(APN 153-17-050 | Zoned MM – General Industrial)

Dear Planning Staff,

On behalf of Peregrine Hydrogen, please accept this cover letter in support of our Conditional Use Permit (CUP) application for research and development (R&D) operations located at 1025 Terra Bella Avenue, Suite B, Mountain View, CA. This letter fulfills the requirement for a business description and supplements the full CUP application packet submitted concurrently.

Business Description

Peregrine Hydrogen is an early-stage technology company focused on developing a novel sulfur-based electrolysis process for the carbon-free production of hydrogen and other industrial materials. The Mountain View location will serve as the primary R&D facility, supporting laboratory-scale testing and process development.

Operations will be conducted primarily indoors, during standard business hours (Monday–Friday, 8:00 AM to 6:00 PM), with occasional 24-hour or autonomous operation when long-duration testing is needed. Staffing is expected to range between 10 and 30 personnel, comprising technical staff, engineers, and administrative employees. Peregrine is not a client-facing business, and no public or retail access is expected.

The facility uses specialized R&D equipment, including fume hoods, laboratory-scale electrolyzers, and hazardous materials storage cabinets. As described in Section 2.5.1 of the CUP application, no manufacturing or vehicle storage will occur on site. No new abatement or exterior equipment is proposed.

Suitability of Use

Peregrine's operations are appropriate for this location based on the site's longstanding industrial zoning (MM) and history of chemical R&D activity by prior tenants. The use is consistent with General Industrial zoning and past operations at the site, and no significant impacts on surrounding areas are expected. The business is committed to safety and environmental responsibility, as detailed in Section 2.3 of the application.

Project Overview

The project comprises a Conditional Use Permit Application requested by the City of Mountain view for research and development use of 1025B Terra Bella Ave consistent with the character or previously permitted use at the parcel.

Plans requested by the City accurately represent finished, conditioned interiors the tenant encountered when taking occupancy of the suite.

Re-use of the existing structure, unaltered, is a sustainable aspect of this project.

The site is fully improved including utilities, paving and landscaping as an existing legacy received by this tenant. No site work is proposed.

Peregrine now employs <12 at this location. As with any new business, it has ambitions to grow possibly twofold, but it remains uncertain if/when that might occur.

The Parcel is zoned MM “General Industrial” (Section 36.04.05 Zoning Map Adopted)

Under MM Zoning District Special Land Use Standards, Conditionally Permitted Uses (Section 36.20.20.a.3):

“Research and development offices, devoted to scientific and engineering research and the design, development and testing of new technology and products; usually includes some laboratory space or other small-scale manufacturing operations”

Peregrine’s proposed “Conditional Use” is consistent with the above text cited from Section 36.20.20.a.3 of the Mountain View City Ordinance.

Peregrine is not a Significant Industrial User.

Safety Approach

Peregrine is committed to delivering safe and reliable laboratory R&D operations. The technology is thoughtfully designed and rigorously tested, guided by two main safety principles of mitigating fire risk and limiting machine/human interaction.

In the R&D operations, Peregrine will vent the small amounts of hydrogen gas that is produced from the electrolyzer within a fume hood. Peregrine does not plan to recompress and store hydrogen. The small amounts of sulfuric acid produced by the electrolyzer will be temporarily stored and then will be disposed of as hazardous waste via licensed and bonded third-party waste disposal vendors

Proposed Alterations

No new alterations are proposed to the existing structure to support this use.

Existing and Proposed Land Uses and Operations

The 23 214 ft² concrete tilt-up building at 1025 Terra Bella Ave. is zoned MM (General Industrial) and has been historically used for small-scale chemical R&D.

- Historic use: Prior tenants performed bench-scale electrochemical and analytical testing within interior fume hoods; utilities, parking and dock remain unchanged.
- Proposed use: Continuing identical indoor R&D operations (Monday–Friday, 8 AM–6 PM; occasional 24-hour tests) with 10–30 technical staff. All process and storage occurs inside; no outdoor staging, grading, landscaping or site work is planned.
- Zoning consistency: Use aligns with MM § 36.20.20.a.3 (“Research and development…with laboratory space”) and stays below CBC control-area limits for hazardous materials.
- (See CUP application §§ 2.6–2.7 for full narrative.)
- There are no industrial waste discharge lines, manhole or access box.
- There are no interior drains connected to the storm sewer system.
- The facility does not have any air compressor condensate, scrubber water, boiler water blow-down, chiller water, or cooling towers.
- The existing building is sprinklered, has an ordinary trash enclosure, has no cooling towers or loading docks, and is not a Food Service Facility, Auto Body Shop, Vehicle or Equipment Fueling Facility, Outdoor Vehicle or Equipment Maintenance Facility.
- The parcel is not in a high erosion area and has no multi-level parking garages or multi-family dwellings.

Thank you for your time and consideration of this application. Peregrine is excited to contribute to the innovative industrial landscape of Mountain View and is committed to working cooperatively with City staff throughout the permitting process.

Sincerely,

Stefan Omelchenko
Peregrine Hydrogen