

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2017

A RESOLUTION APPROVING A PLANNED COMMUNITY PERMIT AND
DEVELOPMENT REVIEW PERMIT FOR A 595,000 SQUARE FOOT
OFFICE BUILDING AND OFF-SITE PARKING, AND A HERITAGE TREE
REMOVAL PERMIT FOR THE REMOVAL OF 196 HERITAGE TREES
AT 2000 NORTH SHORELINE BOULEVARD

WHEREAS, an application was received from Google Inc. for a Development Review Permit and Planned Community Permit for a 595,000 square foot office building and off-site parking, and a Heritage Tree Removal Permit to remove 196 Heritage trees at 2000 North Shoreline Boulevard (Application No. 173-16-PCZA); and

WHEREAS, the Zoning Administrator held a public hearing on February 8, 2017 on said applications and recommended that the City Council conditionally approve the Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit subject to the findings and conditions of approval contained in the Findings Report; and

WHEREAS, the City Council held a public hearing on March 7, 2017 on said applications and received and considered all evidence presented at said hearing, including the Findings Report and project materials from the Zoning Administrator and City Council report and materials;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View finds:

1. The Development Review Permit for a 595,000 square foot office building and off-site parking is conditionally approved based upon the conditions contained herein and upon the following findings pursuant to Section 36.44.70 of the City Code:
 - a. The project complies with the general design considerations as described by the purpose and intent of the Zoning Ordinance, the General Plan, and any City-adopted design guidelines because the office project is consistent with the General Plan goals and policies of the North Bayshore Change Area and the North Bayshore Mixed-Use Land Use Designation. The project also complies with the standards and guidelines of the P-39 (North Bayshore) Precise Plan and PF (Public Facilities) District with the development standard exceptions to the lot coverage, building placement and frontage location

requirements, and Habitat Overlay Zone (HOZ) encroachments, which are allowed by the Precise Plan with approval;

- b. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because the design of the proposed office building is consistent with the standards and guidelines of the North Bayshore Precise Plan. The project uses contemporary architecture and high-quality materials which will complement the design of surrounding office and retail developments;
- c. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, by providing a temporary location for 1,200 parking spaces for the office building across the street in the Shoreline Amphitheatre parking lot and a permanent parking location for 1,200 parking spaces at the Landings site located at 2171 Landings Drive, or an approved alternate location, which will accommodate the necessary parking generated by the office use on-site, a green loop connection through the site which links to other developed portions of the North Bayshore green loop, and providing new sidewalks, cycle tracks, and landscaping improvements along all the public street frontages consistent with the guidelines in the North Bayshore Precise Plan;
- d. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by providing a variety of new trees and plants in conformance with the City's Water Conservation in Landscaping Regulations and the North Bayshore Plant Palette, including new landscaping and street trees along North Shoreline Boulevard, Charleston Road, Amphitheatre Parkway, and the new Joaquin Road extension through the site;
- e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing adequate off-site parking and providing additional pedestrian access points throughout the project site, including pedestrian connections to the green loop and improved access to the adjacent public streets and transit facilities in the vicinity;
- f. The approval of the Development Review Permit for the proposed project is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared

pursuant to Section 15168 of the CEQA Guidelines and found that with implementation of the North Bayshore Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the *North Bayshore Precise Plan EIR, 2030 General Plan and Greenhouse Gas Reduction Program EIR, Initial Study for the City of Mountain View North Bayshore Precise Plan Amendments 2007 Mitigated Negative Declaration*, and *2011 Addendum*, the proposed addition of a 595,000 square foot office building and temporary parking would not result in any new environmental impacts beyond those evaluated in these environmental documents.

2. The Planned Community Permit for a 595,000 square foot office building and off-site parking is conditionally approved based upon the conditions contained herein and upon the following findings pursuant to Section 36.50.55 of the City Code:
 - a. The proposed use or development is consistent with the provisions of the P-39 (North Bayshore) Precise Plan with several minor requested exceptions. The proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments by providing appropriate building setbacks from the public right-of-way; innovative architecture which responds to the project site surroundings; the implementation of wildlife-friendly site planning, building, and design strategies; and an office use which is compatible with the surrounding uses;
 - b. The proposed use or development is consistent with the General Plan land use designation of North Bayshore Mixed Use, which allows intensities up to 1.0 FAR for highly sustainable developments which provide innovative site, architectural, and landscape designs and transportation demand management measures which support the City's goals for reducing trips and ecological preservation in the North Bayshore Area. The project provides a LEED Platinum®-designed building; native landscaping throughout the site; the use of recycled water inside the buildings and for the landscaping; a Transportation Demand Management (TDM) Program which will reduce peak-hour trips to the site by 50 percent as well as meet the City's single-occupant vehicle goals; and provide funding and improvements for off-site transportation improvements within the North Bayshore Area which will further the City's transportation goals for the area;
 - c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the site layout, building design, and office use are compatible with the surrounding environment of office developments and other commercial uses;

- d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing an office use which is compatible with office and commercial activities in the area, including design features such as locating buildings near streets, and creating attractive pedestrian environments along active frontages; and appropriate landscaping for the environmentally sensitive North Bayshore Area; and
 - e. The approval of the Planned Community Permit for the proposed project is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found that with implementation of the North Bayshore Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the *North Bayshore Precise Plan EIR, 2030 General Plan and Greenhouse Gas Reduction Program EIR, Initial Study for the City of Mountain View North Bayshore Precise Plan Amendments 2007 Mitigated Negative Declaration, and 2011 Addendum*, the proposed addition of a 595,000 square foot office building and temporary parking would not result in any new environmental impacts beyond those evaluated in these environmental documents.
3. The Heritage Tree Removal Permit to remove 196 Heritage trees is conditionally approved based on the conditions contained herein and the following findings made pursuant to Section 32.35 of the City Code:
- a. It is appropriate and necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services due to the poor health of the trees based on a certified arborist evaluation and their location in proximity to site improvements.
 - b. It is appropriate and necessary to remove the trees in order to construct the improvements and allow reasonable and conforming use of the property when compared to other similarly situated properties because the removal will allow the construction of the office project and temporary parking within the allowable development standards for the site and the removed trees will be replaced with approximately 392 new trees, including new street trees along the project street frontages.
 - c. It is appropriate and necessary to remove the trees based on the nature and qualities of the trees as Heritage trees, including maturity, aesthetic qualities

such as canopy, shape and structure, majestic stature, and visual impact on the neighborhood.

- d. It is appropriate and necessary to remove the trees to implement good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support, the planned removal of any tree nearing the end of its life cycle, and replacement with young trees to enhance the overall health of the urban forest.
- e. The approval of the Heritage Tree Removal Permit for the proposed project is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found that with implementation of the North Bayshore Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the *North Bayshore Precise Plan EIR, 2030 General Plan and Greenhouse Gas Reduction Program EIR, Initial Study for the City of Mountain View North Bayshore Precise Plan Amendments 2007 Mitigated Negative Declaration*, and *2011 Addendum*, the proposed addition of a 595,000 square foot office building and temporary parking would not result in any new environmental impacts beyond those evaluated in these environmental documents.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Mountain View that the Development Review Permit, Planned Community Permit, and Heritage Tree Removal Permit for said project are hereby granted subject to the developer's fulfillment of all the conditions which are attached hereto as Exhibit A and incorporated herein by reference.

SW/7/RESO
818-02-28-17r-E

Exhibit: A. Conditions of Approval

CONDITIONS OF APPROVAL
APPLICATION NO.: 173-16-PCZA
2000 NORTH SHORELINE BOULEVARD

The applicant is hereby notified, as part of this application, that (s)he is required to meet the following conditions in accordance with the City Code of the City of Mountain View and the State of California. The lead department is identified on each condition where necessary. Where approval by the Community Development Director, City Engineer, Public Works Director, City Attorney, Chief Building Official, or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices for the item(s) under review. The applicant is hereby notified that (s)he is required to comply with all applicable codes or ordinances of the City of Mountain View and the State of California that pertain to this development and are noted herein.

This approval is granted to construct a 595,000 square foot, two-story office building and off-site parking located on Assessor Parcel Nos. 116-21-050, 116-21-051, and 116-20-043. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by Bjarke Ingels Group and Heatherwick Studio for Google Inc. dated January 23, 2017, and consisting of 100 sheets.
- b. Color and materials board prepared by Bjarke Ingels Group and Heatherwick Studio for Google Inc. dated January 23, 2017, and kept on file in the Planning Division of the Community Development Department.
- c. Initial Study for the 2000 North Shoreline (Charleston East) Project as prepared by the City for the project, and kept on file in the Planning Division of the Community Development Department.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Community Development Department – 650-903-6306

- 1. **EXPIRATION:** The Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit shall be valid for a period of two years from the date of City Council approval. Building permits for the project shall be issued within this two-year period or the permits shall become null and void unless an extension is granted by the Zoning Administrator.
- 2. **PERMIT EXTENSION:** Zoning permits may be extended for up to an additional two years after public hearing review by the Zoning Administrator, in compliance with the procedures described in the Zoning Ordinance. An application for extension must be filed with the Planning Division of the Community Development Department, including appropriate fees, prior to the original expiration date of the permit.
- 3. **LIVE ENTERTAINMENT:** Live entertainment is not permitted on the site without approval of a separate Provisional Use Permit and Live Entertainment Permit. For one-time special events which are not part of a regular program of entertainment, the applicant may apply for a Temporary Use Permit, subject to Zoning Administrator and Police Chief approvals, no less than 30 days prior to the special event(s).

PLANS AND SUBMITTAL REQUIREMENTS

- 4. **ARCHITECTURAL PLAN MODIFICATIONS:** Design modifications shall be made prior to issuance of a building permit and shall be shown on the building permit drawings, based on the project recommendation by the Development Review Committee (DRC). The following modifications are subject to review and approval by the

Zoning Administrator to determine compliance with the DRC's recommendation and appropriateness of the proposed designs:

- a. Provide additional plan details regarding the central utility plant land art design, including planting palette, lighting, and decorative metal terrace walls.
 - b. Provide additional plan details depicting the material, color, and design of soffit of the roof canopy structure.
 - c. Provide additional plan details regarding the color and material of the wood at the building pop-out entries on all four elevations.
 - d. Provide additional details regarding the frit pattern on all glass surfaces of the building.
 - e. Provide additional plan details regarding the amount of photovoltaic panel coverage on the roof and the treatment of the roof at the edges of the solar panels if full coverage cannot be achieved.
5. **ZONING INFORMATION:** The following information must be listed on the lower right-hand corner of the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning designation; (c) floor area ratio or density in units per acre; (d) lot area (in square feet); and (e) total number of parking spaces.
6. **CERTIFICATION OF BUILDING PERMIT PLANS:** The project architect shall certify in writing that the architectural design shown in the building permit plans match the plans approved by the City Council/Zoning Administrator. Any changes must be clearly noted. The project architect shall also certify that the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.
7. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a public hearing, which can be referred to City Council.
8. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for the foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.

SITE DEVELOPMENT AND BUILDING DESIGN

9. **PUBLICLY ACCESSIBLE SPACE IN THE BUILDING:** The project includes a publicly accessible pedestrian pathway and retail/commercial space on the ground floor of the office building. This pathway and retail/commercial space shall be open and accessible to the public as outlined in that certain Covenants, Agreements, and Deed Restriction Relating to Public Access to be executed by the applicant prior to the issuance of building permits.
10. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately leased open space, improvements, and/or other facilities located along public rights-of-way, including pedestrian sidewalks, walkways, the plaza on the south side of the project site, and bicycle improvements, which shall be publicly accessible. The applicant shall have the right to establish and enforce reasonable rules and regulations for the use of the open space, but shall not restrict access with fencing or other design/operational barriers, other than those shown on the project drawings and the doors to the green loop connection through the building.
11. **EXTERIOR MATERIALS:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as modified by the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal and shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.

12. **SPECIAL PAVING MATERIALS:** The color, material, design, and product specifications for the special paving materials used on-site shall be submitted with the building permit drawings. Final paving design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
13. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified in the building permit drawings for review and approval by the Zoning Administrator prior to the issuance of building permits.
14. **GROUND-FLOOR TRANSPARENCY:** Windows must maintain a minimum 75 percent transparency along the ground floor at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Sunshades which maximize transparency while providing UV light screening for building occupants may be permitted, subject to review and approval by the Zoning Administrator.
15. **MOCK-UP:** The applicant shall set up a large material and color mock-up prior to building permit issuance, for final approval by the Zoning Administrator.
16. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
17. **GROUND-FLOOR COMMERCIAL AREA:** This project is required to provide a minimum of 10,000 square feet of publicly accessible ground-floor commercial space (e.g. restaurants, cafes retail store).
18. **NORTH BAYSHORE WASTE HANDLING:** Appropriate handling of food waste is required in the North Bayshore Area to preserve the health and safety of important wildlife, while reducing nuisance wildlife such as gulls, crows, ravens, jays, skunks, and raccoons. Thus, all properties with food service and/or food waste, in small or large quantities, must incorporate the following waste mitigation measures into their respective building and trash/recycling design:
 - All waste shall be collected into a central corral area, where separate garbage, recycling, and composting bins will be kept. A separate tallow container, used for collection of cooking oil and grease to be recycled or disposed of, shall be provided as well. Any bins used for cooking oil/grease, composting, and food waste shall include lids that seal tightly to prevent access by animals and incorporate a mechanism to prevent them from being inadvertently left open when not in active use. This waste bin corral shall be cleaned regularly.
 - Indoor washing facilities for waste cans, mats, and mops shall be provided, thus avoiding the potential for bits of food waste to be deposited outdoors (where nuisance species can access them) as these items are cleaned.
 - Outdoor trash and recycling receptacles (e.g., in any outdoor eating or gathering areas) shall be routinely emptied throughout the day and during evening cleaning by the janitorial service, thus ensuring that cans do not fill up and allow food waste to spill out.
 - Signs shall be placed on dumpsters reminding users to close the lids so that they will not be inadvertently left open.
19. **FENCE/WALL:** All fencing and walls are to be shown on construction plans submitted for building permit review. The design and location must be approved by the Zoning Administrator and comply with all setback requirements.
20. **PLAZA PROGRAMMING:** A narrative and supporting physical improvements shall be shown on the permit drawings submitted for the building permit that demonstrate that the plaza will be permanently programmed with improvements to support activities which make it an inviting and active public open space. The plaza programming design shall be reviewed and approved by the Zoning Administrator prior to issuance of a building

permit.

21. **PLAZA ART INSTALLATIONS:** Within one year of Council approval of the project, the applicant shall submit an art proposal, timetable, and evidence of commitment acceptable to the City to ensure compliance with the conceptual plaza art proposal (as identified on Sheets FA-L20 and FA-L21 of the project plans), including installation of an anchor art element in the main publicly accessible plaza and a minimum of four related art pieces in the remainder of the plaza area. This shall include selecting artist(s) and types of work based on submittals of artist bios and representative work; submit for City review and approval conceptual/preliminary concepts for each piece; and submit final design details, including art location and surrounding landscaping adjustments. The fabrication and installation of the art pieces in the plaza shall be complete prior to issuance of a Certificate of Occupancy.
22. **OFF-SITE PARKING:** To satisfy the project's parking requirement, the project lessee shall provide 1,200 parking spaces necessary for the 595,000 square feet of office at 2000 North Shoreline Boulevard. These parking spaces may be located on property other than the project site on the condition the permit holder provides the City with executed and operative agreements approved by the City demonstrating to the City's satisfaction that the permit holder has the legal right to utilize the off-site property as required parking spaces to serve the project. Permit holder must also demonstrate to the satisfaction of the City that the off-site parking spaces are available for use. Permit holder acknowledges that the legal right and ability to utilize off-site parking spaces to satisfy the parking requirements for the office use of the project site is an express condition of approval for the project and is necessary for the continued occupancy of the office building on the project site. This permit can be revoked for failure to comply with this condition.
23. **SHORT-TERM PARKING MANAGEMENT PLAN:** In the event the project elects to utilize the Shoreline Amphitheatre on a temporary basis to provide parking for the office use, a short-term parking management plan shall be prepared for the project which specifies the parking management for 1,200 parking spaces in the Shoreline Amphitheatre parking lot to serve the 595,000 square feet of office at 2000 North Shoreline Boulevard. Parking enforcement shall be monitored and enforced by Google until such time that the parking is moved to a permanent location. The plan shall include details on how the parking will be managed, including during Shoreline Amphitheatre events. The applicant shall submit a draft plan to the Planning Division for review and approval prior to issuance of building permits.
24. **LONG-TERM PARKING PLAN:** The permanent parking location for 1,200 parking spaces to serve the Charleston East office building shall be located at 2171 Landings Drive, or approved alternate location, so long as the Certificate of Occupancy for the office building on the project site is in effect. A new Site Specific Transportation Study (SSTA) and Transportation Demand Management (TDM) Plan shall be submitted a minimum of six months prior to the moving of the parking spaces to a location other than the Shoreline Amphitheatre parking lot in order to evaluate potential traffic and/or parking impacts as a result of the off-site parking for the Charleston East office building at the specific parking location. Should new traffic and/or parking impacts be identified in the new SSTA, improvements and/or operational changes which alleviate the impacts shall be implemented prior to commencement of parking for the Charleston East office building on the off-site property approved by the City.
25. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces and those in the temporary parking area) must be double-striped. Double stripes shall be 12" apart, from outside edge to outside edge of the stripe. The 8-1/2' parking space width is measured from the center of one double stripe to the other, such that the space between stripes is 7-1/2'. For parallel parking spaces, only single-striped is required. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.
26. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the application for building permit. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to

surrounding properties. The design of the lighting fixtures shall be revised from the approved plans submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.

27. **BICYCLE PARKING:** A minimum of 405 long-term, secured bicycle storage spaces shall be provided and permanently maintained within a bicycle storage room in the basement of the structure, or equivalent facility as approved by the Zoning Administrator. In addition, a minimum of 150 short-term bicycle storage spaces shall be maintained on bike racks conveniently located near building entrances unless an alternate location is approved by the Zoning Administrator upon finding they create a public hazard or locating them near entrances is otherwise infeasible. Racks shall be an “inverted U” or equivalent as approved by the Zoning Administrator, and must secure the frame and both wheels.
28. **SHOWER/CHANGING FACILITIES:** Fourteen (14) gender-neutral showers and changing room facilities and 19 gender-specific showers and changing room facilities (for a total of 33 showers) shall be provided within the building.
29. **BIRD-SAFE DESIGN:** The following project design features shall be included in the project design to reduce bird strikes and included on the building permit plans:
 - a. A minimum of 90 percent of the glazing on the office building shall be treated with a bird-friendly glazing treatment, such as a frit pattern.
 - b. Occupancy sensors or other switch control devices shall be installed on nonemergency lights. The lights shall be programmed to shut off during nonwork hours and between 10:00 p.m. and sunrise.
 - c. Any glass railings on terraces and glass corners of the building shall be treated with a bird-friendly design treatment to make them visible to birds.
 - d. Unless shading is integrated into the windows, window coverings shall be installed on windows and connected to a solar tracking system to operate efficiently and minimize the buildings light pollution.
30. **BIRD STRIKE MANAGEMENT PLAN:** A bird strike monitoring plan shall be developed and maintained for the life of the project to monitor postconstruction bird strikes and evaluate whether additional bird-safe design measures are needed to reduce the frequency of bird strikes. The monitoring plan shall be submitted as part of the building permit submittal and approved prior to building permit issuance.
31. **BURROWING OWL HABITAT ENHANCEMENTS:** The applicant shall install fencing and appropriate street edge landscaping at Vista Slope directly north of the project site which will serve to protect and enhance burrowing owl habitat by reducing the amount of canine and human intrusion into owl habitat prior to release of a Certificate of Occupancy. Plans and details which specify the details of the location, type, height, material, and installation of the fencing and proposed landscaping shall be submitted prior to installation thereof for review and approval by the Community Development and Community Service Departments. Money to the City in the amount equal to the improvements which are estimated at \$250,000 may also be submitted in lieu of the installation which shall be used exclusively for installation by the City for burrowing owl habitat enhancements.

GREEN BUILDING AND SUSTAINABILITY MEASURES

32. **GREEN BUILDING—NONRESIDENTIAL NEW CONSTRUCTION:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of LEED Platinum®-certified. All mandatory prerequisite points and minimum point totals per category to attain the required LEED-certified status must be achieved unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through the U.S. Green Building Council (USGBC) is not required for compliance with the Mountain View Green Building Code (MVGBC). The project is

also required to comply with Title 24, Part 6.

33. **ENERGY MONITORING:** To support energy management and identify opportunities for energy savings, the project shall provide submeters or equivalent combinations of sensors to record energy use data (electricity, natural gas, etc.) for each major energy system in the building.

LANDSCAPING

34. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the curb must be included in the Building Inspection Division application. Minimum plant sizes are flats or 1-gallon containers for ground cover, 5-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations and North Bayshore Plant Palette. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
35. **CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing the landscaping has been installed in accordance with all aspects of the approved landscape plans and final inspection(s), subject to final approval by the Zoning Administrator.
36. **NEW STREET TREES:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division. Once completed, the applicant shall return the original to the Parks Division, located at 235 North Whisman Road, and provide a duplicate copy to the Building Inspection Division with building permit submittal.
37. **STREET TREE SPECIES:** The species for all proposed new street trees along all public street frontages shall be selected in consultation with the Parks Division of the Community Services Department.
38. **LANDSCAPE SCREENING:** All aboveground utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.

HERITAGE TREES

39. **IMPLEMENTATION:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit has been submitted.
40. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree at a 2:1 replacement ratio, for a minimum of 392 replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as Heritage replacement trees.
41. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Hort Science and dated August 22, 2016 and revised January 10, 2017 shall be included as notes on the title sheet of all grading and landscape plans. These measures shall include, but may not be limited to, 6' chain link fencing at the drip line, a continuous maintenance and care program, protective grading techniques, and no materials may be stored within the drip line of any tree on the project site.

SIGNS

42. **SIGNAGE:** No signs are approved as part of this application. A Sign Permit Application shall be submitted in

compliance with the North Bayshore Precise Plan and Chapter 36 of the City Code and shall include all signage proposed for the project site.

NOISE

43. **MECHANICAL EQUIPMENT:** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on any surrounding residentially used property.
44. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only.
45. **INTERIOR NOISE LEVELS (COMMERCIAL):** Construction drawings must confirm that measures have been taken to achieve an interior noise level of 45 dB(A) L_{dn} for all commercial tenant space.
46. **CONSTRUCTION NOISE REDUCTION:** The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer's muffler requirements on all construction equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.
47. **SITE-SPECIFIC BUILDING ACOUSTICAL ANALYSIS:** A qualified acoustical consultant will review final site plans, building elevations, and floor plans prior to construction to calculate expected interior noise levels as required by State noise regulations. Project-specific acoustical analyses are required by the California Building Code to confirm that the design results in interior noise levels reduced to 45 dB(A) L_{dn} or lower. The specific determination of what noise insulation treatments are necessary will be completed on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans, and approved prior to issuance of a building permit. Building sound insulation requirements will include the provision of forced-air mechanical ventilation for all residential units as recommended by the qualified acoustical consultant, so that windows can be kept closed at the occupant's discretion to control noise.

Special building techniques (e.g., sound-rated windows and building facade treatments) will be implemented as recommended by the qualified acoustical consultant, to maintain interior noise levels at or below acceptable levels. These treatments will include, but are not limited to, sound-rated windows and doors, sound-rated wall construction, acoustical caulking, protected ventilation openings, etc.

48. **CONSTRUCTION NOISE PLAN:** Implement a construction noise control plan, including, but not limited to, the following available controls:
 - Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - Unnecessary idling of internal combustion engines should be strictly prohibited.
 - Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used. Any enclosure openings or venting shall face away from sensitive receptors.

- Utilize “quiet” air compressors and other stationary noise sources where technology exists.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent properties so that construction activities can be scheduled to minimize noise disturbance.

CONSTRUCTION PRACTICES AND NOTICING

49. **WORK HOURS:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. At the discretion of the Chief Building Official, the general contractor or the developer may be required to erect a sign at a prominent location on the construction site to advise subcontractors and material suppliers of the working hours. Violation of this condition of approval may be subject to the penalties outlined in Section 8.6 of the City Code and/or suspension of building permits.
50. **CONSTRUCTION PARKING MANAGEMENT PLAN:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
51. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 500’ of the project site of the construction schedule in writing, prior to construction. A copy of the notice and the mailing list shall be submitted prior to issuance of building permits.
52. **DISTURBANCE COORDINATOR:** The project applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
53. **AIR QUALITY:** The applicant will be required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.
54. **BASIC AIR QUALITY CONSTRUCTION MEASURES:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by the BAAQMD or contractor as appropriate, such as: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power

vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. The BAAQMD's phone number will also be visible to ensure compliance with applicable regulations; (g) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points; and (h) all construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

55. **DISCOVERY OF ARCHAEOLOGICAL RESOURCES:** If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100' of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.
56. **DISCOVERY OF HUMAN REMAINS:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner or lessee shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.
57. **DISCOVERY OF PALEONTOLOGICAL RESOURCES:** In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
58. **PRECONSTRUCTION NESTING BIRD SURVEY:** To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows:

The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site

and surrounding 500 feet for active nests – with particular emphasis on nests of migratory birds – if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100 feet for perching birds and 300 feet for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

59. **CITY ARBORIST INSPECTION:** Any cutting, demolition, or excavation in the roadways along the project frontages, including saw cuts for new utilities, shall be supervised by a Parks Division arborist or inspector to ensure there is no damage to existing City irrigation mainlines, laterals, valve wires, or other similar facilities. The developer shall be responsible for repairing any damage promptly to City standards. Excavated areas within the roadway shall not be reburied until the Parks Division has confirmed all facilities remain intact or satisfactory repairs have been completed.
60. **BURROWING OWL HABITAT AREA:** This project is located in the Habitat Overlay Zone of the habitat area of burrowing owls, a protected Special Status species under the Endangered Species Act. Any construction activity in this area shall be performed carefully and with attention to any ground disturbances, exterior lighting, and operations of mechanical or construction equipment which may impact the species. During construction activity, if a burrowing owl is present within 250' of the site, then no disturbances or construction activity may occur that would cause the owl to abandon their burrow or nest. Additionally, the California Department of Fish and Wildlife (CDFW) must be contacted immediately and a safety plan will need to be developed and approved by CDFW to determine the impacts the project may have on the owl(s). Construction activity must cease during this period.

TECHNICAL REPORTS

61. **GEOTECHNICAL REPORT:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City prior to the issuance of building permits, and the recommendations made in the geotechnical report will be implemented as part of the project. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; method for backdraining walls to prevent the buildup of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.
62. **SITE INVESTIGATION AND REMEDIATION:** Prior to ground-disturbing activities occurring as part of the office development or parking lot modifications, investigations shall be conducted to further assess the potential presence and extent of residual VOCs and other contaminants of concern. All testing shall be completed in conformance with an approved Work Plan to the satisfaction of the RWQCB. Documentation of completion of the Work Plan and any required remediation shall be provided to the City of Mountain View prior to issuance of demolition permits and building permits.
63. **VAPOR BARRIER:** Installation of a high-quality vapor barrier with active passive venting system to protect building occupants from TCE vapors. This "sub-slab depressurization system" (SSD) will be overlain by a dual-purpose waterproofing/vapor intrusion membrane. The system will be designed to function by creating a lower pressure directly underneath the building slab out of the groundwater table. The resulting sub-slab negative pressure will inhibit soil gases from flowing into the building. The membrane will be placed between the foundation of the building and the base materials, effectively sealing penetrations and creating an additional barrier to vapors and

prevent them from permeating through the slab and into the building.

64. **GROUNDWATER WELLS AND CONVEYANCE PIPING:** Some monitoring wells would be destroyed and/or abandoned. Wells will be identified and destroyed in conformance with Santa Clara Valley Water District (SCVWD) regulations. Wells and piping shall be protected during construction activities or destroyed under oversight from the RWQCB and under permit from the SCVWD. On-site storm drain piping and associated sediment that may be contaminated with copper and lead shall be removed, sampled and tested, and properly disposed of; or cleaned and abandoned in place.

65. **SOIL AND GROUNDWATER MANAGEMENT PLAN:** Prior to building permit submittal, a Soil and Groundwater Management Plan (SMP) will be completed to establish management practices for handling contaminated soil, soil vapor, groundwater, or other materials. The SMP will be submitted to the RWQCB for review and approval, and its measures will be required to be incorporated into the project design documents. The SMP will provide recommended measures to mitigate the long-term environmental or health and safety risks caused by the presence of VOCs in the soil and groundwater. The details of the SMP shall include the provision of a vapor barrier and details about ventilation systems for the buildings, including air exchange rates and operation schedules for the systems. The SMP will also contain contingency plans to be implemented during excavation activities if unanticipated hazardous materials are encountered.

The SMP shall be reviewed and approved by the RWQCB, or other appropriate agency addressing oversight, to establish management practices for handling contaminated soil or other materials (including groundwater) if encountered during demolition and construction activities prior to the issuance of building permits, including any earthmoving activities such as grading. Any imported soil should be documented as to source and quality. Upon construction completion, an environmental regulatory closure report should be prepared demonstrating that the soil and groundwater were handled according to requirements of the SMP.

66. **HEALTH AND SAFETY PLAN:** A Health and Safety Plan (HSP) shall be prepared to provide the protocols for site-specific training, personal protective equipment, VOC monitoring, decontamination measures, etc. The general contractor will be required to incorporate the provisions of HSP into their site health and safety program. The HSP will outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. Each contractor working at the site shall prepare an HSP that addresses the safety and health hazards of each phase of site operations that includes the requirements and procedures for employee protection. Employees conducting earthwork activities at the site must complete a 40-hour training course, including respirator and personal protective equipment training, unless otherwise relieved of this training obligation pursuant to an approved SMP and/or oversight agency approval.

67. **OPERATIONS AND MAINTENANCE PLAN:** An Operations and Maintenance Plan shall be prepared if contaminated soil (as defined in the SMP) is to be left in place. The purpose of this plan is to notify tenants of the existence and location of this contamination, and to provide protocols for handling this soil if encountered during site maintenance activities.

68. **GROUNDWATER INTERCEPTION:** If utility trenches extend into the top of groundwater, appropriate measures will be implemented to reduce groundwater migration through trench backfill and utility conduits. Such measures shall include placement of low-permeability backfill "plugs" at intervals on-site and where the utility trenches extend off-site, watertight fittings for utility conduits to reduce the potential for groundwater to migrate into the conduits, and if deep foundation systems are proposed, the foundations shall incorporate measures to help reduce the potential for the downward migration of contaminated groundwater.

A corrosion study must also be performed by a licensed professional engineer due to the presence of VOCs and their potential detrimental impacts on utility pipelines to determine protective measures for utilities, which could include wrapping piping with corrosion-resistant tape, applying an epoxy coating, using corrosion-resistant piping materials (including gaskets, flanges, and couplings), and/or installing a cathodic protection system. Contractors

working on-site shall implement all recommended protection measures.

LEGAL AGREEMENTS AND FEES

69. **HOUSING IMPACT FEE:** Prior to the issuance of the first building permit, applicant shall pay a Housing Impact Fee based on the net new floor area and the fees in effect at the time of building permit issuance. The estimated amount to be paid to the City is \$15,092,200.
70. **NORTH BAYSHORE DEVELOPMENT IMPACT FEE:** The applicant shall pay the City \$30 per net new square foot of building area for planned public improvements within the North Bayshore Precise Plan Area prior to the issuance of the first building permit. This fee is based on the North Bayshore nexus study approved by the City Council on February 23, 2016. The estimated amount to be paid to the City is \$17,850,000.
71. **PRECISE PLAN REIMBURSEMENT FEE:** The applicant shall pay the City \$0.42 per net new square foot prior to the issuance of the first building permit for the reimbursement of the proportional share of the funds expended for the preparation of the North Bayshore Precise Plan and associated environmental documents. The estimated amount to be paid to the City is \$249,900.
72. **INDEMNITY AGREEMENT:** Prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and its officers, agents, and employees in any action brought by a third party to void this Planned Community Permit, Development Review Permit, or Heritage Tree Removal Permit. The agreement shall be in a form satisfactory to the City Attorney and Zoning Administrator. It shall run with the land and shall not be amended without prior City consent.
73. **DECLARATION OF RESTRICTIONS:** Prior to issuance of any building permits, the applicant shall prepare and record a Declaration of Restrictions on the property located at 2171 Landings Drive (Landings Property), or approved alternate location, to allow 1,200 off-site parking spaces for the 595,000 square feet of office at 2000 North Shoreline Boulevard. The agreement shall be in a form satisfactory to the City Attorney and Zoning Administrator and it shall run with the land and not be amended without prior City consent.

TRANSIT-RELATED PROGRAMS AND OFF-SITE IMPROVEMENTS

74. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner, or lessee, is required to maintain a TDM program for the life of the project which will reduce peak-hour vehicle trips to the site and ensure the project does not exceed its trip cap of 508 a.m. peak-hour trips and 469 p.m. peak-hour trips. The TDM program measures shall be formally accepted by the lessee prior to building permit issuance through a legal agreement or recorded document, as determined by the City Attorney, with contents to the satisfaction of the Zoning Administrator. The specific TDM measures to be used in the program can be any combination of measures which achieve the required trip reduction, but shall at a minimum include the following mandatory measures:
 - a. Join and maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.
 - b. Provide an on-site employee transportation coordinator to implement and manage the TDM program and to serve as a liaison between the employer/property lessee and the TMA.
 - c. Develop and distribute marketing and information materials to inform employees and guests about the TDM program and encourage their participation.
 - d. Provide a flexible work schedule program to allow employees to travel outside peak periods.
 - e. Provide a Guaranteed Ride Home program to encourage use of alternative transportation.
 - f. Provide shuttle services to connect employees and guests to existing transit.
 - g. Provide bicycle parking along with showers and locker facilities to encourage bicycling.
 - h. Implement a bike sharing program on the site for use by employees or guests.
 - i. Locate priority parking for carpools and vanpools.

j. Provide rideshare matching services to encourage carpooling by employees.

75. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** The property owner, or lessee, shall prepare an annual TDM report and submit it to the City to document the effectiveness of the TDM program in achieving the goal of fifty percent (50%) peak-hour vehicle trip reduction by employees within the project. The TDM report shall be prepared by an independent consultant and paid for by the property owner or lessee; the consultant shall work with the property’s TDM coordinator. The TDM report will include a determination of historical employee commute methods, which shall be informed by surveying all employees working on the project site and through driveway traffic counts. The driveway traffic counts shall be prepared and provided by an independent, licensed consultant and paid for by the property owner or lessee. The driveway counts and resulting data shall be included in the TDM report provided to the City.

- a. **TDM Reporting:** The initial TDM report for the project will be submitted one year after the granting of the Certificate of Occupancy for the building and subsequent reports will be collected annually thereafter.
- b. **Report Requirements:** The TDM report shall either: (1) state that the project has achieved a minimum of fifty percent (50%) peak-hour vehicle trip reduction or higher, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the project has not achieved the fifty percent (50%) peak-hour vehicle trip reduction, providing an explanation of how and why the goal has not been reached and a description of additional measures that will be adopted in order to attain the TDM goal of fifty percent (50%) peak-hour vehicle trip reduction.
- c. **Penalty for Noncompliance:** If, after an initial TDM report shows noncompliance, the second annual report indicates that, in spite of the changes in the TDM program, the vehicle trip cap is still not being met, or if the applicant fails to submit such a TDM report at the times described above, the City may assess a penalty in the maximum amount of \$100,000 for the first percentage point below the fifty percent (50%) peak-hour vehicle trip reduction and an additional \$50,000 for each additional percentage point below the minimum fifty percent (50%) thereafter (“TDM Penalty”).

In determining whether the TDM Penalty is appropriate, the City may consider whether the lessee has made a good-faith effort to meet the TDM goals and allow a six-month “grace period” to implement additional TDM measures to meet the vehicle trip cap. If the project does not achieve the necessary reductions to meet the trip cap after the six-month grace period, the City may require the property owner or lessee to pay a TDM Penalty as shown in the sample table below. Any expenses that are put towards achieving the trip cap can be offset against the TDM Penalty. The TDM Penalty shall be paid to the MVTMA and used to promote alternatives to single-occupancy vehicle use in the City.

Peak-Hour Trip Reduction	Penalty Amount
50%	-0-
49%	\$100,000
48%	\$150,000
47%	\$200,000
46%	\$250,000
45%	\$300,000
44%	\$350,000
43%	\$400,000
42%	\$450,000
41%	\$500,000
40%	\$550,000

RIGHTS-OF-WAY

76. **STREET EASEMENT:** Applicant shall provide a minimum 55' wide to a maximum of 85' wide public street to accommodate dual vehicular lanes, separated bicycle lanes, landscaping areas, sidewalk areas, and bioretention facilities for the Joaquin Road extension as identified within the North Bayshore Precise Plan to be created and recorded for public use by the City. This street easement shall be submitted with the first building permit submittal per the plat and legal description conditions of approval herein and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.
77. **STREET EASEMENT:** Applicant shall provide a street easement as required by the Public Works Director, to widen Amphitheatre Parkway to accommodate cycle tracks and sidewalks in the right-of-way as identified within the North Bayshore Precise Plan to be created and recorded for public use by the City. This street easement shall be submitted with the first building permit submittal per the plat and legal description conditions of approval herein and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.
78. **STREET EASEMENT:** Applicant shall provide a street easement as required by the Public Works Director, to widen Shoreline Boulevard to accommodate cycle tracks, landscaping, and sidewalks in the right-of-way as identified within the North Bayshore Precise Plan to be created and recorded for public use by the City. This street easement shall be submitted with the first building permit submittal per the plat and legal description conditions of approval herein and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.
79. **STREET EASEMENT:** Applicant shall provide a street easement as required by the Public Works Director, to widen Charleston Road to accommodate cycle tracks, landscaping, and sidewalks in the right-of-way as identified within the North Bayshore Precise Plan to be created and recorded for public use by the City. This street easement shall be submitted with the first building permit submittal per the plat and legal description conditions of approval herein and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.
80. **STREET CORNER EASEMENT:** Applicant shall provide a street corner return easement as required by the Public Works Director at the southwest corner of Shoreline Boulevard and Amphitheatre Parkway to be created and recorded for public use by the City. This street easement shall be submitted with the first building permit submittal per the plat and legal description conditions of approval herein and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.
81. **STREET CORNER EASEMENT:** Applicant shall provide a street corner return easement as required by the Public Works Director at the northwest corner of Shoreline Boulevard and Charleston Road to be created and recorded for public use by the City. This street easement shall be submitted with the first building permit submittal per the plat and legal description conditions of approval herein and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.
82. **STREET CORNER EASEMENT:** Applicant shall provide two (2) public street corner return easements as required by the Public Works Director at the intersection of Charleston Road and Joaquin Road extension to be created and recorded for public use by the City. This street easement shall be submitted with the first building permit submittal per the plat and legal description conditions of approval herein and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.
83. **STREET CORNER EASEMENT:** Applicant shall provide two (2) public street corner return easements as required by the Public Works Director at the intersection of Joaquin Road extension and Amphitheatre Parkway to be created and recorded for public use by the City. This street easement shall be submitted with the first building permit submittal per the plat and legal description conditions of approval herein and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.

approved to the satisfaction of the City prior to issuance of the building permit.

84. **PEDESTRIAN ACCESS EASEMENT (SIDEWALKS):** Applicant shall provide a minimum 5' wide pedestrian access easement along the easterly portion of the Joaquin Road extension to be created and recorded for public use by the City. This pedestrian access easement shall be submitted with the first building permit submittal per the plat and legal description conditions of approval herein and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.
85. **PUBLIC ACCESS EASEMENT, COVENANTS, AGREEMENTS, AND/OR RESTRICTIONS (EXTERIOR PEDESTRIAN WALKWAYS AND OUTDOOR PLAZA):** Prior to issuance of any building permits, the lessee shall create a public access easement, covenants, agreements, and/or restrictions document (PA), the form of which shall be subject to the approval of the City Attorney, at 2000 North Shoreline Boulevard for the certain exterior pedestrian walkways and outdoor plaza areas, to be recorded by the City. This PA document shall indicate that:
- a. Public access shall be granted for pedestrian use;
 - b. Lessee shall maintain, inspect, and monitor the PA improvements in good order, condition, and repair and in compliance with the American with Disabilities Act (ADA);
 - c. The PA shall run with the land and be binding upon any successors;
 - d. If lessee shall fail to abide by the PA, lessee agrees to pay all reasonable costs and expenses incurred by City in enforcing the performance of such obligations.
 - e. Lessee agrees to defend, and hold City, its officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in performance of services or operations under the PA, including maintenance operations performed on the PA by lessee or lessee's contractors, subcontractors, agents, or employees.

A legal description and plat of: (1) the subject property; and (2) the PA area shall be prepared by the lessee in accordance with the City's Legal Description and Plat Requirements and submitted to the City for review.

Associated improvements within the PA (PA Improvements) shall be constructed by the lessee and approved by the City.

86. **PLAT AND LEGAL DESCRIPTION:** For the proposed dedication(s), per the City's Legal Description and Plat Requirements, submit an 8.5"x11" plat (drawing), legal description stamped by a registered civil engineer or land surveyor, and a copy of the current preliminary title report or property deed of the owner's property.

STREET IMPROVEMENTS

87. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the project along the new Joaquin Road extension and the existing Amphitheatre Parkway, Shoreline Boulevard, and Charleston Road frontages per the North Bayshore Precise Plan and as required by Chapters 27 and 28 of the Mountain View City Code. These improvements include, but are not limited to, new full street construction (Joaquin Road extension); curbs, gutters, driveways, curb ramps, and sidewalks; AC pavement overlay improvements; streetlights and appurtenances; fire hydrants; utility mains, services, meters, and appurtenances; cycle tracks; cycle track lighting; street trees; bioretention facilities, striping, signage and markings; crosswalks; fully signalized pedestrian/bike/greenway crosswalk improvements at the Shoreline Boulevard midblock connection; traffic signal and street design modifications at the Shoreline Boulevard/Charleston Road and Shoreline Boulevard/Amphitheatre Parkway intersections; traffic signal and street design improvements at the Amphitheatre Parkway/Joaquin Road street extension and the Charleston Road/Joaquin Road street extension; two raised crosswalk improvements on Joaquin Road street extension between Charleston Road and Amphitheatre Parkway.

- a. **IMPROVEMENT AGREEMENT:** The property lessee must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the approval of the building permit. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a cash deposit (100 percent) or provide a letter of credit (150 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: https://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.
- b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the building permit. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
88. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site improvement plans in accordance with the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating, but not limited to, the work areas, delineators, signs, and other traffic control measures is required for work that impacts traffic on an existing street. Locations of on-site parking for construction equipment and construction workers must be submitted for review and approval. Off-site plans (10 sets), Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, one Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.
89. **INFRASTRUCTURE QUANTITIES:** Submit a construction cost estimate form indicating the quantities of the street and utility improvements with the submittal of the improvement plans. The construction cost estimate is used to estimate the cost of street and utility improvements and to determine the Public Works plan check and inspection fees and bonding amounts.
90. **ENCROACHMENT RESTRICTIONS:** Private steps, hand rails, fences, and retaining walls shall not encroach into the public right-of-way or public easement areas. The applicant must enter into an encroachment agreement with the City which contains provisions for maintenance by the applicant for any nonstandard items allowed by the City to encroach within the public easement/right-of-way area.
91. **ENCROACHMENT AGREEMENT:** The applicant shall enter into an encroachment agreement which contain provisions for maintenance responsibilities by the lessee with the City for the following nonstandard items allowed by the City to encroach within the City easement and right-of-way area.
- Two (2) raised crosswalk improvements with high-visibility striping, LED warning lights and pedestrian push buttons on the Joaquin Road extension.
 - Decorative surface improvements at both (i) the Joaquin Road extension and Charleston Road intersection and (ii) the Joaquin Road extension and Amphitheatre Parkway intersection.

- Streetscape seat wall improvements at (i) the southwest corner of the Shoreline Boulevard and Amphitheatre Parkway intersection and (ii) along the west side of the sidewalk adjacent to Shoreline Boulevard just north of Charleston Road.
- Miscellaneous encroachments around the perimeter of the lessee's property potentially including, non-City standard pavement, lighting for emergency egress pathways, and trees per City approval.
- Private storm drain services and appurtenances located within the Joaquin Road extension street easement area.

The Encroachment Agreement must be approved by the City and signed by the applicant prior to issuance of the building permit.

92. **TIE-BACK ENCROACHMENTS:** Temporary tie-backs or earthen nails for construction purposes require a separate Encroachment Agreement, plat and legal description, and bond (100 percent) or provide a letter of credit (100 percent) or cash security (100 percent) securing the installation and warranty of the temporary tie-backs.
93. **SPECIAL PAVERS AND CONCRETE:** The proposed pavers, colored concrete, or textured concrete will not be allowed within the public street or sidewalk unless approved by the City.
94. **CORNER SIGHT TRIANGLE:** No sign over 3' in height shall be located within a vehicle sight triangle formed by measuring 35' along the front and side property or easement lines.
95. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle sight triangle(s), fences, shrubs, bushes, or hedges shall not exceed 3' in height while tree canopies shall maintain a minimum 6' vertical clearance at the driveway location.

UTILITIES

96. **WATER AND SEWER SERVICE:** The property lessee shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38.
97. **SEPARATE FIRE SERVICE:** Domestic water and fire services shall have separate lines connected to the City's water main, except when supplying NFPA 13D fire sprinkler systems as approved by the City Fire Protection Engineer. On-site fire lines, post indicator valves, Fire Department connections, and detector checks also require approval from the City's Fire Protection Engineer.
98. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required. The existing water service may be adequate to serve multiple meters, depending on size, and would require advance approval from the Public Works Director. The irrigation of this development site requires the use of recycled water as identified within the City Code.
99. **WATER AND SEWER APPLICATIONS:** Prior to the issuance of the building permit, complete applications for water and sewer service if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid.
100. **EXCAVATION PERMIT:** Prior to the issuance of the building permit, submit a complete Excavation Permit Application to the Public Works Department for all applicable work within the public right-of-way. Permit applications are available from the Public Works Department. All work within City right-of-way must be consolidated on the site or utility plans. Plans of the work, traffic control plans for work within the public roadway, insurance certificate and endorsement, and permit fees are required with the Excavation Permit Application.

101. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, water services, fire services, sewer laterals, sewer cleanouts, gate valves, and utility mains are to be shown on the plans. Sewer laterals, water services, and fire services shall have a minimum 5' horizontal separation from each other. Existing water services shall be shown to be disconnected and plugged at the main. Water services 4" or larger shall be plugged at the main by removing the gate valve and installing a blind flange and thrust block at the tee. Existing sanitary sewer laterals and storm connections shall be abandoned, and existing face-of-curb drains that are not reused shall be removed.
102. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division and screened from view with landscaping. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements.
103. **UNDERGROUND SERVICES:** All new and existing electric, telephone, and cable television services serving the site are to be placed underground (including transformers). The undergrounding of the new and existing electric, telephone, cable television, and telecommunication services is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site.
104. **JOINT UTILITY PLANS:** Submit joint utility plans showing the location of the proposed electric, gas, telephone, and cable television conduits and vaults. These plans shall be combined and made a part of the improvement plans. Dedicate utility easements that are necessary for the common utility by separate plat and legal description.

RECYCLED WATER

105. **RECYCLED WATER USE REQUIREMENT:** This site is within or planned to be within the City's recycled water service area. Recycled water use is required per the Municipal Code for all irrigation within the City's recycled water service area.
106. **RECYCLED WATER USE PERMIT:** Submit a Recycled Water Use Permit Application.
107. **RECYCLED WATER PLANS:** Prepare recycled water plans in accordance with the City's Customer Guidelines for Recycled Water Use. The applicant shall follow the Guidelines, including, but not limited to, showing on the plans: size and location of all existing and new water meters, backflow preventers, new potable and recycled water pipelines, and existing potable and recycled water pipelines; location of irrigation system components (controllers, quick couplers, valves, strainers, and constant pressure main lines); boundaries of the intended potable and recycled water use areas; locations of proposed recycled water advisory signs; a completed Site Information Box; and all applicable recycled water standard notes and details.
108. **ADVISORY SIGNS AND TAGS:** Recycled water advisory signs shall be located at water features; ends of streetscapes and medians; vehicular, bicycle, and pedestrian entrances entering recycled water use areas; and in indoor rooms supplied with recycled water. Identification tags are required on all recycled water/potable water appurtenances.
109. **PIPELINE DEPTH, SEPARATION, AND MARKING:** New parallel potable and recycled water pipelines shall maintain a minimum 10' horizontal separation between buried pressurized recycled water pipe and buried potable water pipe in public right-of-way and a minimum of 4' on-site. Where potable and recycled water pipes cross, the buried pressurized recycled water pipe must be at least 12" below the potable water pipe. No connection joint shall be made in the pressurized recycled water pipe within 8' of the crossing. Intermittently pressurized recycled water pipe may be located above potable water pipe if a 12" vertical separation is maintained. All new buried pipelines shall be purple-colored and labeled "CAUTION: RECYCLED WATER—DO NOT DRINK." Existing buried pipelines that will be converted to recycled water need not be marked unless the pipelines become exposed.

110. **SPECIAL INSPECTION:** Special inspection is required by a certified AWWA Cross Connection Specialist. The following note shall be clearly shown on the first sheet of the recycled water permit plans: "Any installation for recycled water is required to have a special inspection by a certified AWWA Cross Connection Specialist to ensure that the on-site recycled water system was constructed per the approved plans and specifications. A certified AWWA Cross Connection Specialist shall submit a letter to the City (Public Services Division and Building Inspection Division) verifying that the on-site recycled water system was constructed per the approved plans and specifications." Receipt of letter is required prior to connection of the recycled water meter and building permit final.
111. **CROSS-CONNECTION TESTING:** After confirmation of the special inspection, a cross-connection test is required prior to receiving recycled water. The following note shall be clearly shown on the first sheet of the recycled water permit plans: "A cross-connection test is required prior to receiving recycled water." The cross-connection test will be performed by the City or its representative and must be performed prior to connection of the recycled water meter and building permit final.
112. **DUAL PLUMBED SITES:** The dual plumbed recycled water system must comply with the requirements of California Code of Regulations Title 22 and the California Plumbing Code. Dual plumbed sites shall prepare an Engineering Report and set of plans of the proposed site to the City. Sites using recycled water for toilet and urinal flushing must have an on-site, back-up water supply tank.
113. **DUAL PLUMBING ENGINEERING REPORT:** The Engineering Report shall adhere to California Code of Regulations Title 22 § 60314 and must include a detailed description of intended use area, plans, and specifications of the piping system and on-site back-up tank, and the method to be used by the recycled water agency to ensure that cross-connection between the recycled water and potable water piping system will not occur. The Engineering Report shall be submitted to the City.
114. **DUAL PLUMBING ON-SITE, BACK-UP WATER SUPPLY STORAGE:** Sites using recycled water for toilet and urinal flushing are required by the City to have an on-site, back-up water supply. If recycled water is used for purposes other than toilet and urinal flushing, then an on-site, back-up water supply may be installed at the discretion of the customer. The on-site backup must adhere to all applicable codes and regulations, and must be equipped with an air gap to prevent cross-connection between the potable and recycled water systems.
115. **DUAL PLUMBING PLANS:** Prepare a set of plans with proposed piping system to be used, pipe locations of both recycled and potable systems, type and location of the outlets and plumbing fixtures that will be accessible to the public, and the methods and devices to be used to prevent backflow of recycled water into the public water system.

SIDEWALKS AND DRIVEWAYS

116. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements. Existing nonconforming access ramps shall be reconstructed to comply with the ADA requirements.
117. **ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide Americans with Disabilities Act-compliant public sidewalk shall be provided behind new and existing driveway approaches. Tapers (conforms) can be provided to connect the proposed public sidewalk on each side of the proposed driveway.
118. **DAMAGED SIDEWALK IMPROVEMENTS:** The curbs, gutters, sidewalks, and driveway improvements on Shoreline Boulevard, Amphitheatre Parkway, and Charleston Road must be replaced. The specific areas and limits of the replacement work shall be drawn on the plans.

119. **DRIVEWAY REMOVAL:** Replace abandoned driveways with standard curb, gutter, and sidewalk and show the replacement work on the plans.
120. **RED CURB AT CROSSWALKS:** Street curbs that are located within 15' of a public crosswalk shall be painted red.
121. **RED CURB AT DRIVEWAY ENTRANCE:** Street curbs that are located within 10' of the driveway entrance to the underground parking garage shall be painted red.

RECYCLING

122. **RECOLOGY MOUNTAIN VIEW:** Recology Mountain View is the City's exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Recology. Using another hauler may violate Mountain View City Code Sections 16.13 and 16.17 and result in Code Enforcement action.
123. **CONSTRUCTION AND DEMOLITION ORDINANCE:** This project must comply with the City's Construction and Demolition Ordinance (Mountain View City Code Chapter 16, Article III).

STREET TREES

124. **STREET TREES:** Install standard City street trees along the street frontage.
125. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees are to be planted a minimum of 10' from sanitary sewer lines and 5' from water lines, fire lines, and driveways in accordance with Detail F-1 of the Standard Provisions.
126. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property lessee in accordance with Chapter 32 of the City Code.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

127. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
128. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways (other than single-family residential) shall not surface-drain across public sidewalks or driveway aprons. A 2'x2' inlet/cleanout box is required at or near the property line for connections to the City storm drains. For developments that do not require a subdivision map, a connection to the City's storm main requires: (1) a written request to the Public Works Director; (2) payment of storm drainage fees; and (3) approval from the Public Works Department, unless the storm drainage fees were paid in the past for the property.
129. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** If the sanitary sewer connection(s) inside the structure(s) is/are less than 1' above the rim elevation of the upstream sanitary sewer manhole, before approval of the building permit, the lessee shall sign an agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage.
130. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City's storm mains, before approval of the building permit, the lessee shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage.
131. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lot and driveways that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.

FLOOD ZONE

132. **A FLOOD ZONE:** The site is located within Special Flood Hazard Zone A, and must comply with the drainage and flood control requirements of the City Code. The elevation of the lowest floor of the building must be at least elevated to or above the base flood elevation, and must meet the requirements as outlined in the North Bayshore Precise Plan. Applicant shall obtain a Flood Development Permit from the Public Works Department prior to issuance of the building or Foundation Permit. It is recommended that this permit be obtained before the design of the building plans in order to avoid potential redesign of the building.
133. **GRADING REQUIREMENTS:** For sites located within a special flood hazard zone, the grading or site plan must show the elevation of the finished pad, lowest floor, highest adjacent grade and base flood elevation for Flood Zone A. All elevations must be referenced to a City elevation benchmark. The benchmark number, description, elevation, and datum year shall be noted on the grading plan.
134. **ELEVATION CERTIFICATE:** The following note shall be clearly shown on the first sheet of the building permit plans: "An elevation certificate shall be submitted to the Chief Building Official and Public Works Director prior to the issuance of a Certificate of Occupancy."
135. **DRY FLOODPROOFING:** Nonresidential structures may be made watertight (dry floodproofing) below the base flood and minimum elevation in lieu of elevating the building. The structure must be dry floodproofed to an elevation at least one foot (1') above the base flood and minimum elevation requirements. The use of levees to dry floodproof a structure will not be permitted. A registered engineer or architect must submit a floodproofing certificate which certifies the designs and construction floodproofing requirements. The following note shall be clearly shown on the first sheet of the plans: "A floodproofing certificate for nonresidential structures shall be submitted to the Chief Building Official and Land Development Engineer prior to the issuance of a Certificate of Occupancy."
136. **BELOW-GRADE PARKING STRUCTURE:** Below-grade nonresidential parking garages shall not be wet floodproofed and must either be elevated or dry floodproofed. The use of levees to dry floodproof a nonresidential parking garage will not be permitted.
137. **FLOOD INSURANCE CONSIDERATIONS:** The applicant may want to consider elevating an additional 1' or 2' to lower the flood insurance premiums. If the structure's grading pad is raised at least 1' above the base flood elevation, the lessee has the option to obtain a Letter of Map Revision to take the structure out of the special flood hazard zone. With a Letter of Map Revision, the lessee would not be required to obtain flood insurance for the raised structure. However, the structure and site must be designed and constructed in accordance with FEMA's requirements for a Letter of Map Revision, which are more stringent than the City's requirements for raising a structure.
138. **FLOOD ZONE ELEVATION DATUM:** All base flood elevations on the FEMA Flood Insurance Rate maps are based on the North American Vertical Datum of 1988 (NAVD 88). Please note that the NAVD 88 is several feet higher than the NGVD 29 datum. The elevations required in the Flood Development Permit Application are to be based upon City elevation benchmarks using the NAVD 88 elevation datum. The City's 1998 elevation benchmark survey lists the NGVD 29 and NAVD 88 elevations of City benchmarks within the City. The 2010 benchmark survey is available at the counter of the Public Works Department.

MISCELLANEOUS

139. **CONSTRUCTION PLAN:** Submit a construction traffic and parking management plan with the building plans showing the following:

1. Truck route for construction and delivery trucks that does not include neighborhood residential streets;
2. Building construction phasing/construction equipment storage/construction parking plans: Show construction vehicles and equipment parking area and construction trailer location. All construction vehicles/equipment and trailer shall be located on-site or at a site nearby (not on a public street or public parking) arranged by the contractor. No construction equipment or vehicles shall be stored or parked on residential streets or public parking lots. Construction contractors/workers are required to park on-site or at a nearby property leased by the contractor or lessee and shall not be allowed to use neighboring streets for parking/storage; and
3. Sidewalk closure or narrowing is not allowed during any on-site construction activities.

The construction traffic and parking management plan must be approved prior to the issuance of a demolition permit.

140. **TRAFFIC CONTROL PLANS:** Submit Traffic Control plans for any off-site and on-site improvements or any work that requires temporary lane closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans.
141. **SOIL AND GROUNDWATER CONTAMINATION:** Permittee/Contractor is advised that the project is located in or in close proximity to an area of known soil and groundwater contamination, North Bayshore Area plume. Permittee/Contractor is responsible for working with the Environmental Protection Agency (EPA) and/or Regional Water Quality Control Board (RWQCB), the lead regulatory agency, to obtain the appropriate clearances and/or recommendations for work in the contaminated area.
142. **HEALTH AND SAFETY MEASURES:** Work within soil and groundwater contamination area may expose workers to contaminants in the soil, groundwater, and associated vapors. Permittee/Contractor is responsible for preparing and implementing an appropriate health and safety plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other State and Federal requirements.
143. **WELL QUESTIONNAIRE:** Complete a Santa Clara Valley Water District well questionnaire and return it to the Public Works Department. Well questionnaire forms are available from the Public Works Department. All existing wells shall be shown on the site plans as to remain or be sealed in accordance with the Santa Clara Valley Water District standards.
144. **STREET CLEANING:** The lessee/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development's construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as directed by the Public Works Director, or his/her designated representative."
145. **OCCUPANCY RELEASE:** The lessee/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "For commercial and office developments, no buildings will be released for occupancy until the off-site improvements to be constructed to City Public Works standards and/or accepted for maintenance by the City are complete and ready for acceptance."
146. **BASEMENT LEVEL COLLECTION AREA:** The basement level collection areas for trash/recycling/compost must have a minimum tip floor height of 22', minimum travelway height of 15', minimum travelway outside

turning radius of 41', and minimum travelway width of 12'.

147. **COMPACTOR FLOOR AREA AND GRADE:** The compactor floor area must have a minimum level (flat) area of 60' in length. The ramp grade leading to the compactor floor must not exceed 8 percent.
148. **VEHICLE BACK-UP RESTRICTION:** After collection of trash and recycled materials, vehicle back up shall not exceed 150'.
149. **JOAQUIN ROAD EXTENSION INTERSECTION IMPROVEMENTS:** The applicant shall design and construct new 8-phase signalized intersections at the Amphitheatre Parkway/Joaquin Road extension and the Charleston Road/Joaquin Road extension. These signal and intersectional design layouts shall comply with Caltrans and City standard design requirements in terms of safety and equipment/material specifications. This design shall be submitted with the first building permit submittal and will be reviewed and approved by the City prior to building permit issuance.
150. **SHORELINE BOULEVARD AND AMPHITHEATRE PARKWAY INTERSECTION IMPROVEMENTS:** The applicant shall modify the existing signalized intersection of Shoreline Boulevard and Amphitheatre Parkway to an 8-phase signalized intersection that may include new pole, signal cabinet, signal controller replacement, and intersectional design layouts based on Caltrans and City design requirements in terms of safety and equipment/material specifications. This design shall be submitted with the first building permit submittal and will be reviewed and approved by the City prior to building permit issuance.
151. **SHORELINE BOULEVARD AND CHARLESTON ROAD INTERSECTION IMPROVEMENTS:** The applicant shall modify the existing signalized intersection of Shoreline Boulevard/Charleston Road to accommodate the new cycle track design. These changes may include, but are not limited to, the installation of islands and electronic signs, changing the signal phasing at this intersection to include a scrambled pedestrian phase, and intersection improvements per Caltrans and City standards. This design shall be submitted with the first building permit submittal and will be reviewed and approved by the City prior to building permit issuance.
152. **SIGNALIZED PEDESTRIAN/BIKE/CYCLE TRACK CROSSWALK IMPROVEMENTS AT SHORELINE BOULEVARD MIDBLOCK CONNECTION:** The applicant shall design and construct a fully signalized pedestrian/bike/cycle track crosswalk improvement at the Shoreline Boulevard midblock connection to accommodate pedestrians, bikes, and vehicles to the satisfaction of the City. This signal shall be connected to and include adaptive system capabilities to communicate with the existing adaptive signal system network on Shoreline Boulevard. This design shall be submitted with the first building permit submittal and will be reviewed and approved by the City prior to building permit issuance.
153. **POTHOLE PERMIT:** Obtain an Excavation Permit from the Public Works Department to conduct potholing in order to determine the depths and locations of existing subsurface utilities. Potholing shall be completed prior to the second submittal of the building plans as required by the Land Development Engineer.
154. **SHORELINE BOULEVARD RIGHT-OF-WAY DESIGN:** The project frontage along the Shoreline Boulevard right-of-way shall be designed to accommodate a half street which consists of 8' sidewalk, two (2) 11' vehicular lanes, one (1) 11' median turn lane, two (2) 5' landscaping strips, and a two-way cycle track (13' bike lanes) as identified within the North Bayshore Precise Plan. This final right-of-way design shall be submitted with the first building permit submittal and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.
155. **AMPHITHEATRE PARKWAY RIGHT-OF-WAY DESIGN:** The project frontage within the Amphitheatre Parkway right-of-way shall be designed to accommodate a half street which consists of 8' sidewalk, two (2) 11' vehicular lanes, one (1) 11' median turn lane, a 5' landscaping strip, and a two-way cycle track (13' bike lanes) as identified within the North Bayshore Precise Plan. This final right-of-way design shall be submitted with the first

building permit submittal and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.

156. **CHARLESTON ROAD RIGHT-OF-WAY DESIGN:** The project frontage within the Charleston Road right-of-way shall be designed to accommodate a half street which consists of an 8' sidewalk, two (2) 11' to 12' vehicular lanes, one (1) 11' median turn lane, two (2) 5' landscaping strips, and a two-way cycle track (13' bike lanes) as identified within the North Bayshore Precise Plan. This final right-of-way design shall be submitted with the first building permit submittal and will be reviewed and approved to the satisfaction of the City prior to issuance of the building permit.
157. **NORTH BAYSHORE STREETLIGHT AND CYCLE TRACK LIGHTING:** The applicant shall work with the City to finalize the design of the streetlight and cycle track lighting standards to be implemented throughout the North Bayshore Precise Plan area. Applicant shall design and City must approve these lighting improvements as part of the overall streetlight and cycle track design along the Joaquin Road extension, Shoreline Boulevard, Charleston Road, and Amphitheatre Parkway prior to issuance of the building permit.
158. **JOAQUIN ROAD EXTENSION:** The applicant shall be required to design and construct the new public street, Joaquin Road extension, to include but not limited to, the following conditions:
- A minimum 55' street easement, which includes a 5' pedestrian zone, two-way cycle track (13' bike lanes), 5' landscaping strip, 11' vehicular lane (SB), 11' vehicular lane (NB), 5' landscaping strip, and 5' pedestrian zone, to a maximum 85' street easement which includes a 5' pedestrian zone, two-way cycle track (13' bike lanes), 15' bioretention/landscaping strip, 11' vehicular lane (SB), 10' vehicular turning lane (NB/SB), 11' vehicular lane (NB), 15' biotreatment/landscaping strips and 5' pedestrian zone.
 - Two raised crosswalks between Charleston Road and Amphitheatre Parkway to include, but not be limited to, high-visibility striping, LED warning lights, and pedestrian push buttons.
 - Meet the geometric street design criteria for a 25 mph street as defined by the American Association of State Highway and Transportation Officials (AASHTO).
 - Public street shall be designed and constructed per the Caltrans Highway Design Manual and the City standards to include, but not be limited to, a crown in the center of the road, 2 percent cross slopes and asphalt concrete (AC), aggregate base, and subbase improvements.
 - Public sidewalk shall be designed per City standards with drainage towards the street.
 - Public bioretention facilities shall be designed and installed on both sides of the street to only treat the surface drainage collected within the public street easement and public access easement areas.
 - Public utility infrastructure (mains, services, laterals, meters, backflow preventors, double-check detector assembly (DCDA)) shall be designed per City standards and City standard separation requirements.
 - Public streetlights shall be per City standards and meet City spacing requirements.
 - Public cycle track lighting shall be per City standards and meet City spacing requirements.

The final design of the Joaquin Road extension must be submitted with the first building permit submittal and will be approved by the City prior to building permit issuance.

159. **REIMBURSEMENT AGREEMENT:** The applicant shall be reimbursed for the construction costs to install the new water main improvements within the Joaquin Road extension. The reimbursement agreement shall require the developer to competitively bid the street improvements and submit a minimum of three itemized bids from contractors who meet the City's minimum requirements, including the requirement to pay prevailing wages, for approval and selection of the lowest responsible bidder. The reimbursement agreement shall be issued prior to building permit issuance.
160. **SHORELINE BOULEVARD/HIGHWAY 101 (NB) OFF-RAMP (T-16) AND PLYMOUTH AVENUE REALIGNMENT (T-5) GATEWAY CAPACITY REQUIREMENTS:** The North Bayshore Precise Plan (NBPP)

identifies capacity limitations at all three gateways. This development project is projected to add additional trips beyond the current Shoreline Boulevard gateway capacity. Priority transportation improvement projects are identified in the NBPP to accommodate additional gateway trips, including trips related to this development project.

The Highway 101/Shoreline Boulevard (NB) Off-Ramp Project (T-16) and the Plymouth Avenue realignment to Space Park Way Project (T-5) are identified within the NBPP as priority transportation improvement projects. Both improvement projects are needed to provide Shoreline Boulevard gateway capacity for this development project. Both improvement projects will be built by the City and are anticipated to be completed within approximately 12 to 18 months after the expected occupancy date of the development project.

This Condition sets forth the actions that must be taken by the applicant to ensure that the number of applicant's employees, contractors, and interns in the North Bayshore Area ("Google Employee Number") shall not exceed the Baseline Employee Number (defined below) prior to the completion of the Highway 101/Shoreline Boulevard (NB) Off-Ramp Project (T-16) and the Plymouth Avenue realignment to Space Park Way Project (T-5).

Capacity Management Plan

Applicant shall submit a Capacity Management Plan to the City prior to submittal of the initial building permit application. The Capacity Management Plan shall be approved by the Community Development Director and Public Works Director prior to issuance of the core and shell permit for the development project.

The Baseline Employee Number shall be the number of applicant's employees, contractors, and interns (collectively, "Google Employees") as of June 27, 2016, and shall include the Google Employees in those properties owned, occupied, or controlled by the applicant in the North Bayshore Area as of June 27, 2016, plus "equivalent employees" in the LinkedIn-occupied properties on Stierlin Court (Building Nos. 2019, 2025, 2027, 2029, 2051, and 2061) as of June 27, 2016, and the Google "equivalent employees" at 1625 Plymouth Avenue. For the LinkedIn-occupied properties identified above, equivalent employees will be calculated as five (5) employees for every 1,000 gross square feet of building area and for the 1625 Plymouth Avenue property, equivalent employees will be calculated as four (4) employees for every 1,000 gross square feet of building area.

Should the applicant acquire additional properties in the North Bayshore Area which are occupied by Non-Google employees, the Baseline Employee Number shall be increased by the equivalent number of employees attributable to the properties acquired after the calculation of the Employee Baseline Number. The equivalent number of employees will be calculated as four (4) employees for every 1,000 gross square feet of building area.

On any date during the time this condition is in effect, the Google Employee Number shall be equal to or less than the Baseline Employee Number. To verify compliance with this condition, the City shall retain a third-party consultant to calculate the Baseline Employee Number and prepare and submit the Monitoring Reports required herein to the City.

This Capacity Management Plan shall include, but not be limited to, the following information:

- A. Applicant's detailed strategy to prevent any net increase in Google employees in the North Bayshore Area over the Baseline Employee Number prior to completion of the Highway 101/Shoreline Boulevard (NB) Off-Ramp Project (T-16) and the Plymouth Avenue realignment to Space Park Way Project (T-5).
- B. A proposal from the third-party consultant who will be retained by the City to calculate the Baseline Employee Number and measure the Google Employee Number, including the proposed methodology for such verification.
- C. Applicant's procedure to provide information to the consultant to calculate the Baseline Employee Number

and Google Employee Number and other information required to prepare required Monitoring Reports.

Monitoring Reports

Until the expiration of this Condition, Monitoring Reports shall be submitted to the City by the third-party consultant to verify compliance with this condition. The Monitoring Reports are subject to the review and approval of the Community Development Director and Public Works Director.

Monitoring, Prior to Certificate of Occupancy

- A. The Monitoring Reports shall be submitted to the City for review and approval on or before March 7, 2018, March 7, 2019, and every March 7 thereafter until a Certificate of Occupancy is issued for the development project. In addition, a Monitoring Report shall be submitted approximately three (3) months before anticipated occupancy of the development project. The date of this Monitoring Report shall be determined by mutual agreement of Applicant and the City.
- B. If the Google Employee Number in the final Monitoring Report exceeds the Baseline Employee Number reduced by the number of employees expected to occupy the development project, occupancy of the development project shall not be granted until the Google Employee Number is equal to or less than the Baseline Employee Number reduced by the number of employees expected to occupy the development project as provided below. The number of employees expected to occupy the development project will be calculated as four (4) employees for every 1,000 square feet of office area (595,000 square feet). However, the expected occupancy of the development project shall not be subtracted from the Baseline Employee Number if the independent third party verifies, to the reasonable approval of the Community Development Director and Public Works Director, that the occupancy of the development project will be from employees already counted in the Google Employee Number, i.e., the development project will be populated with applicant's existing North Bayshore employees.

Monitoring, Post Certificate of Occupancy

- A. Monitoring Reports shall be prepared and submitted to the City for review and approval at three (3) month intervals following occupancy of the development project until the completion of the construction of the Highway 101/Shoreline Boulevard (NB) Off-Ramp Project (T-16) and the Plymouth Avenue realignment to Space Park Way Project (T-5) or earlier expiration of this Condition as set forth herein.
- B. If the Google Employee Number exceeds the Baseline Employee Number in any Monitoring Report, the applicant shall have a period of three (3) months to reduce the Google Employee Number to a number that is equal to or less than the Base Employee Number.
- C. If the Google Employee Number continues to exceed the Baseline Employee Number in any subsequent Monitoring Report, the City will assess a penalty in the maximum amount of \$50,000 for the first percentage point above the Baseline Employee Number and an additional \$25,000 for each additional percentage point above the Baseline Employee Number. Applicant shall pay this penalty to the City and this penalty shall apply to each monitoring report.

Expiration

This condition shall expire upon the earlier of:

- A. The completion of the construction of the Highway 101/Shoreline Boulevard (NB) Off-Ramp Project (T-16) and the Plymouth Avenue realignment to Space Park Way Project (T-5); or

- B. Applicant demonstrates, to the reasonable satisfaction of the Community Development Director and Public Works Director, that the corresponding vehicle trips resulting from the addition of new Google Employees above the Baseline Employee Number will not exceed the Shoreline Gateway capacity prior to the completion of the Highway 101/Shoreline Boulevard (NB) Off-Ramp Project (T-16) and the Plymouth Avenue realignment to Space Park Way Project (T-5).

Cost Recovery

Upon submittal of the Capacity Management Plan, the applicant shall provide an initial deposit in an amount of \$50,000 to the City for the time and effort required for staff, including consultants retained by the City, to administer this condition. If the initial deposit is exhausted, the applicant shall deposit additional funds as requested by the City to cover the City's cost of administering this condition. Once this Condition expires as set forth herein, any funds on deposit with the City following full reimbursement of City costs shall be refunded to the applicant.

Plymouth Avenue/Space Park Way Realignment

Prior to issuance of the core and shell permit required for the development project, the applicant shall agree to the terms of a Purchase and Sale Agreement with the City for purchase by the City, at fair market value, of the right-of-way necessary on Google-owned properties known as Assessor's Parcel Numbers 116-10-070, 116-10-085, 116-10-086, and 116-10-097 (as identified by the Santa Clara County Assessor's Office for Effective Roll Year 2016-17) for the realignment of Plymouth Avenue to Space Park Way. The agreed-to terms must include, but not be limited to: how the price will be determined; terms of payment; the area to be conveyed to the City; the timing of conveyance; the compensation to the applicant. If the City elects to sell any area abandoned or not required for the realignment, then applicant shall have a first right to negotiate to purchase, for fair market value, such residual area. The Purchase and Sale Agreement shall be executed prior to issuance of Certificate of Occupancy and shall provide for transfer of the right-of-way to the City within six months from the date a Certificate of Occupancy is granted for the development project.

161. **SITE-SPECIFIC TRAFFIC ANALYSIS (SSTA) REQUIRED IMPROVEMENTS:** The applicant shall be required to design and construct the required improvements to address the project traffic trips as outlined by the Site Specific Traffic Analysis (SSTA) to the satisfaction of the City.

Other development projects (1625 Plymouth and 1045-1065 La Avenida) have identified the requirement of installing the improvements identified in the SSTA, except for one improvement: Intersection 14 (Shoreline Boulevard/Charleston Road). At the time of the initial building permit submittal, the applicant shall incorporate this design into the improvement plans, which includes restriping the eastbound approach to include one left-turn only lane, one through lane, and one right-turn only lane and modifying the signal to include overlap phase at the Shoreline Boulevard and Charleston Road intersection. This design shall be reviewed and approved by the City prior to building permit issuance.

Building Inspection Division – 650-903-6313

162. **BUILDING PERMITS:** A building permit is required for this project. This review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review will be part of a separate permit application process that can be applied for once the Planning approvals have been obtained. Submit complete sets of construction drawings at the Building Counter. Please refer to the Building Inspection Division's current "Submittal Requirements" for document submittal requirements and project turnaround times.

No construction work can be commenced without an appropriate building permit and no new occupancy shall commence without a Certificate of Occupancy. Please visit City of Mountain View - Building & Fire Division online at www.mountainview.gov or contact by phone at 650-903-6313, to obtain information and submittal requirements.

163. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2016 California Codes: Building, Fire, Electrical, Mechanical, Plumbing, CALGreen, CALEnergy, in conjunction with the City of Mountain View Amendments and the Mountain View Green Building Code (MVGBC).
164. **ACCESSIBILITY REQUIREMENTS:** Project will be required to comply with the accessibility requirements in the 2016 CBC, Chapter 11B.
165. **DUAL PLUMBING:** Project will be subject to the Dual Plumbing requirements, 2016 CPC, Chapter 16A and MVCC Sections 8.30. – 8.30.5.
166. **ELECTRIC VEHICLE STATIONS:** Project will be subject to Electric vehicle (EV) charging, 2016 CalGreen 5.106.5.3 and MVCC Sections 8.20.42 – 8.20.45.
167. **ADDRESSES:** All street names, street numbers, and residential apartment numbers will be processed prior to the Building Inspection Division approval of the project. Commercial suite numbers are issued by the United States Post Office.
168. **APPROVALS REQUIRED:** This project requires the approval of the Santa Clara County Environmental Health Department prior to submittal to the Building Inspection Division. Please visit SCCHD online at www.sccgov.org or contact by phone at 408-918-3400, to obtain information and requirements for approval.
169. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the separate commercial spaces will be required to obtain a separate permit.
170. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the 2016 CBC.
171. **EGRESS:** Site must meet accessible means of egress, 2016 CBC, Section 1009.
172. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer and Hazardous Materials Specialist. Please visit City of Mountain View – Fire & Environmental Protection Division online at www.mountainview.gov or contact by phone at 650-903-6378, to obtain information and submittal requirements.
173. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(s) for proposed project per Chapter 3 of the 2016 CBC.
174. **OCCUPANCY SEPARATION:** Proper separation to be provided between occupancies per 2016 CBC, Chapter 5.
175. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans per requirements of 2016 CBC, Section 1004.
176. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Please provide sufficient information at the time of plan submittal to show how pedestrians will be protected per 2016 CBC, Section 3306.
177. **PHOTOVOLTAIC:** Photovoltaic systems to be a deferred submittal under separate permit application.
178. **SURVEY:** A survey will be required to be completed to verify structure placement.

179. **SCHOOL IMPACT FEE:** Project will be subject to School Impact Fees. Please visit Mountain View-Whisman School District online at www.mvwsd.org or 650-526-3500, to obtain information and processing.
180. **ALTERNATE MATERIALS METHODS REQUEST (AMMR):** Any submittals of AMMRs are required to be formally submitted, with the complete initial building submittal. They will be reviewed by the Chief Building Official. Approvals of AMMRs are not provided or processed prior to submittal to the Building Division.

Fire Department – 650-903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

181. **FIRE SPRINKLER SYSTEM:** Provide an automatic fire sprinkler system to be monitored by a central station monitoring alarm company. This monitoring shall include water flow indicators and tamper switches on all control valves. Three (3) sets of shop-quality drawings shall be submitted for review and approval. All work shall conform to NFPA 13 (2016 Edition), NFPA 72 (2016 Edition), and Mountain View Fire Department specifications. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (Mountain View City Code, Sections 14.10.28, 14.10.29, and California Fire Code, Section 903.)
182. **STANDPIPE SYSTEM:** Provide a Class III standpipe system. (Mountain View City Code, Sections 14.10.30, 14.10.31, 14.10.32, and 14.10.33 and California Fire Code, Section 905.)
183. **FIRE HYDRANTS:** Hydrants in accordance with the Department of Public Works Standard Provisions shall be located every 300' apart, and within 150' of all exterior walls.
184. **ON-SITE WHARF HYDRANTS:** Provide ground-level wet standpipes (wharf hydrants). On-site wharf hydrants shall be so located as to reach any portion of combustible construction with 150' of hose. Installation shall be complete and the system shall be tested prior to combustible construction. The wharf hydrant shall be capable of providing a combination flow of 500 GPM with two 2.5" outlets flowing. Three (3) complete sets of shop-quality drawings shall be submitted for review and approval. (NFPA 24 (2016 Edition) and Mountain View Fire Department requirements.)
185. **FIRE EXTINGUISHERS:** Install one 2-A:10-B:C fire extinguisher for every 50'/75' of travel or every 3,000 square feet. Fire extinguisher locations shall be indicated on the architectural floor plans. (California Code of Regulations, Title 19, Chapter 3 and California Fire Code, Section 906.)
186. **FIRE EXTINGUISHERS:** Install Class K fire extinguishers in the commercial cooking equipment areas. (California Code of Regulations, Title 19, Chapter 3, and California Fire Code, Section 904.12.5.)
187. **FIRE EXTINGUISHING SYSTEMS:** Submit three (3) sets of shop-quality drawings for the cooking appliance fire extinguishing system(s). Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (California Fire Code, Section 904.2.2.)
188. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Three (3) complete sets of fire alarm system shop-quality drawings shall be submitted for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (California Fire Code, Section 907 and Mountain View City Code, Section 14.10.34.)

FIRE DEPARTMENT ACCESS

189. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions. (California Fire Code, Section 506.)
190. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions. (California Fire Code, Section 506.) Required at gate for parking garage.
191. **FIRE APPARATUS ACCESS ROADS:** Access roads shall have 13'6" unobstructed vertical clearance, 20' of unobstructed width (26' where building occupied floors exceed 30' height), and minimum turning radii of 21' (inside turning radius). Unobstructed width shall mean a clear travelway, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds. Unobstructed width shall not include the width of rolled curbs, sidewalks, or nondrivable surfaces. (California Fire Code, Section 503, and Mountain View City Code, Sections 14.10.15, 14.10.16, and 14.10.17.)
192. **FIRE APPARATUS TURNAROUNDS:** Dead-end fire apparatus access roads in excess of 150' in length shall be provided with approved provisions for the turning around of apparatus. "Approved provisions" shall mean that turnarounds, in accordance with Mountain View Fire Department specifications, are provided in locations such that fire apparatus shall never be more than 150' away from the closest turnaround. Call the Building Inspection Division at 650-903-6313 for specifications. (California Fire Code, Section 503.)
193. **FIRE LANE MARKING:** "NO PARKING – FIRE LANE" signs shall be posted along fire lanes and curbs shall be painted red with the words: NO PARKING – FIRE LANE stenciled in white on the top and side of the curb. Call the Building Inspection Division at 650-903-6313 for specifications and application. (California Fire Code, Section 503.)

EGRESS AND FIRE SAFETY

194. **EXIT ILLUMINATION:** Exit paths shall be illuminated any time the building is occupied with a light having an intensity of not less than one footcandle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination shall be indicated on the Electrical Plans. (California Building Code, Section 1008.)
195. **EXIT SIGNS:** Exit signs shall be internally or externally illuminated and provided with battery backup per Uniform Building Code Chapter 10. Exit signs shall be posted above each required exit doorway and wherever otherwise required to clearly indicate the direction of egress. (California Building Code, Section 1013.)
196. **FLOOR-LEVEL EXIT SIGNS:** Floor-level exit signs shall be provided in all interior exit corridors of Group A, E, I, and Group R2.1 occupancies and in all interior rated exit corridors serving guest rooms of hotels in R1 occupancies. (California Building Code, Section 1013.)
197. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code, Section 1010.1.10.)
198. **GROUP A OCCUPANCIES:** Buildings or portions of buildings used for assembly purposes shall conform to all requirements of Title 19 and the Uniform Building Code. This shall include, but is not limited to: (1) two exits; (2) fire-retardant drapes, hangings, Christmas trees, or other similar decorative material; and (3) posting of a maximum occupant load sign. (California Code of Regulations, Title 19, Sections 3.08, 3.21, and 3.30.)
199. **GROUP A, E, I, AND R-1 OCCUPANCIES:** Decorative Materials: All drapes, hangings, curtains, drops, and all other decorative material, including Christmas trees, shall be made from a noncombustible or fire-resistive material or maintained in a flame-retardant condition by means of an approved flame-retardant solution or process

approved by the California State Fire Marshal. (California Code of Regulations, Title 19, Sections 3.08 and 3.21.)

200. **INTERIOR WALL AND CEILING FINISH:** Interior finishes shall have a flame-spread rating in accordance with the California Building Code, Chapter 8, and California Code of Regulations, Title 19, Section 3.21.
201. **POSTING OF ROOM CAPACITY:** Any room used for assembly purposes shall have the capacity of the room posted in a conspicuous place near the main exit from the room. (California Building Code, Section 1004.3.)
202. **ON-SITE DRAWINGS:** Submit two (2) 8.5" x 11" plot plan drawings according to Fire Department specifications prior to final Certificate of Occupancy.
203. **EMERGENCY PROCEDURE MAPS:** In all office buildings two (2) or more stories in height, except high-rise buildings, a floor plan providing emergency procedures information shall be posted at every stairway landing, at every elevator landing, and immediately inside all public entrances to the building. The information shall be posted so that it describes the represented floor level and can be easily seen immediately upon entering the floor level or the building. Emergency procedures information shall be printed with a minimum of 3/16" high nondecorative lettering providing a sharp contrast to the background. Emergency procedures information shall include, but not be limited to, the following: (1) location of exits and fire alarm initiating stations, if required; (2) what the fire alarm, if required, sounds and looks like (audible and visual warning devices); (3) Fire Department emergency telephone number, 9-1-1; and (4) the prohibition of elevator use during emergencies, if any. (California Code of Regulations, Title 19, Section 3.09.)
204. **TWO-WAY COMMUNICATION:** A two-way communication system shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge. (California Building Code, Section 1009.8.)

HAZARDOUS CONDITIONS

205. **HAZARDOUS PROCESSES:** Comply with all applicable provisions of the Uniform Fire Code and the Uniform Building Code. Submit a completed FPE – Hazardous Materials Inventory Statement. FPE – Hazardous Materials Inventory Statements shall be obtained from the Building Inspection Division and submitted for review by the Fire Protection Engineer. (Additional hazardous materials forms, disclosure statements, and/or other documentation will be required by the Environmental Safety Section of the Fire and Environmental Protection Division.)
206. **FLAMMABLE FINISHES:** Application of flammable finishes shall comply with the California Fire Code, Chapter 24.
207. **STATIONARY LEAD-ACID BATTERY SYSTEMS:** Stationary lead-acid battery systems shall comply with the California Fire Code, Section 608.

EXTERIOR IMPROVEMENTS

208. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 6" in height. (Mountain View City Code, Section 14.10.19.)

OTHER

209. **EMERGENCY RESPONDER RADIO COVERAGE:** All buildings shall have approved radio coverage for emergency responders within the building. (California Fire Code, Section 510.)

HAZARDOUS MATERIALS

For more information, materials, and worksheets, contact the Fire and Environmental Protection Division of the Fire Department online at <http://www.mountainview.gov/fep> or by phone at 650-903-6378.

210. **HAZARDOUS MATERIALS:** If hazardous materials will be stored or used on-site (including paints, thinners, compressed gases, propane, diesel, gasoline, etc.), complete an Environmental Compliance Plan (ECP) application. Contact the Fire and Environmental Protection Division of the Fire Department at 650-903-6378 to obtain a copy. Attach a copy of the completed ECP to your submitted building plans. Contact Patrick Mauri at 650-903-6143 before beginning CERS submittal.
211. **INSTALLATION OR UPGRADE OF HAZARDOUS MATERIALS STORAGE:** Complete an “Installation or Upgrade of Hazardous Materials Storage or Use Areas” check sheet. Contact the Fire and Environmental Protection Division of the Fire Department at 650-903-6378 to obtain a copy. All applicable items in the check sheet should be completed and shown on the building plan submittal.
212. **ABOVEGROUND DIESEL TANKS FOR EMERGENCY AND STANDBY GENERATORS:** Complete an “Aboveground Diesel Tanks for Emergency and Standby Generators” check sheet. Contact the Fire and Environmental Protection Division of the Fire Department at 650-903-6378 to obtain a copy. All applicable items in the check sheet should be completed and shown on the building plan submittal.

URBAN RUNOFF

For more information, guidelines, design criteria, or materials about urban runoff conditions, contact the Fire and Environmental Protection Division of the Fire Department at 650-903-6378. “Stormwater Quality Guidelines for Development Projects” can also be accessed at the following link to the Fire Department website: <http://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=13392>

213. **STORM DRAIN/SANITARY SEWER PLAN CHECK SHEET:** Complete a “Storm Drain/Sanitary Sewer Discharges” check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.
214. **STATE OF CALIFORNIA CONSTRUCTION GENERAL STORMWATER PERMIT:** A “Notice of Intent” (NOI) and “Stormwater Pollution Prevention Plan” (SWPPP) shall be prepared for construction projects disturbing one (1) acre or more of land. Proof of coverage under the State General Construction Activity Stormwater Permit shall be attached to the building plans.
215. **CONSTRUCTION SEDIMENT AND EROSION CONTROL PLAN:** The applicant shall submit a written plan acceptable to the City which shows controls that will be used at the site to minimize sediment runoff and erosion during storm events. The plan should include installation of the following items where appropriate: (a) silt fences around the site perimeter; (b) gravel bags surrounding catch basins; (c) filter fabric over catch basins; (d) covering of exposed stockpiles; (e) concrete washout areas; (f) stabilized rock/gravel driveways at points of egress from the site; and (g) vegetation, hydroseeding, or other soil stabilization methods for high-erosion areas. The plan should also include routine street sweeping and storm drain catch basin cleaning.
216. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
217. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10 percent; (b) using mulches in planter areas without ground cover to avoid

sedimentation runoff; (c) installing plants with low water requirements; and (d) installing appropriate plants for the location in accordance with appropriate climate zones. Identify which practices will be used in the building plan submittal.

218. **EFFICIENT IRRIGATION:** Common areas shall employ efficient irrigation to avoid excess irrigation runoff. Examples include: (a) setting irrigation timers to avoid runoff by splitting irrigations into several short cycles; (b) employing multi-programmable irrigation controllers; (c) employing rain shutoff devices to prevent irrigation after significant precipitation; (d) use of drip irrigations for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and (e) use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. Identify which practices will be used in the building plan submittal.
219. **PRIVATE STORM DRAIN INLET STENCILING:** For residential subdivisions with private streets, storm drain inlets shall be labeled in accordance with the City's storm drain inlet label program ("No Dumping, Flows to Bay").
220. **HAZARDOUS MATERIALS/WASTE LOADING DOCKS:** Loading docks used for hazardous materials or hazardous waste shipping/receiving shall be designed to prevent the run-on of stormwater and runoff of spills by all of the following: (a) paving the dock with concrete or other nonpermeable surface; (b) covering the dock or installing a rain sensor which automatically opens the storm drain in the dock; and (c) sloping the dock inward (negative slope) or installing a berm or curb around its perimeter. There shall be no storm drains in the loading docks unless they are normally in the closed position and interlocked to open when triggered by the rain sensor.
221. **OUTDOOR STORAGE AREAS (INCLUDING GARBAGE ENCLOSURES):** Outdoor storage areas (for storage of equipment or materials which could decompose, disintegrate, leak, or otherwise contaminate stormwater runoff), including garbage enclosures, shall be designed to prevent the run-on of stormwater and runoff of spills by all of the following: (a) paving the area with concrete or other nonpermeable surface; (b) covering the area; and (c) sloping the area inward (negative slope) or installing a berm or curb around its perimeter. There shall be no storm drains in the outdoor storage area.
222. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
223. **STORMWATER TREATMENT (C.3):** This project will create or replace more than ten thousand (10,000) square feet of impervious surface; therefore, stormwater runoff shall be directed to approved permanent treatment controls as described in the City's guidance document entitled, "Stormwater Quality Guidelines for Development Projects." The City's guidelines also describe the requirement to select Low-Impact Development (LID) types of stormwater treatment controls; the types of projects that are exempt from this requirement; and the Infeasibility and Special Projects exemptions from the LID requirement. The "Stormwater Quality Guidelines for Development Projects" document requires applicants to submit a Stormwater Management Plan, including information such as the type, location, and sizing calculations of the treatment controls that will be installed. Include three stamped and signed copies of the Final Stormwater Management Plan with the building plan submittal. The Stormwater Management Plan must include a stamped and signed certification by a qualified Engineer, stating that the Stormwater Management Plan complies with the City's guidelines and the State NPDES Permit. Stormwater treatment controls required under this condition may be required to enter into a formal recorded Maintenance Agreement with the City.

The conceptual Stormwater Management Plan indicates that the garage ramp will drain to the sanitary sewer. Exposed areas are required to drain to stormwater treatment systems and the storm drain. Indicate how the ramp will be treated in the Stormwater Management Plan and Building Plans.

224. **STORMWATER MANAGEMENT PLAN—THIRD-PARTY ENGINEER'S CERTIFICATION:** The Final Stormwater Management Plan must be certified by a qualified third-party engineer that the proposed stormwater treatment controls comply with the City's Guidelines and Provision C.3 of the Municipal Regional Stormwater

NPDES Permit (MRP). A list of qualified engineers is available at the following link: http://www.scvurppp-w2k.com/consultants_list.shtml

NOTE: As required by California Government Code Section 66020, the applicant is hereby notified that the 90-day period has begun as of the date of approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of this approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or the adopted City fee schedule.