

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2016

A RESOLUTION CONDITIONALLY APPROVING  
A PLANNED COMMUNITY PERMIT AND DEVELOPMENT REVIEW PERMIT  
FOR A 224,508 SQUARE FOOT, 6-STORY OFFICE BUILDING  
AND 4.5-TIER PARKING GARAGE, AND A HERITAGE TREE REMOVAL PERMIT  
FOR THE REMOVAL OF 15 HERITAGE TREES AND THE RELOCATION  
OF 5 HERITAGE TREES AT 1625 PLYMOUTH STREET

WHEREAS, an application was received from Broadreach Capital Partners for a Planned Community Permit and Development Review Permit for a 224,508 square foot, 6-story office building and 4.5-tier parking garage, and a Heritage Tree Removal Permit for the removal of 15 Heritage trees and the relocation of 5 Heritage trees; and

WHEREAS, the Zoning Administrator held a public hearing on June 8, 2016 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, on June 21, 2016, the City Council held a public hearing on said applications and received and considered all evidence presented at said hearing, including the recommendation for approval from the Zoning Administrator;

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

1. That the Zoning Administrator hereby recommends the City Council approve the Planned Community Permit, pursuant to the following required findings in 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. 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; implementation of wildlife-friendly site planning, building, and design strategies; all parking provided within a parking structure; and an office use which is compatible with the surrounding uses;

b. The proposed office 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 that 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 35 percent as well as meet the City's single-occupant vehicle goals; and provide funding for off-site 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 design of the buildings and proposed office use is compatible with the surrounding office developments;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing a proposed use consistent with office and commercial activities in the area, including design features such as locating the buildings near the street, providing well-designed, region-appropriate landscaping, and off-site improvements to the transportation network in the 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, 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* and the *2030 General Plan and Greenhouse Gas Reduction Program EIR*, the proposed addition of 224,508 square feet of office uses would not result in any new environmental impacts beyond those evaluated in these EIRs.

2. That the Zoning Administrator hereby recommends the City Council approve the Development Review Permit, pursuant to the following required findings in 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 complies with the General Plan goals and policies of the North Bayshore Change Area and the North

Bayshore Mixed-Use Land Use Designation, and the standards and guidelines of the P-39 (North Bayshore) Precise Plan;

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 by providing a commercial use which is consistent with the other uses in the surrounding area and includes design features and materials compatible with the surrounding structures and the standards and guidelines of the P-39 (North Bayshore) Precise Plan;

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 4.5-tier parking garage which will accommodate the necessary parking generated by the office use on-site, improved landscaped streetscapes, and improved vehicular and pedestrian access to the site with improved on-site circulation and public street improvements along the project frontage;

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 enhanced landscaping throughout the entire project site with new plants and trees in conformance with the City's Water-Efficient Landscaping Guidelines, including new landscaping and street trees along Plymouth Street;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing an improved parking and circulation system on-site with access to the public street and transit facilities in the vicinity; and

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, 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* and the *2030 General Plan and Greenhouse Gas Reduction Program EIR*, the proposed addition of 224,508 square feet of office uses would not result in any new environmental impacts beyond those evaluated in these EIRs.

3. That the Zoning Administrator hereby recommends the City Council approve the Heritage Tree Removal Permit, pursuant to the following required findings in Section 32.35 of the City Code:

a. It is appropriate and necessary to remove 15 trees due to the location of the trees in the building footprints and other site improvements and poor health of the trees based on a certified arborist evaluation. It is appropriate and necessary to relocate 5 redwood trees on-site due to their small size, relative good health, and shallow root ball characteristics which allow transplantation;

b. It is appropriate and necessary to remove 15 trees and relocate 5 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 and relocation will allow the construction of the office project within the allowable development standards for the site and the removed trees will be replaced with approximately 140 new trees, including new street trees along the project street frontage;

c. It is appropriate and necessary to remove 15 trees and relocate 5 trees based on the nature and qualities of the trees as Heritage trees, including their maturity, aesthetic qualities such as their canopy, shape and structure, majestic stature, and visual impact on the neighborhood;

d. It is appropriate and necessary to remove 15 trees and relocate 5 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. Removal and relocation of the trees will not adversely affect the topography of the land or create soil erosion through diversion or increase flow of surface waters;

f. Removal and relocation of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity;

g. Removal and relocation of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole; and

h. 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, 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* and the *2030 General Plan and Greenhouse Gas Reduction Program EIR*, the proposed addition of 224,508 square feet of office uses would not result in any new environmental impacts beyond those evaluated in these EIRs.

4. That the Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit are recommended for approval subject to the applicant's fulfillment of all of the conditions which are attached hereto in Exhibit A and incorporated herein by reference.

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SW/2/RESO  
818-06-21-16r-E

Exhibit: A. Conditions of Approval

CONDITIONS OF APPROVAL  
APPLICATION NO.: 204-15-PCZA  
1625 Plymouth Street

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 with which the applicant will work 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 items 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 224,508 square foot, 6-story office building and 4.5-tier parking garage located on Assessor Parcel No. 116-13-035. 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 WRNS Studio for Broadreach Capital Partners stamped as received by the Planning Division on April 13, 2016, and consisting of 114 sheets.
- b. Color and materials board prepared by WRNS Studio for Broadreach Capital Partners stamped as received by the Planning Division on April 13, 2016, 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.

PLANS AND SUBMITTAL REQUIREMENTS

- 3. **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.
- 4. **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.

5. **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.
6. **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.
7. **COLOR SCHEME:** The proposed color scheme shall be shown on the elevations of the building permit plan submittal and shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.

#### SITE DEVELOPMENT AND BUILDING DESIGN

8. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately owned open space, improvements, and/or other facilities located along public rights-of-way, including pedestrian sidewalks, walkways, plazas, 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.
9. **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.
10. **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.
11. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit in the building permit drawings for review and approval by the Zoning Administrator prior to the issuance of building permits.
12. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance, for final selection and approval by the Zoning Administrator.
13. **PAINT SAMPLES:** The applicant shall paint a portion of the building with the proposed color scheme for inspection. Proposed primary and secondary (accent) paint colors should be painted next to each other on the building, to the extent feasible, for purposes of inspection. The color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator.
14. **ROOF EQUIPMENT:** All roof equipment must be concealed behind opaque (solid) screening designed to complement the building. Details of the roof equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
15. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
16. **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.

17. **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 measures into their respective building and trash/recycling design included in the building permit plans, as applicable:
- 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.
  - A pulping system shall be incorporated into kitchen equipment to facilitate composting while minimizing the liquid that can be spilled in the garbage corral. The pulping system will grind the waste along with the compostable ware and feed these materials through a press that removes the liquid.
  - 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.
18. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) 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'.
19. **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 lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.
20. **BICYCLE PARKING:** A minimum of 112 long-term, secured bicycle storage spaces shall be permanently maintained for use by all tenants and employees in the parking garage and 22 short-term bicycle storage spaces shall be maintained on bike racks on the exterior of the building at convenient locations.
21. **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 (including the pavilion) within 60' of the ground 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. The glass railings on the terraces of the office building and glass corners of the building shall be treated with a bird-friendly design treatment to make them visible to birds.
- d. A bird-strike monitoring plan for the monitoring and evaluation of bird strikes postconstruction.

#### GREEN BUILDING AND SUSTAINABILITY MEASURES

- 22. **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.

#### LANDSCAPING

- 23. **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 and 5-gallon for shrubs. 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. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
- 24. **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.
- 25. **STREET TREE:** 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.
- 26. **LANDSCAPE SCREENING:** All 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

- 27. **IMPLEMENTATION:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit is secured and the project is pursued.
- 28. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree with a minimum of two replacement trees, for a total of 30 replacement trees. Each replacement tree shall be no smaller than a 36" box and shall be noted on the landscape plan as Heritage replacement trees.
- 29. **TREE PROTECTION MEASURES:** The applicant shall revise the arborist report prepared by McClenahan Consulting, LLC, dated June 2015 and revised in October 2015, to include tree protection measures and a

preservation plan for trees to remain and be relocated on-site. These measures shall be included as notes on the title sheet of all grading and landscape plans and shall include at a minimum 6' chain link fencing at the drip line, a continuous maintenance and care program, protective grading techniques, and no materials storage within the drip line of any tree on the project site.

30. **RELOCATION:** Tree Nos. 24 through 28 in the arborist report prepared by McClenahan Consulting, LLC, dated June 2015 and revised October 2015, shall be relocated to another location on-site as identified in the approved landscape plans.

#### SIGNS

31. **SIGNAGE:** No signs are approved as part of this application. A Sign Permit Application shall be submitted in compliance with Chapter 36 of the City Code and shall include all signage proposed for the project site.

#### NOISE

32. **MECHANICAL EQUIPMENT:** The noise emitted by any mechanical equipment on the project site 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 a residentially used property.

33. **INTERIOR NOISE LEVELS (COMMERCIAL):** Construction drawings must confirm that measures have been taken to achieve an interior noise level of 45 dB(A)<sub>L<sub>dn</sub></sub> for all commercial tenant space.

34. **CONSTRUCTION NOISE PLAN:** Implement a construction noise control plan, including, but not limited to, the following available controls:

- Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment when located within 200' of adjoining sensitive land uses. Temporary noise barrier fences would provide a 5 dBA noise reduction if the noise barrier interrupts the line of sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.
- 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 residential land uses so that construction activities can be scheduled to minimize noise disturbance.

35. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 300' 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
36. **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.
37. **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<sub>dn</sub> 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.

#### CONSTRUCTION PRACTICES AND NOTICING

38. **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 subcontractor 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.
39. **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.
40. **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 (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). 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.

41. **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.
42. **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 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.
43. **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.
44. **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' 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' for perching birds and 300' 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.

#### TECHNICAL REPORTS

45. **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 back-draining walls to prevent the buildup of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.
46. **VAPOR BARRIER:** A vapor barrier shall be installed beneath all structures to mitigate any issues associated with the potential for vapor intrusion within the structure. The vapor barrier design shall be equivalent to those required for sites with known vapor concerns in Mountain View that are also exposed to groundwater. Specifications for the vapor barrier included in the SMP shall include thickness, type, durability, and diffusion rates for VOCs of concern. The specifications shall also describe the effectiveness of the liner over the life of the building.
47. **SOIL AND GROUNDWATER MANAGEMENT PLAN AND A HEALTH AND SAFETY PLAN:** Soil, soil vapor, and groundwater at the project site have been impacted by VOCs as a result of past on-site releases and from the migration of VOC contaminated groundwater from the up-gradient Teledyne-Spectra Physics release. A Soil and Groundwater Management Plan (SGMP) and a Health and Safety Plan (HSP) shall be prepared for the site. The SGMP 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 SGMP 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 SGMP will also contain contingency plans to be implemented during excavation activities if unanticipated hazardous materials are encountered. The SGMP shall be reviewed and approved by the Santa Clara County Department of Environmental Health, the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), 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 earth-moving activities such as grading.
48. **HEALTH AND SAFETY PLAN:** The Health and Safety Plan (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 a health and safety plan 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. 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.

49. **STORM DRAIN PIPING:** The remaining on-site storm drain piping and associated sediment shall be removed, sampled and tested, and properly disposed. The remaining piping could alternatively be cleaned and abandoned in place. The removal or abandonment of the on-site storm drains shall be coordinated with the responsible party and the San Francisco Bay Regional Water Quality Control Board (RWQCB).
50. **OPERATIONS AND MAINTENANCE PLAN:** An Operations and Maintenance Plan shall be prepared if contaminated soil (as defined in the SGMP) 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.
51. **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.

52. **GROUNDWATER WELLS AND CONVEYANCE PIPING:** Existing groundwater wells, water monitoring wells, and conveyance piping are located on the project site. These wells and piping shall be protected during construction activities or destroyed under oversight from the San Francisco Bay Regional Water Quality Control Board (RWQCB) and under permit from the Santa Clara Valley Water District (SCVWD).
53. **COVENANT AND ENVIRONMENTAL RESTRICTION:** A covenant and environmental restriction is recorded on the property in accordance with the Cleanup and Abatement Order 01-010 issued by the San Francisco Bay Regional Water Quality Control Board (RWQCB) on January 24, 2001. This covenant remains in place and the site development shall be coordinated with the RWQCB and in compliance with the restrictions imposed in the covenant and environmental restriction.

#### LEGAL AGREEMENTS

54. **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 \$5,487,700.
55. **COMMUNITY BENEFIT CONTRIBUTION:** The applicant offered \$10.2 million as part of the Bonus FAR authorization process in May 2015. This \$10.2 million community benefit contribution shall be paid to the City prior to the issuance of building permits.
56. **NEXUS FEE:** The applicant shall pay the City \$30 per net new square foot of building area prior to the issuance of building permits fee for transportation-related improvements within the North Bayshore Precise Plan area, based upon a nexus study approved by the City Council. The estimated amount to be paid to the City is \$6,735,240.
57. **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. 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.

#### TRANSIT-RELATED IMPROVEMENTS AND PROGRAMS

58. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner is required to maintain a TDM program for the life of the project which will achieve a forty-eight percent (48%) reduction in peak-hour vehicle trips, which results in a site trip cap of 190 a.m. peak-hour trips and 172 p.m. peak-hour trips. The specific TDM measures to be used in the program can be any combination of measures which achieve the forty-eight percent (48%) peak-hour trip reduction and site trip cap numbers, but shall at a minimum include the following mandatory measures:
- a. Priority parking for carpools and vanpool;
  - b. On-site employee transportation coordinator to serve as a liaison between the employer/property owner and the TMA and to oversee the TDM program;
  - c. Bicycle parking and shower and changing facilities;
  - d. Shared bicycles;
  - e. Telecommute/flexible work schedule program;
  - f. Guaranteed ride home program;
  - g. Membership in the TMA;
  - h. Carpool matching services;
  - i. Shuttle services to connect employees to local transit services; and
  - j. Marketing of TDM programs to employees.
59. **TDM MONITORING:** The property owner or tenant shall prepare an annual TDM monitoring report and submit it to the City to document the effectiveness of the TDM program in achieving the goal of forty-eight percent (48%) peak-hour vehicle trip reduction from employees within the project and the site trip cap. The TDM report shall be prepared by an independent consultant and paid for by the property owner or tenant. The TDM report will include a determination of employee commute methods, which shall be informed by surveying all employees and through driveway traffic counts. The driveway traffic counts shall be prepared and provided by an independent approved consultant and paid for by the property owner or tenant. 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 shall be submitted to the City annually thereafter.
  - b. **Report Requirements:** The TDM report shall state that the project has: (1) achieved a minimum forty-eight percent (48%) peak-hour vehicle trip reduction; and (2) the project does not result in more than 190 a.m. peak-hour trips and 172 p.m. peak-hour trips for the site. If the TDM report states that the project has not achieved the required forty-eight percent (48%) peak-hour vehicle trip reduction and trip cap of 190 a.m. peak-hour trips and 172 p.m. peak-hour trips, the report shall provide an explanation of how and why the reduction and/or trip cap has not been reached and a description of additional measures that will be implemented by the property owner or tenant in order to attain the goal.
  - c. **Penalty for Noncompliance:** If after the initial TDM report the second annual report indicates that, in spite of the changes in the TDM program, the forty-eight percent (48%) peak-hour vehicle trip reduction and trip cap are still not being achieved, or if the applicant fails to submit such a TDM report at the times described above, the City may assess the property owner a penalty in the maximum amount of \$100,000 for the first percentage

point below the forty-eight percent (48%) peak-hour vehicle trip reduction and an additional \$50,000 for each additional percentage point below the minimum forty-eight percent (48%) thereafter (“TDM Penalty”).

In determining whether the TDM Penalty is appropriate, the City may consider whether the property owner has made a good-faith effort to meet the TDM goals and allow the property owner a six-month “grace period” to implement additional TDM measures to meet the forty-eight percent (48%) peak-hour vehicle trip reduction. If the project does not achieve the forty-eight percent (48%) peak-hour reduction after the six-month grace period, the City may require the property owner or tenant to pay a TDM Penalty as shown in the sample table below. Any expenses that are put towards achieving the forty-eight percent (48%) peak-hour reduction 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
48%	-0-
47%	\$100,000
46%	\$150,000
45%	\$200,000
44%	\$250,000
43%	\$300,000
42%	\$350,000
41%	\$400,000
40%	\$450,000
39%	\$500,000
38%	\$550,000
37%	\$600,000
36%	\$650,000
35%	\$700,000
34%	\$750,000
33%	\$800,000

- 60. **TMA MEMBERSHIP:** The property owner or building occupant shall maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.

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RIGHTS-OF-WAY

- 61. **STREET DEDICATION:** Provide an irrevocable offer of dedication for the future public access street along the Highway 101 frontage to be accepted at any time by the City in accordance with Government Code Section 7050. The dedication shall allow for the future construction of a 78’ right-of-way frontage access street in accordance with the North Bayshore Precise Plan, unless otherwise approved by the Public Works Director. Prior to the approval of the building permit, sufficient design for the full length of the frontage access street from Alta Avenue to the property at 1400 Shoreline Boulevard, including grading and drainage, stormwater treatment, and utilities, shall be provided to demonstrate to the satisfaction of the Public Works Director that the right-of-way dedication is adequate and the site plan is compatible with the future street improvements.
- 62. **PUBLIC ACCESS EASEMENT:** Dedicate 18’ wide public access easements for bicycle and pedestrian greenways in the north-southerly and west-easterly direction across the site to the satisfaction of the Public Works Director. The greenways shall be privately maintained by the property owner.
- 63. **PRIVATE STORM DRAIN EASEMENT:** Dedicate a private storm drain easement for the benefit of the adjoining property at 1667 Plymouth Street for the relocated private storm drain line.



64. **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.
65. **RIGHT-OF-WAY ABANDONMENT:** Submit an application to vacate all existing public easements that are or will no longer be needed or conflict with the proposed buildings and structures. The easements containing the storm line that serves the adjoining property at 1667 Plymouth Street shall be replaced with a new private storm drain easement that must be granted before the easement vacation. All vacations shall be completed and recorded prior to the issuance of a building permit. Per the Legal Description and Plat Requirements, submit an 8.5"x11" plat (drawing) and legal description prepared by a registered civil engineer or land surveyor of the easement to be abandoned, request letter signed by the owner(s) of the property, and processing fee for the easement abandonment to the Public Works Department, Land Development Section.

#### FEES

66. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for nonresidential connections are based on the water meter size and the building area and building use, respectively. Credit is given for the existing site use(s) and meter size(s) as applicable.

#### STREET IMPROVEMENTS

67. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the project and as required by Chapters 27 and 28 of the Mountain View City Code. The improvements on Plymouth Street include, but are not limited to: new curb, gutter, and sidewalk along the project frontage; curb bulb-outs and curb ramps at the Huff Avenue intersection; signing and striping for high-visibility crosswalks at the Huff Avenue intersection; left-turn lane at the project driveway; and bicycle sharrows; full street overlay along the project frontage; streetlight; storm laterals; water and sewer services; and new public fire hydrants. The off-site improvements include intersection improvements at Shoreline Boulevard with Pear Avenue and Plymouth Street and the optimization of the signals at the Rengstorff Avenue/Highway 101 ramps.
- a. **IMPROVEMENT AGREEMENT:** The property owner 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](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 One Million Dollars (\$1,000,000) Commercial General Liability, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.

68. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site improvement plans in accordance with the City's Standard Design Criteria. 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 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.
69. **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.
70. **ENCROACHMENT RESTRICTIONS:** Private steps, fences, and retaining walls shall not encroach into the public right-of-way.
71. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, or textured concrete shall not be allowed within the public street or sidewalk.
72. **SIGHT TRIANGLE:** The architecture, on-site landscaping, and signage shall conform to the Side Street/Driveway Triangle of Safety Design Guidelines at the new driveway on Plymouth Street and at the future frontage road driveway so as to not create any sight distance issues for vehicles and pedestrians.
73. **PLYMOUTH STREET IMPROVEMENTS:** Provide the following improvements on Plymouth Street:
- New curb, gutter, and sidewalk along the project frontage;
  - Curb Bulb-Outs and Access Ramps: At the Huff Avenue intersection, construct curb bulb-outs with curb ramps at the northeast and northwest corners and on Plymouth Street;
  - High-Visibility Crosswalks: Install high-visibility crosswalks (ladder-style striping) on both sides of the Huff Avenue intersection;
  - Left-Turn Lane: Provide a westbound left-turn lane with 50' of storage to serve inbound left turns at the project driveway;
  - Bicycle Sharrows: Provide bicycle sharrows to delineate the route between Huff Avenue and the project's greenways;
  - Full Street Overlay: Due to the extent of the off-site improvements and impact of the project construction traffic, a full street overlay is required (gutter to gutter) along the project frontage; and
  - New Streetlight: Replace the existing streetlight per City standards.

74. **SHORELINE BOULEVARD/PEAR AVENUE INTERSECTION IMPROVEMENTS:** To improve operations at the intersection of Shoreline Boulevard and Pear Avenue, provide a westbound left-turn lane from Pear Avenue to reduce the signal time allocated to this movement and, thus, increase the time that can be allocated to the heavy flows on Shoreline Boulevard.
75. **SHORELINE BOULEVARD/PLYMOUTH STREET INTERSECTION IMPROVEMENTS:** To improve the operations at the intersection of Shoreline Boulevard and Plymouth Street, install a new traffic signal and address the queuing deficiency of the left-turn lane from northbound Shoreline Boulevard to Plymouth Street. To address the queuing deficiency, additional improvements may be required at the Shoreline Boulevard/Pear Avenue intersection, including modifications to the landscaped median between Pear Avenue and Plymouth Street and lane reconfigurations. A Synchro model of the proposed improvements at both intersections, including the queuing at the left-turn lane, shall be provided to the City with the submittal of the improvement plans to optimize the signal design and signal phasing at the two intersections. Both traffic signals shall be designed to connect to the existing signal interconnect and adaptive system on Shoreline Boulevard.
76. **RENGSTORFF AVENUE/HIGHWAY 101 SOUTHBOUND RAMPS:** Provide plans to optimize timing splits at the signals to the Highway 101 southbound ramps to restore acceptable operations.

#### UTILITIES

77. **WATER AND SEWER SERVICE:** Each dwelling, townhouse, apartment house, restaurant, or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38. The existing utility services have outlived their useful service life and shall be abandoned per City standards.
78. **SEPARATE FIRE SERVICE:** Domestic water and fire services shall have separate lines connected to the City's water main. On-site fire lines, post indicator valves, Fire Department connections, and detector checks also require approval from the City's Fire Protection Engineer.
79. **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.
80. **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.
81. **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.
82. **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.
83. **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, and cable television services is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site. (Aboveground transformers shall be located so they are screened or not visible from the street or to the general public as approved by the Community Development and Public Works Departments.)

84. **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.

#### RECYCLED WATER

85. **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.
86. **RECYCLED WATER USE PERMIT:** Submit a Recycled Water Use Permit Application.
87. **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 (if available); 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.
88. **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.
89. **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.
90. **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.
91. **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.

92. **DUAL PLUMBED SITES:** 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.
93. **DUAL PLUMBING ENGINEERING REPORT:** For dual plumbed recycled water systems, 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.
94. **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.
95. **DUAL PLUMBING PLANS:** For dual plumbed recycled water systems, 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

96. **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.
97. **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.
98. **CURB, GUTTER, AND SIDEWALK IMPROVEMENTS:** New curb, gutter, and sidewalk shall be installed along the project frontage on Plymouth Street.
99. **RED CURB AT CROSSWALKS:** Street curbs that are located within 15' of a public crosswalk shall be painted red.
100. **GREENWAYS:** Construct publicly accessible greenways with 6' wide pedestrian sidewalk and bidirectional 6' bike lanes in the north-south and west-east directions across the site in accordance with the North Bayshore Precise Plan.

#### RECYCLING

101. **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.
102. **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

103. **STREET TREES:** Install standard City street trees along the street frontage.
104. **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. New street tree species must be selected from the City's official street tree list and as approved by the City's Parks and Open Space Division per Proposed Street Tree Form (CD-51).
105. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.

## GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

106. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
107. **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.
108. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lot that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.

## MISCELLANEOUS

109. **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 private property arranged by the contractor and shall not be allowed to use neighboring residential 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.

110. **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. Permittee/Contractor is responsible for working with the appropriate lead regulatory agency(ies), to obtain the appropriate clearances and/or recommendations for work in the contaminated area.
111. **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.

112. **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.
113. **STREET CLEANING:** The owner/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."
114. **OCCUPANCY RELEASE:** The owner/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."
115. **PRELIMINARY TITLE REPORT:** Submit a current preliminary title report or land deed indicating the exact name of the current legal owners of the property, their type of ownership (individual, partnership, corporation, etc.), and legal description of the property involved to the Public Works Department. This information is required for the preparation of Public Works agreements and documents. Include all easements and agreements referenced in the title report.

Building Inspection Division – 650-903-6313

116. **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 and the 10-day appeal period has passed. 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. No construction work can be commenced without an appropriate building permit and no new occupancy shall commence without a Certificate of Occupancy. Please contact the Building Inspection Division for submittal requirements at 650-903-6313.
117. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2013 California Codes: Building, Fire, Electrical, Mechanical, Plumbing, CALGreen, and Mountain View Green Building Code.
118. **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.
119. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate permit.
120. **SURVEY:** A survey will be required to be completed to verify structure placement.

FIRE PROTECTION SYSTEMS AND EQUIPMENT

121. **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 (2013 Edition), NFPA 72 (2013 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 14.10.27, 14.10.28, and California Fire Code, Section 903.)
122. **STANDPIPE SYSTEM:** Provide a Class III standpipe system. (Mountain View City Code, Sections 14.10.29, 14.10.30, 14.10.31, and 14.10.32 and California Fire Code, Section 905.)
123. **FIRE PROTECTION DURING CONSTRUCTION:** Every building four (4) stories or more in height shall be provided with not less than one (1) standpipe for use during construction. Such standpipe(s) shall be installed when the progress of construction is not more than 40' in height above the lowest level of Fire Department access. Such standpipe(s) shall be provided with Fire Department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. In each floor, there shall be provided a 2.5" valve outlet for Fire Department use. (California Fire Code, Chapter 33.)
124. **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.
125. **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 (2013 Edition) and Mountain View Fire Department requirements.)
126. **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.)
127. **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 14.10.33.)

FIRE DEPARTMENT ACCESS

128. **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.)
129. **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 if there is a gate for the parking garage.**



130. **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 14.10.17, 14.10.18.)
131. **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.)
132. **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.)
133. **STRETCHER REQUIREMENTS:** In all structures four (4) or more stories in height, at least one elevator shall be provided with a minimum clear distance between walls or between walls and door, excluding return panels, of not less than 80"x54", and a minimum distance from wall to return panel of not less than 51" with a 42" side slide door, unless otherwise designed to accommodate an ambulance-type stretcher 84"x24" in the horizontal position. (California Building Code, Section 3002.)

#### EGRESS AND FIRE SAFETY

134. **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 1006.)
135. **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 1011.)
136. **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 1011.)
137. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code, Section 1008.1.10.)
138. **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.)
139. **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.)

140. **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.
141. **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.)
142. **ON-SITE DRAWINGS:** Submit two (2) 8.5"x11" plot plan drawings according to Fire Department specifications prior to final Certificate of Occupancy.
143. **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.)
144. **STAIRWAY IDENTIFICATION SIGNS:** In buildings four (4) or more stories in height, approved stairway identification signs shall be located at each floor level in all enclosed stairways. The sign shall identify the stairway and indicate whether there is roof access, the floor level, and the upper and lower terminus of the stairway. The sign shall be located 5' above the floor landing in a position which is readily visible when the door is in the open or closed position. (California Building Code, Section 1022.9.)

#### EXTERIOR IMPROVEMENTS

145. **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 14.10.20.)

#### OTHER

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

Fire and Environmental Protection Division – 650-903-6378

#### HAZARDOUS MATERIALS

147. **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.
148. **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.

149. **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/city\\_hall/fire/programs\\_n\\_services/environmental\\_safety.asp](http://www.mountainview.gov/city_hall/fire/programs_n_services/environmental_safety.asp)

150. **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.
151. **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.
152. **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.
153. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
154. **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.
155. **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.
156. **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.

157. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
158. **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 biotreatment areas that will treat runoff from the frontage road shall be designed with 1' minimum horizontal clearance from the public sidewalk, 2' minimum horizontal clearance from the face of curb, 3:1 maximum side slope, and waterproofing protection for the public sidewalk and street.

159. **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](http://www.scvurppp-w2k.com/consultants_list.shtml)
160. **FULL TRASH CAPTURE (OFF-SITE IMPROVEMENT):** Projects located in "moderate," "high," or "very high" trash generating areas as outlined in the City's Long-Term Trash Load Reduction Plan that will construct off-site improvements to the public storm drain system shall install full trash capture protection within the newly constructed public storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer's recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.

**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.

NOTE: 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.

SW/7/CDD  
818-06-03-16COA-E