

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A PLANNED COMMUNITY PERMIT AND DEVELOPMENT REVIEW PERMIT TO
CONSTRUCT A NEW FOUR-STORY, 105,361 SQUARE FOOT COMMERCIAL BUILDING WITH TWO
LEVELS OF UNDERGROUND PARKING; PROVISIONAL USE PERMIT FOR A PARKING REDUCTION
TO ALLOW 255 PARKING SPACES IN LIEU OF THE REQUIRED 312 SPACES AND 13,997 SQUARE
FEET OF GROUND-FLOOR OFFICE SPACE; AND A HERITAGE TREE REMOVAL PERMIT TO REMOVE
NINE HERITAGE TREES; AND FINDING THE PROJECT TO BE CATEGORICALLY EXEMPT PURSUANT
TO CEQA GUIDELINES, SECTION 15332 ("IN-FILL DEVELOPMENT PROJECTS")
AT 590 CASTRO STREET

WHEREAS, an application (Application No. PL-2020-056) was received from The Sobrato Organization for a Planned Community Permit and Development Review Permit to construct a new four-story, 105,361 square foot commercial building with two levels of underground parking; Provisional Use Permit for a parking reduction to allow 255 parking spaces in lieu of the required 312 spaces and 13,997 square feet of ground-floor office space; and a Heritage Tree Removal Permit to remove nine Heritage trees at 590 Castro Street; and

WHEREAS, the Zoning Administrator held a public hearing on February 23, 2022 on said application and recommended the City Council conditionally approve the Planned Community Permit, Development Review Permit, Provisional Use Permit, and Heritage Tree Removal Permit subject to the recommended findings and conditions of approval; and

WHEREAS, the City Council held a public hearing on April 12, 2022 on said application and received and considered all evidence presented at said hearing, including, but not limited to, the City Council report, project materials, oral testimony, and written comments submitted;

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

1. The Planned Community Permit is conditionally approved based upon the conditions contained herein and upon the following findings pursuant to Section 36.50.55 of the City Code:

a. The proposed use or development is consistent with the provisions of the P(19) Downtown Precise Plan. The project clearly demonstrates superior site and building design and compatibility with surrounding uses and developments because the project complies with design provisions of the Downtown Precise Plan, such as providing ground-floor retail storefronts along Castro Street and Church Street, step-backs at the fourth floor to reduce massing and integrate with adjacent buildings, and includes a landscaped public plaza connecting Castro Street with Pioneer Park;

b. The proposed use or development is consistent with the Downtown Mixed-Use Land Use Designation of the General Plan, which encourages a mix of office and commercial land uses;

c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the development is an infill project served by available public infrastructure, would result in new commercial and office uses convenient to existing public transportation services, and will comply with applicable health and safety codes verified through the City's building permit processes;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the project complies with applicable standards in the Downtown Precise Plan designed to integrate the development with surrounding development, including, but not limited to, compliance with the Downtown Precise Plan development standards and design guidelines; and

e. The approval of the Planned Community Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15332 ("Infill Development Projects") of the CEQA Guidelines because the project is consistent with the General Plan land use designation and policies and all zoning regulations and designations; it occurs within the City limits, is located on a project site of no more than five acres, and is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

2. The Development Review Permit is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

a. The project complies with the general design considerations, as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines, since the mixed-use development includes a mix of office and commercial land uses and buildings allowed under the Downtown Mixed-Use General Plan Land Use Designation and Downtown Precise Plan regulations and buildings designed to engage adjacent streetscapes and integrate into the surrounding neighborhoods;

b. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.) is compatible with surrounding development because the downtown area includes a variety of architectural styles, and the proposed development employs a mix of traditional and contemporary design with use of high-quality materials and design elements reflecting the different uses in the development, such as ground-floor storefront entries and awnings and upper-floor office patios, and an overall style intended to complement the adjacent City Hall and surrounding office developments. The

City's Development Review Committee has reviewed the architectural design and recommended the design be approved;

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 complying with applicable development standards and guidelines from the Downtown Precise Plan, including, but not limited to, placing the building (with ground-floor retail uses) directly on Castro Street and Church Street, providing a landscaped public plaza connecting Castro Street and Pioneer Park, and providing a parking/loading access off of Church Street. The proposed land uses are also compatible with surrounding mix of office and retail land uses. The project also requests a parking exception of a 57-space parking reduction to allow 255 spaces in lieu of the required 312 spaces. The 57-space parking reduction is supported by a parking analysis based on the project's: (i) proximity to transit; (ii) parking data from other similar uses; and (iii) encouragement for the use of alternative transportation modes by providing transit passes to employees and providing bicycle parking on site;

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 maintaining street trees and providing landscaping along all proposed building frontages. The project also includes a landscaped public plaza, connecting Castro Street to Pioneer Park, enhancing the pedestrian experience and connection to the park facility;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing adequate on-site parking for all proposed uses, designing the project with direct pedestrian access to adjacent public streets, providing landscaped public streetscapes and on-site amenity areas, and by placing the project driveway on the side street (Church Street) as directed by the Downtown Precise Plan. The City conducted a multi-modal transportation analysis, which found the project circulation would integrate effectively with surrounding conditions and public streets would operate acceptably; and

f. The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15332 ("Infill Development Projects") of the CEQA Guidelines because the project is consistent with the General Plan land use designation and policies and all zoning regulations and designations; it occurs within the City limits, is located on a project site of no more than five acres, and is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

3. The Provisional Use Permit is conditionally approved based on the conditions contained herein and the following findings made pursuant to Section 36.48.25 of the City Code:

a. The proposed ground-floor office use is conditionally permitted within the P(19) Downtown Precise Plan and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code. The project is proposing a 57-space parking reduction but will provide adequate parking required for the proposed mixed-use on site as supported by a parking analysis based on the project's: (i) proximity to transit; (ii) parking data from other similar uses; and (iii) encouragement for the use of alternative transportation modes by providing transit passes to employees and bicycle parking on-site;

b. The proposed use is consistent with the Downtown Mixed-Use Land Use Designation of the General Plan, which encourages a mix of office and commercial land uses;

c. The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character and environmental conditions of existing and future land uses in the vicinity based on project compliance with applicable development standards for new buildings contained in the Downtown Precise Plan, including, but not limited to, provision of ground-floor retail storefronts along Castro Street, office uses on upper floors, provision of public plaza connecting Castro Street to Pioneer Park, and locating vehicle access on Church Street. The proposed land uses on the project site are also compatible with the surrounding mix of office and retail land uses. The project also requests a parking exception of a 57-space parking reduction to allow 255 spaces in lieu of the required 312 spaces. The 57-space parking reduction is supported by a parking analysis based on the project's: (i) proximity to transit; (ii) parking data from other similar uses; and (iii) encouragement for the use of alternative transportation modes by providing transit passes to employees/ tenants and providing bicycle parking on-site;

d. Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Precise Plan in which it is to be located because no special design modifications are required to contain the proposed provisional uses; and

e. The approval of the Provisional Use Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15332 ("Infill Development Projects") of the CEQA Guidelines because the project is consistent with the General Plan land use designation and policies and all zoning regulations and designations; it occurs within the City limits, is located on a project site of no more than five acres, and is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

4. The Heritage Tree Removal Permit is conditionally approved based on the conditions contained herein and the following findings made pursuant to Section 32.35 of the City Code:

a. It is necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services because of the trees' locations in the footprint of the proposed mixed-use building, the underground garage excavation area, and the site circulation areas; and

b. It is necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties because the removals will allow the construction of the proposed building and underground garage within the allowable development standards of the Downtown Precise Plan, and the trees will be replaced with approximately 18 new trees in compliance with City tree replacement standards;

c. The approval of the Heritage Tree Removal Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15332 ("Infill Development Projects") of the CEQA Guidelines because the project is consistent with the General Plan land use designation and policies and all zoning regulations and designations; it occurs within the City limits, is located on a project site of no more than five acres, and is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

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

TIME FOR JUDICIAL REVIEW

The time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6, as established by Resolution No. 13850, adopted by the City Council on August 9, 1983.

DP/4/RESO/807-04-12-22r

Exhibit: A. Conditions of Approval

CONDITIONS OF APPROVAL
APPLICATION NO.: PL-2020-056
590 Castro Street

The applicant is hereby notified, as part of this application, that the applicant is required to meet the following conditions in accordance with the Mountain View City Code and the State of California. Where approval by a City Department Director or Official is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws, and regulations, and accepted practices for the item(s) under review. The applicant is hereby notified that the applicant 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 four-story, 105,361 square foot commercial building with two levels of underground parking, and removal of nine Heritage trees, located on Assessor's Parcel No. 158-10-033. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by KSH Architects for the Sobrato Organization, date stamped January 27, 2022.
- b. Arborist Report prepared by McClenahan Consulting, LLC., date stamped and dated January 27, 2022.
- c. TDM Report and Parking Justification Letter prepared by Hexagon Inc., for the Sobrato Organization, date stamped September 23, 2021.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division – 650-903-6306

1. **EXPIRATION:** This permit is valid for a period of two years from the date of approval. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two-year period unless a permit extension has been submitted to and approved by the Zoning Administrator at a duly noticed public hearing prior to the expiration date.
2. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years after an Administrative Zoning public hearing, in compliance with procedures described in Chapter 36 of the City Code. An application for extension must be filed with the Planning Division, including appropriate fees, prior to the original expiration date of the permit(s).
3. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.

PERMIT SUBMITTAL REQUIREMENTS

4. PL-44 [PERMIT SUBMITTAL REQUIREMENTS]
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 duly noticed public hearing, which can be referred to the City Council.
5. **AIR QUALITY:** The applicant is required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.

6. **CERTIFICATION OF BUILDING PERMIT PLANS:** In a letter, the project architect shall certify the architectural design shown in the building permit plans match the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.
7. **ZONING INFORMATION:** The following information must be listed on the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning district designation; (c) total floor area ratio and residential density in units per acre, if applicable; (d) lot area (in square feet and acreage); and (e) total number of parking spaces.
8. **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 duly noticed public hearing, which can be referred to the City Council.
9. **FLOOR AREA RATIO (FAR) DIAGRAM:** Building permit drawings must include a floor area ratio (FAR) diagram for each structure on-site, clearly identifying each level of the structure(s) and the gross area(s) which count toward floor area per required zoning calculations. The diagram must also clearly identify all areas which are exempt from FAR.
10. **PAINT COLOR-CODING:** At submittal of building plan check, provide color-coded elevations of each side of the building(s) detailing the location of all paint and stain colors, manufacturer, and color names.
11. **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 during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; method for backdraining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.
12. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.
13. **MASTER SIGN PROGRAM:** The applicant shall develop a master sign program for this property as part of a separate planning permit. The program shall identify suitable sign locations, types, sizes, colors, and materials in written and visual forms for all buildings/tenant spaces on-site with a common theme for signage that is compatible with the structures and uses. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.

OPERATIONS

14. **ROOF DECK AND COURTYARD OPERATIONS:** The approved hours of operation are limited to 9:00 a.m. to 9:00 p.m. The roof decks may not have amplified sound/music. In the event there are any problems with the hours of operation or with outdoor noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.

15. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, delivery truck issues, hours of operation, or noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.
16. **PARKING MANAGEMENT PLAN FOR SHARED USES AND PUBLIC PARKING:** Prior to building permit issuance, the applicant shall develop a shared parking management plan ("Parking Management Plan") describing parking allocation for retail, guests, and office uses on the project site, including any proposed use of a valet parking program for the primary building uses (daytime/weekdays), subject to review and approval by the Zoning Administrator. The Parking Management Plan shall also specify the on-site parking to be open to the public at no cost for self-parking on Floor P1, including signage, days, and hours (6:00 p.m. to 11:00 p.m., weekdays, and 7:00 a.m. to 11:00 p.m., weekends and Federal holidays). The obligation to provide public parking shall be documented in a recorded Public Parking Agreement, following review and approval by the Zoning Administrator and City Attorney. The Public Parking Agreement will also include maintenance standards, rights to temporarily close for maintenance and security purposes, and other standard terms to provide appropriate protections and security for the owner and tenants. **(PROJECT-SPECIFIC CONDITION)**
17. **LOADING/DELIVERY PLAN:** Prior to building permit issuance, the applicant shall develop a plan specifying measures to manage on-site deliveries and loading, which may include measures to tailor delivery hours and/or days to limit conflicts with peak traffic times or adjacent land uses.

SITE DEVELOPMENT AND BUILDING DESIGN

18. **BUILDING DESIGN/PLAN MODIFICATIONS:** Based on direction from the Development Review Committee (DRC), modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details prior to issuance of a building permit and shown on building permit drawings. The following modifications are subject to review and approval by the Zoning Administrator to confirm compliance with the DRC's recommendations:
 - a. Continue to work with staff to refine the brick columns to add detailing and interest to the design of the inset portion, while complementing the rest of the building architecture.
 - b. Continue to work with staff to refine the plaza centerpiece light sculpture design to ensure high quality material and context sensitive design.
 - c. Refine the plaza water feature to ensure a suitable design integration into the surrounding plaza features, more pedestrian-scaled interface with the Castro Street sidewalk and incorporating design elements providing visual interest in case fountain functionality turned off due drought restrictions.
 - d. Revise the utility roll up door design to create more attractive, context-appropriate design along a driveway leading to the public plaza.
 - e. Refine the building design at the corner of Church Street and Castro Street to enhance the ground floor area for a better pedestrian experience and to create a prominent entry design.
 - f. Continue to work with staff to revise the design of the mid-building stair entrances facing the public plaza and Church Street, respectively, to enhance the interior treatment to complement their architectural prominence,

such as through application of upgraded interior wall materials, murals or other art installation(s), or other interior design treatments proposed by the applicant or the future tenants of the building.

- g. Update elevations and details to show a ground floor entry for the retail space in the southwest corner of the building (Church Street/Project Driveway corner). Ensure the entry design is complementary to design of other entry doors to comparable tenant spaces elsewhere in the proposed project.
 - h. Continue to work with staff to refine the parapet overhang proportion at the building roofline.
19. **PUBLIC PLAZA:** The building permit and off-site improvement plans shall include details for the public plaza design, landscape, art, and programming for review and approval by the Zoning Administrator prior to issuance of building and /or excavation permits.
20. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately owned open space, improvements, and/or other facilities which shall be publicly accessible and include public plazas and fountains. The building permit and off-site improvement plans shall include details for the public plaza design, landscape, art, and programming for review and approval by the Zoning Administrator prior to issuance of building and/or excavation permits. A narrative document and supporting physical improvements shown on permit drawings shall be submitted with the building permit review package that demonstrate the plaza will be permanently programmed with improvements to support activities which make it an inviting and active public open space. To the extent possible, all goods, services, and events offered within the plaza shall be available and open to the public. **[PROJECT SPECIFIC CONDITION]**
21. **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.
22. **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.
23. **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.
24. **GROUND-FLOOR TRANSPARENCY:** Storefronts and windows must maintain a minimum 75% transparency along the ground floor of the building(s) at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted.
25. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance and purchase of the finish materials, for final selection and approval by the Zoning Administrator. At a minimum, the mock-up shall include trim, brick, and window, railing, pavers, vision glass and paint samples. Proposed primary and secondary (accent) paint colors should be painted next to each other on the mock-up for purposes of inspection. The color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator.
26. **ROOFTOP EQUIPMENT SCREEN:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.

27. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
28. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped with 4" wide stripes. Double stripes shall be 18" apart, from outside edge to outside edge of the stripes, or 10" from inside edge to inside edge of the stripes. 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'. For parallel parking spaces, only single-striped or tic-mark is required between spaces. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.
29. **LIGHTING PLAN:** The applicant shall submit a lighting plan in building permit drawings. 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, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.
30. **ROOFTOP DECK LIGHTING:** Proposed lighting fixtures on the rooftop decks and upper floor terraces shall not be visible from ground level on adjacent public streets. Any string lighting shall be designed to include shades to avoid light spillover and be screened so they are not visible from off-site. Limited pedestrian-scale/building-mounted lighting along pathways may be permitted subject to review and approval of photometric lighting plan submitted as part of the building permit drawings.
31. **BIKE PARKING FACILITIES:** The applicant shall provide the following bike parking on the project site within the parking garage, which must be shown on building permit drawings:
 - a. A minimum of 52 bicycle spaces shall be provided for the project (16 long-term, secured bicycle storage spaces and 36 short-term bicycle storage spaces) and shall be distributed throughout the site. The bicycle parking plan shall be submitted with building permit drawings and approved by the Zoning Administrator prior to building permit issuance.
 - b. One bicycle repair station shall be located on-site. Specifications, location, and details shall be included on drawings submitted for building permit review.

GREEN BUILDING

32. **GREEN BUILDING – NONRESIDENTIAL:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of LEED® Gold 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.

TREES AND LANDSCAPING

33. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at www.mountainview.gov/planningforms). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.

34. **LANDSCAPE 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.
35. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees. 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 submitted for building permit review. New street trees shall be planted in accordance with Detail F-1 of the Public Works Standard Provisions, a minimum of 10' from sanitary sewer lines, traffic signals, stop and yield signs, and streetlights and 5' from water lines, fire lines, and driveways. Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.
36. **STREET TREE FORM:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division or online at www.mountainview.gov/planningforms. Once completed, the applicant shall email the original to the Parks Division at parks@mountainview.gov and provide a duplicate copy to the Building Inspection Division with building permit submittal.
37. **ARBORIST INSPECTIONS:** During demolition activity and upon demolition completion, a qualified arborist shall inspect and verify the measures described in the arborist report are appropriately implemented for construction activity near and around the preserved trees, including the critical root zones. Should it be determined that the root systems are more extensive than previously identified and/or concerns are raised of nearby excavation or construction activities for the project design of the building, parking garage, or surface parking lot may need to be altered to maintain the health of the trees prior to building permit issuance.
38. **MONTHLY ARBORIST INSPECTIONS:** Throughout construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided. A copy of the inspection letter, including recommendations for modifications to tree care or construction activity to maintain tree health, shall be provided to the Planning Division at planning.division@mountainview.gov.
39. **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.
40. **TREE REMOVALS:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit for new construction is secured and the project is pursued.
41. **REPLACEMENT TREES:** The applicant shall offset the loss of each Heritage/street tree with two replacement trees, for a total of eighteen replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as Heritage or street replacement trees.
42. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by McClenahan Consulting, LLC, and dated January 27, 2022, shall be included as notes on the title sheet of all grading and landscape plans. These measures shall include, but may not be limited to, 6' chain link fencing at the drip line, a continuous maintenance and care program, and protective grading techniques. Also, no materials may be stored within the drip line of any tree on the project site.

43. **TREE PROTECTION:** Tree protection shall be installed during construction on the existing Heritage valley oak tree near the reconfigured parking spaces on the Pioneer Park parcel. The tree trunk can be wrapped to 8' in straw wattle and orange snow fencing or 8' two-by-fours, set 10" on center, wrapped in orange snow fencing to protect the tree from any potential damage.

NOISE

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

TRANSPORTATION PROGRAMS AND IMPROVEMENTS

49. **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 minimum 20 percent (20%) reduction in peak-hour vehicle trips to the site. The TDM program measures shall be formally accepted by the property owner prior to building permit issuance through a legal agreement or recorded document, as determined by the City Attorney, with contents to the satisfaction of the Zoning Administrator. The mandatory TDM measures for the project include:
- a. Join and maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.

- b. Provide an on-site employee transportation coordinator to implement and manage the TDM program and to serve as a liaison between the project tenant(s)/employer(s) and the TMA, regularly communicate and actively encourage all office and retail tenant employees to park in the onsite garage (and not on-street) during business hours, and serve as the contact person to respond to and resolve complaints about on-street parking by employees.
 - c. Develop and distribute marking and information materials to inform employees and guests about the TDM program and encourage their participation.
 - d. Provide bicycle parking along with showers and locker facilities to encourage bicycling.
 - e. Provide an annual Santa Clara Valley Transportation Authority (VTA) SmartPass for each employee or an on an alternative transit subsidy which may include a Caltrain Go Pass or comparable commuter check program of an equivalent dollar amount.
 - f. Alternate measures that achieve similar reduction goals for the project, as approved by the Zoning Administrator
50. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** The property owner(s), or their representative, shall prepare an annual TDM report and submit it to the City to document the effectiveness of the TDM program in achieving the goal of 20 percent (20%) peak-hour vehicle trip reduction by employees and tenants within the project. The TDM report shall be prepared by an independent consultant and paid for by the property owner(s) or their representative; the consultant shall work with the property's TDM coordinator. The TDM report will include a determination of historical employees and tenants commute methods, which shall be informed by surveying all employees and tenants working on the project site and through driveway traffic counts. All nonresponses to the employees and tenants commute survey will be counted as a drive-alone trip. The driveway traffic counts shall be prepared and provided by an independent, licensed consultant and paid for by the property owner(s) 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 on December 1, or the following business day thereafter if a weekend, one year after the granting of the Certificate of Occupancy. Subsequent reports will be collected annually on December 1.
 - b. **Report Requirements:** The TDM report shall either: (1) state that the project has achieved 20 percent (20%) peak-hour vehicle trip reduction or higher, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the project has not achieved the 20 percent (20%) peak-hour vehicle trip reduction, providing an explanation of how and why the goal has not been reached and a description of additional measures that will be adopted in order to attain the TDM goal required for the project.
 - c. **Penalty for Noncompliance:** If, after an initial TDM report shows noncompliance, the second annual report indicates that, in spite of the changes in the TDM program, the vehicle trip cap is still not being met, or if the applicant fails to submit such a TDM report at the times described above, the City may assess a penalty in the maximum amount of \$100,000 for the first percentage point below the twenty percent (20%) peak-hour vehicle trip reduction and an additional \$50,000 for each additional percentage point below the minimum twenty percent (20%) thereafter ("TDM Penalty"). In determining whether the TDM Penalty is appropriate, the City may consider whether the property owner(s) has made a good-faith effort to meet the TDM goals and allow a six (6) month "grace period" to implement additional TDM measures to meet the vehicle trip cap. If the project does not achieve the necessary reductions to meet the trip cap after the six (6) month grace period, the City may require the property owner(s) to pay a TDM Penalty as shown in the sample table below. Any expenses

that are put towards achieving the trip cap can be offset against the TDM Penalty. The TDM Penalty shall be paid to the MVTMA and used to promote alternatives to single-occupancy vehicle use in the City.

Peak-Hour Trips	Penalty Amount
20%	-0-
19%	\$100,000
18%	\$150,000
17%	\$200,000
16%	\$250,000
15%	\$300,000
14%	\$350,000
13%	\$400,000
12%	\$450,000
11%	\$500,000
10%	\$550,000
9%	\$600,000
8%	\$650,000
7%	\$700,000
6%	\$750,000
5%	\$800,000

AGREEMENTS AND FEES

51. **INDEMNITY AGREEMENT:** Within 30 days of the approval of the Planned Community Permit and Development Review Permit and prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and the City’s officers, agents, and employees in any action brought by a third party to void this Permit(s). 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.

CONSTRUCTION ACTIVITIES

52. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase.
53. **WORK HOURS/CONSTRUCTION SITE SIGNAGE:** 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. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact. 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.
54. **CONSTRUCTION PARKING:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project by contractors or other continued operations on-site. The plan shall also include a monitoring and enforcement measure which specifies on-street parking is prohibited and will be monitored by the owner/operator of the property (or primary contractor), and penalties will be enforced by the owner/operator of the property (or primary contractor) for violations of on-street parking restrictions. Violations of this provision may result in a stop-work notice being issued by the City for development project. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.

55. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 750' of the project site of the construction schedule in writing, prior to construction. For multi-phased construction, separate notices may be required for each phase of construction. A copy of the notice and the mailing list shall be submitted for review prior to issuance of building permits.
56. **DISTURBANCE COORDINATOR:** The 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.
57. **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: (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) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; (g) 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; and (h) post a publicly visible sign with the telephone number and person to contact at the City of Mountain View regarding dust complaints. This person will respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
58. **DISCOVERY OF CONTAMINATED SOILS:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) the contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) the contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) the contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) the contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) the contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
59. **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.

60. **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 their authority, the Coroner 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.
61. **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.
62. **INDOOR FORMALDEHYDE REDUCTIONS:** If the project utilizes composite wood materials (e.g., hardwood plywood, medium density fiberboard, particleboard) for interior finishes, then only composite wood materials that are made with CARB approved, no-added formaldehyde (NAF) resins, or ultra-low emitting formaldehyde (ULEF) resins shall be utilized (CARB, Airborne Toxic Control Measure to Reduce Formaldehyde Emissions from Composite Wood Products, 17 CCR Section 93120, *et seq.*, 2009-2013).
63. **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 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.

64. **VIBRATION BEST MANAGEMENT PRACTICES CONSTRUCTION MEASURES:**
- Avoid impact pile driving and drill piles instead where possible. Drilled piles cause lower vibration levels where geological conditions permit their use.
 - Avoid using vibration rollers and tampers near sensitive areas.

- In areas where project construction is anticipated to include vibration generating activities, vibration studies shall be conducted to determine the areas of impact and to present appropriate mitigation measures that may include the following:
 - Identification of sites that would be exposed to project vibration compaction activities and could result in vibration impacts to structures;
 - Develop a vibration monitoring and contingency plan;
 - Construction contingency plan; and
 - Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage have been made.

Neighborhoods and Housing Division – 650-903-6379

65. **HOUSING IMPACT FEE:** Prior to the issuance of the first grading or building permit, the applicant shall pay a Housing Impact Fee based on the net new floor area and the adopted fees in effect at the time of building permit issuance. For purposes of calculating the fee, the project includes construction of 10,564 square feet of Retail Commercial and 91,878 square feet of Office and demolition of 9,228 square feet of Commercial, resulting in 1,336 net new floor area of Retail and 91,878 square feet of Office.

Building Inspection Division – 650-903-6313

Entitlement review by the Building Inspection Division is preliminary. Building and Fire plan check reviews are separate permit processes applied for once the zoning approval has been obtained and appeal period has concluded; a formal permit submittal to the Building Inspection Division is required. Plan check review shall determine the specific requirements and construction compliance in accordance with adopted local, State, and Federal codes for all building and/or fire permits. For more information on submittal requirements and timelines, please visit the Building Inspection Division online at www.mountainview.gov/building. It is a violation of the MVCC for any building occupancy or construction to commence without the proper building and/or fire permits and issued Certificate of Occupancy.

66. **BUILDING AND FIRE PERMITS – CODE REQUIREMENTS: Obtaining Planning entitlement for this project is not an approval from Building or Fire.** A formal permit submittal to the Building Inspection Division is required. Plan check through the Building Inspection Division shall determine the specific project requirements and construction compliance in accordance with Federal, State, and Local codes adopted for all building and/or fire permits.

Entitlement review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review is a separate permit application process that can only be applied for once the Planning approvals have been obtained and the required appeal period has passed. For information on how to submit for building and fire permits, please refer to the Building Inspection Division’s website – www.mountainview.gov/submitbuildingpermit for review timelines and document requirements.

No construction work shall commence without the appropriate issued building permit(s) and no new occupancy shall commence without a properly executed Certificate of Occupancy. Please visit City of Mountain View – Building & Fire Division (for construction) online at www.mountainview.gov/building or by phone at 650-903-6313 to obtain information and submittal requirements.

67. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2019 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
68. **ACCESSIBILITY REQUIREMENTS:** The project is required to comply with:
 - **CHAPTER 11B:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
 - **PARKING (CHAPTER 11B):** Project will be required to comply with the accessible parking requirements in the CBC, Chapter 11B.
 - **PARKING REDUCTIONS (CHAPTER 11B):** Parking reductions granted through a Planning/ Zoning permit do not reduce the amount of required accessible spaces. The project will be required to comply with the accessible parking requirements in the CBC, Chapter 11B.
69. **DUAL PLUMBING:** Project will be subject to the dual-plumbing requirements in the CBC, Chapter 16A, and MVCC Sections 8.30 through 8.30.5.
70. **ELECTRIC VEHICLE STATIONS:** Project is required to provide electric vehicle (EV) charging facilities per CalGreen Section 5.106.5.3 and MVCC Sections 8.20.42 to 8.20.46.
71. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate building permit.
72. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the CBC.
73. **ACCESSIBLE MEANS OF EGRESS:** Site must meet accessible means of egress per the CBC, Section 1009.
74. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer *and* the Hazardous Materials Specialist. Please visit City of Mountain View – Fire & Environmental Protection Division online at www.mountainview.gov/fep or by phone at 650-903-6378 to obtain information and submittal requirements.
75. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the CBC.
76. **OCCUPANCY SEPARATION:** Proper separation to be provided between occupancies per the CBC, Table 508.4.
77. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans for each occupied area per requirements of the CBC, Section 1004.
78. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Please provide sufficient information at the time of building plan submittal to show how pedestrians will be protected per the CBC, Section 3306.
79. **PHOTOVOLTAIC:** Photovoltaic systems are to be a deferred submittal under separate building permit application.
80. **SURVEY:** A survey will be required to be completed to verify structure placement.

81. **SCHOOL IMPACT FEE:** Project will be subject to School Impact fees. To obtain information, fee estimates, and procedures. Please contact the following local school districts: Mountain View Los Altos High School District *and* Mountain View Whisman School District *or* Los Altos Elementary School District.

Fire Department – 650-903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

82. **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. Shop-quality drawings shall be submitted electronically for review and approval. The underground fire service system shall be approved prior to approval of the automatic fire sprinkler system. All work shall conform to NFPA 13 (2016 Edition), NFPA 24 (2016 Edition), NFPA 72 (2016 Edition), and Mountain View Fire Department specifications. Contact the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit www.mountainview.gov/firerequirements. (City Code Sections 14.10.27 and 14.10.28 and California Fire Code Section 903.)
83. **STANDPIPE SYSTEM:** Provide a Class I standpipe system. (City Code Sections 14.10.29, 14.10.30, 14.10.31, and 14.10.32 and California Fire Code Section 905.)
84. **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.)
85. **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. Installation shall be complete and the system shall be tested prior to combustible construction.
86. **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 the start of combustible construction. The wharf hydrant shall be capable of providing a combination flow of 500 GPM with two 2.5" outlets flowing. Shop-quality drawings shall be submitted electronically for review and approval. (NFPA 24 (2016 Edition) and Mountain View Fire Department requirements.)
87. **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.)
88. **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. Shop-quality drawings shall be submitted electronically 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. Contact the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit www.mountainview.gov/firerequirements. (California Fire Code, Section 907, and City Code, Section 14.10.33.)

FIRE DEPARTMENT ACCESS

89. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Contact the Building Inspection Division at 650-903-6313 for instructions or visit www.mountainview.gov/firerequirements. (California Fire Code, Section 506.)
90. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Contact the Building Inspection Division at 650-903-6313 for instructions.
91. **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 City Code, Sections 14.10.14, 14.10.15, and 14.10.16.)
92. **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. Contact the Building Inspection Division at 650-903-6313 for specifications. (California Fire Code, Section 503.)
93. **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. Contact the Building Inspection Division at 650-903-6313 for specifications and application or visit www.mountainview.gov/firerequirements. (California Fire Code, Section 503.)
94. **ALL-WEATHER FIRE APPARATUS ACCESS ROADS:** Prior to combustible construction, an all-weather access road capable of supporting emergency vehicles (70,000 pounds) shall be constructed to allow access within 150' of every portion of the project. Access roads shall have 13'6" overhead clearance, 20' of unobstructed width, and 21' inside turning radius. (California Fire Code, Section 503.)
95. **STRETCHER REQUIREMENTS:** In all structures with one or more passenger service elevators, 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 3002.4a.)

EGRESS AND FIRE SAFETY

96. **EXIT ILLUMINATION:** Exit paths shall be illuminated any time the building is occupied with a light having an intensity of not less than one footcandle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination shall be indicated on the Electrical Plans. (California Building Code, Section 1008.)
97. **EXIT SIGNS:** Exit signs shall be internally or externally illuminated and provided with battery backup per Uniform Building Code Chapter 10. Exit signs shall be posted above each required exit doorway and wherever otherwise required to clearly indicate the direction of egress. (California Building Code, Section 1013.)
98. **FLOOR-LEVEL EXIT SIGNS:** Floor-level exit signs shall be provided in all interior exit corridors of Group A, E, I, and Group R2.1 occupancies and in all interior rated exit corridors serving guest rooms of hotels in R1 occupancies. (California Building Code, Section 1013.)

99. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code, Section 1010.1.10.)
100. **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.)
101. **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.)
102. **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.
103. **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 1004.9.)
104. **ON-SITE DRAWINGS:** Submit PDF (.pdf) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
105. **EMERGENCY PROCEDURE MAPS (OFFICE BUILDINGS):** 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.)
106. **STAIRWAY IDENTIFICATION SIGNS:** For stairs connecting three (3) 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 1023.9.)
107. **TWO-WAY COMMUNICATION:** A two-way communication system shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge. (California Building Code, Section 1009.8.)

HAZARDOUS CONDITIONS

108. **ELECTRICAL ENERGY STORAGE SYSTEMS:** Electrical Energy Storage Systems shall comply with the California Fire Code, Section 1206.

EXTERIOR IMPROVEMENTS

109. **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 and a minimum of 0.5" in width. (City Code, Section 14.10.18.)

OTHER

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

Public Works Department – 650-903-6311

OWNERSHIP AND PROPERTY

111. **PRELIMINARY TITLE REPORT:** At submittal of the initial building permit and improvement plans, the applicant shall submit a current preliminary title report or land deed indicating the exact name of the current legal owners of the property(ies), their type of ownership (individual, partnership, corporation, etc.), and legal description of the property(ies) involved to the Public Works Department. The title report shall be dated within six months of the initial improvement plan submittal and include all easements and agreements referenced in the title report. This information is required for the preparation of Public Works agreements and documents.
112. **SUBDIVISION:** Any combination or division of land for sale, lease, or financing purposes requires the filing and approval of a preliminary parcel, completion of all conditions of subdivision approval, and the recordation of the parcel map, all prior to issuance of the building permit.

RIGHTS-OF-WAY

113. **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH SITES):** Prior to issuance of any building permits and prior to approval of the map, the owner shall dedicate a 50' wide public access easement (PAE), covenants, agreements, and deed restrictions on private property. The dedication shall indicate that:
- a. Public access shall be granted for nonautomotive use;
 - b. The owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);
 - c. The PAE shall run with the land and be binding upon any successors;
 - d. If the owner shall fail to abide by the PAE, the owner agrees to pay all reasonable costs and expenses incurred by the City in enforcing the performance of such obligations; and
 - e. The owner agrees to defend, and hold the City and the City's officials, officers, employees, and agents harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in the performance of services or operations under the Dedication, including maintenance operations performed on the PAE by the owner or the owner's contractors, subcontractors, agents, or employees.

A legal description (metes and bounds) and plat map (drawing) of: (1) the owner's property; and (2) the PAE area shall be prepared by the owner in accordance with the City's Legal Description and Plat Requirements and submitted

to the Public Works Department for review and approval. The legal description and plat must be prepared and stamped by a California-registered civil engineer or land surveyor. Associated improvements within the PAE (PAE Improvements) shall be constructed by the owner and approved by the City.

114. **PUBLIC WATER METER EASEMENT:** Dedicate public water meter easement (WME) to construct, install, maintain, repair, replace, and operate water meters and appurtenances, as required by the Public Works Director.
115. **EASEMENT ABANDONMENT:** Prior to approval of the parcel map, the easement for ingress and egress (6169 OR 398) over the paseo shall be quitclaimed by the applicant.
116. **EASEMENT AMENDMENT:** Prior to approval of the parcel map, the applicant shall obtain an easement or amendment to the existing easement for ingress and egress (5140 OR 483) over the drive aisle between the applicant and the City to include rights to use a portion of the area for temporary staging of trash receptacles for collection and as an off-street loading area/zone.
117. **ENCROACHMENT AGREEMENT FOR PASEO:** The applicant shall enter into an encroachment agreement with City for the portion of the paseo on City property, allowing the applicant to install site improvements and landscaping on City property, with the applicant to be responsible for all maintenance and liability.

FEES AND PARK LAND

118. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.36 of the City Code per the adopted rates in effect at time of payment.

An initial plan check fee based on the Public Works fee schedule shall be paid at the time of initial improvement plan check submittal based on the initial cost estimate for constructing street improvements and other public facilities; public and private utilities and structures located within the public right-of-way; and utility, grading, and driveway improvements for common green and townhouse-type condominiums. Once the plans have been approved, the approved cost estimate will be used to determine the final bond amounts, plan check fees, and inspection fees. Any paid initial plan check fee will be deducted from the approved final plan check fee.

119. **TRANSPORTATION IMPACT FEE:** Prior to issuance of any building permits, the applicant shall pay the transportation impact fee for the development. Residential category fees are based on the number of units. Retail, Service, Office, R&D, and Industrial category fees are based on the square footage of the development. Credit is given for the existing site use(s), as applicable.
120. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits and prior to approval of the parcel map, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. Separate capacity charges apply for different types of residential categories to reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size, building area, and building use, respectively. Credit is given for the existing site use(s) and meter size(s), as applicable.

STREET IMPROVEMENTS

121. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements required for the project and as required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to, storm drain connection, sewer connection, domestic, fire, and future recycled water connections; new curb, gutter, and sidewalk on Church Street, new sidewalk on Castro Street, undergrounding of overhead electric on Church Street, two new post-top streetlights on Church Street, and full street overlay on Church Street; and new full depth asphalt, storm drainage, curb and gutter for the ingress/egress easement area, and the new parking stalls.

- a. **Improvement Agreement:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements, prior to the issuance of the building permit.
 - b. **Bonds/Securities:** Sign a Public Works Department faithful performance bond (100%) and materials/labor bond (100%), or provide a cash deposit (100%), or provide a letter of credit (150%) securing the installation and warranty of the off-site 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 at: 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.
 - c. **Insurance:** Provide a Certificate of Insurance and endorsements for Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement, prior to the issuance of the building permit. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, One Million Dollars (\$1,000,000) Pollution Legal Liability Insurance, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
122. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and shall show, at a minimum, work areas, delineators, signs, and other traffic control measures required for work that impacts traffic on existing streets. Locations of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval. Off-site improvement plans, an initial plan check fee and map check fee based on the Public Works fee schedule, 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 and parcel map. All required materials shall be submitted electronically (i.e., flattened PDFs). 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 full-size and two half-size black-line sets, one Xerox Mylar (4 millimeter) set of the plans, and a 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.
123. **TRAFFIC CONTROL PLANS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit traffic control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans. Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). A completed Traffic Control Checklist shall be included with each traffic control plan submittal.

Traffic control plans shall be prepared, stamped, and signed by a California-registered Traffic Engineer (T.E.).

124. **INFRASTRUCTURE QUANTITIES:** Upon submittal of the initial building permit and improvement plans, submit a construction cost estimate indicating the quantities of street and utility improvements. Construction cost estimate shall include private common street and utility improvements for Common Green and Townhouse-Type Condominium developments. 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. The construction cost estimate is to be prepared by the civil engineer preparing the improvement plans.
125. **EXCAVATION PERMIT:** Upon submittal of the initial building permit and improvement plans, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications are available online from the Public Works Department website: www.mountainview.gov/landdevelopment. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.
126. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, and retaining walls shall not encroach into the public right-of-way and/or street easement. Exceptions are granted to awnings in the downtown area with an Encroachment Agreement.
127. **ENCROACHMENT AGREEMENT FOR STREET EASEMENTS OR RIGHT-OF-WAY:** At the sole discretion of the Public Works Director, awning encroaching into the street easement or right of way require a separate Encroachment Agreement to be signed by the property owner(s). The Encroachment Agreement shall be prepared and executed prior to issuance of the building permit.
128. **TIE-BACK ENCROACHMENTS:** Temporary tie-backs or earthen nails in the public right-of-way and City-owned parcels for construction purposes require a separate Encroachment Agreement, plat, and legal description, and bond (100%) or letter of credit (100%), or cash security (100%) securing the installation and warranty of the temporary tiebacks. The Encroachment Agreement shall be prepared and executed prior to issuance of the building permit.
129. **SPECIAL PAVERS AND CONCRETE:** The green color and bominite stamp pattern for the pedestrian sidewalk and PCC parking zone on Castro Street is proprietary to Bay Area Concrete, Inc., located at 4179 Business Center Drive, Fremont, California, 94538 (telephone 510-651-6020, fax 510-651-0936). Permittee is responsible for making arrangements to have Bay Area Concrete replace the sidewalk and parking pavement. All sidewalk and parking zone pavement shall be saw-cut on the score lines. No. 4 steel dowels shall be drilled and epoxied into the existing concrete at 12" on-center. All new sidewalks, parking pavement, expansion joints, and other related improvements shall match the existing and be installed in accordance with the Castro Street Improvement Plans, Project 87-14 (Index No. 6859). The brown color for the concrete side bands on Castro Street shall match the existing LM Scofield C-25 Sombero Buff. All expansion joints and other related improvements shall match the existing and be installed in accordance with the Castro Street Improvement Plans, Project 87-14 (Index No. 6859).
130. **CORNER STREET SIGHT TRIANGLE:** At street corners of controlled and/or uncontrolled intersections, the site shall be compliant with Corner Triangles of Safety per the Public Works Standard Details and to the satisfaction of the Public Works Director. The project will be required to remove or modify all objects, including, but not limited to landscape, hardscape, monument signs, mailbox banks/cluster, planters, retaining walls, seat walls, bicycle racks, partitions, miscellaneous structures (including columns), parking stalls, bicycle racks, etc., that are not compliant with safety triangle height and clearance requirements. Artwork, benches, tables, chairs, bicycle racks, and planters shall not be installed in this safety area.

131. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle traffic safety sight triangle(s), for the project site and adjacent properties, the site shall be compliant with height and clearance requirements per the Public Works Standard Details and to the satisfaction of the Public Works Director. The project is required to remove or modify all objects, including, but not limited to landscape, hardscape, poles, bollards, signs, mailboxes, planters, retaining walls, seat walls, bicycle racks, partitions, buildings, and other structures, parking stalls, etc., that are not compliant with safety triangle height and clearance requirements.
132. **HIGH-VISIBILITY CROSSWALK:** Convert existing crosswalks at the Castro Street and Church Street intersection and the midblock crossing at approximately 500 Castro Street to a high-visibility ladder crosswalk with updated pavement markings to the satisfaction of the City Traffic Engineer.
133. **STREETLIGHTS:** Post-top streetlights shall be installed along the project street frontage of Church Street per City standards. Streetlights shall be installed near crosswalks, driveways, intersections, or other locations deemed necessary by the City Traffic Engineer.
134. **TRAFFIC SIGNAL EQUIPMENT:** Traffic signal equipment at the project corner of Church Street and Castro Street must remain at the existing grade and intact. If any of the traffic signal equipment (e.g., poles, cabinet, pullboxes, conduits, etc.) is touched (e.g., moved, damaged, or fails to remain at existing grade) by the project during any phase, it shall be redesigned and upgraded to the latest standards by the project. Supplementary equipment will also be upgraded as needed. Additionally, if new curb ramps result in inaccessible pedestrian push buttons (non-ADA), new pedestrian push button posts with new push buttons may be needed to comply with CA MUTCD design standards.
135. **STREET OVERLAY AND/OR PAVEMENT RECONSTRUCTION:** Full Street overlay (minimum 2" grind and overlay) and/or pavement reconstruction along the Church Street project street frontage shall be required to address the existing roadway conditions, multiple utility trenches, and impacts from the anticipated construction traffic.

CURBS, SIDEWALKS, AND DRIVEWAYS

136. **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.

For modified or newly constructed traffic signals, existing nonconforming access ramps shall be reconstructed to comply with Americans with Disabilities Act (ADA) requirements.
137. **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) may be provided to connect the proposed public sidewalk on each side of the proposed driveway.
138. **SIDEWALK IMPROVEMENTS:** Construct new curb, gutter, and sidewalk along the project frontage along Church Street. Construct new sidewalk along Castro Street.
139. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on Castro Street and Church Street out of the sidewalk and relocate to the Public Utility Easement, landscape strip, or behind the back of the curb. Utility boxes must be located so they fit entirely within the utility easement, landscape strip, or behind the curb and shall not encroach into the sidewalk. Relocate the existing above-grade box for downtown lighting at the corner of Castro Street and Church Street out of the sidewalk and into a Public Utility Easement. Final location to be coordinated with Public Works Department and Community Services Department and shown on the Improvement Plans.

- 140. **RED CURB AT CROSSWALKS:** Street curbs adjacent to a public crosswalk shall be painted red a minimum of 10' in each direction, as determined and approved by the City Traffic Engineer.
- 141. **RED CURB AT DRIVEWAY ENTRANCES:** Street curbs adjacent to driveway entrances, including entrances to underground parking garages, shall be painted red a minimum of 10' in each direction, as determined and approved by the City Traffic Engineer.
- 142. **SITE EGRESS:** All egress points to public streets or public easements shall be stop-controlled in order to control conflict points with pedestrians, bicyclists, and vehicles as they enter a public roadway and, therefore, improve safety. Stop-controlled egress shall include STOP signs, a limit line, and "STOP" pavement marking(s).
- 143. **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.

For modified or newly constructed traffic signals, existing nonconforming access ramps shall be reconstructed to comply with Americans with Disabilities Act (ADA) requirements.

STREET TREES

- 144. **STREET TREES:** Install standard City street trees according to the City Street Tree Master List along the street frontage, including where there are gaps in the space of existing street trees.
- 145. **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 shall be planted in accordance with Detail F-1 of the Standard Provisions a minimum of 10' from sanitary sewer lines, traffic signals, stop and yield signs, and streetlights and 5' from water lines, fire lines, and driveways. New street tree species must be selected from the City's adopted Master Tree list or an approved alternate by the City arborist. The applicant shall complete the "Proposed Street Tree" form available from the Planning Division online at www.mountainview.gov/planningforms. Once completed, the applicant shall email the original to the Parks Division at parks@mountainview.gov and provide a duplicate copy to the Building Inspection Division with building permit submittal.
- 146. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner(s) in accordance with Chapter 32 of the City Code.

UTILITIES

- 147. **UTILITY POTHOLING:** Potholing shall be completed prior to the first submittal of the building plans and improvement plans to determine the depths and locations of existing subsurface utilities. Obtain an Excavation Permit from the Public Works Department prior to performing potholing. Incorporate pothole data on the first submittal of improvement plans, including, but not limited to, pothole location and depth of utility.
- 148. **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.
- 149. **SEPARATE FIRE SERVICE:** Domestic water and fire services shall have separate lines connected to the City's water main, except when supplying NFPA 13D fire sprinkler systems, as approved by the City Fire Protection Engineer. On-site fire lines, post indicator valves, Fire Department connections, and detector checks also require approval from the City's Fire Protection Engineer.

150. **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.
151. **WATER METER BANK:** Water meters shall be arranged in a bank of meters and located behind the public sidewalk in the landscaped areas only in accordance with City standards. Water meters shall not be located in driveway approaches, concrete sidewalk areas, or next to the main driveway or building entrance so as not to impact the aesthetics of the entrance.
152. **WATER AND SEWER APPLICATIONS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit complete applications for water and sewer service to the Public Works Department, if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid prior to the issuance of any permits.
153. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, water services, fire services, sewer laterals, sewer cleanouts, storm drain laterals, storm cleanouts/inlets, gate valves, manholes, and utility mains shall 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, unless they are satisfactory for reuse, as determined by the Public Services Division. Water services 4" or larger that are not reused 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 that are not reused shall be abandoned, and existing face-of-curb drains that are not reused shall be removed.
154. **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. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.
155. **UNDERGROUND SERVICES:** All new and existing electric and telecommunication facilities serving the site are to be placed underground, including transformers. The undergrounding of the new and existing overhead electric and telecommunication lines is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site. If allowed by the City, aboveground transformers, power meters, and pedestals shall be located so they are screened in the least visible location from the street or to the general public, as approved by the Community Development and Public Works Departments.
156. **JOINT UTILITY PLANS:** Upon submittal of the initial building permit and improvement plans, the improvement plans shall include joint utility plans showing the location of the proposed electric, gas, and telecommunication conduits and associated facilities, including, but not limited to, vaults, manholes, cabinets, pedestals, etc. Joint trench intent drawings will be accepted at first improvement plan submittal. All subsequent improvement plan submittals shall include joint trench design plans. Dedicate utility easements that are necessary for the common utility by separate instrument.
157. **UTILITY CONNECTIONS:** Utility connections for the Chamber of Commerce must be maintained in place.

RECYCLED WATER

158. **RECYCLED WATER USE REQUIREMENT:** This site is within the City's current or future recycled water service area. Recycled water use is required per the City Code for all irrigation within the City's recycled water service area.

159. **RECYCLED WATER USE PERMIT:** Submit a Recycled Water Use Permit Application.
160. **RECYCLED WATER SERVICES:** Each recycled water use must have its own individual meter (i.e., exterior irrigation, dual-plumbing, cooling towers, etc.). All recycled water services must have a meter and a reduced-pressure backflow preventer. Recycled water irrigation services must also have a pressure-regulating valve.
161. **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. If recycled water is being used for both irrigation and dual-plumbing, submit a color-coded recycled water plan package with all recycled water systems included (i.e., civil, irrigation, plumbing, and/or mechanical), which will be reviewed by the City and State.
162. **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 and potable water appurtenances.
163. **PIPELINE MATERIAL:** Recycled water PVC-Constant pressure lines 1-1/2" or smaller in size shall be Schedule 40, and 2" or larger in size shall be Class 315 or C900 Class 200 DR14. Recycled water PVC-Intermittent pressure lines shall be Schedule 40 or Class 200. Below-grade copper pipe shall be Type "K." Copper pipes for dual plumbing shall be Type "L" or "K."
164. **PIPELINE DEPTH, SEPARATION, AND MARKING:** New parallel potable and recycled water pipelines for irrigation and dual plumbing shall have a minimum 4' horizontal separation on-site, and 10' separation off-site. New crossing potable and recycled pipelines shall have a minimum 12" vertical separation. All new buried pipelines shall be purple-colored and labeled "CAUTION – RECYCLED WATER." Existing buried pipelines that will be converted to recycled water need not be marked unless the pipelines become exposed.
165. **RECYCLED WATER FEES AND COSTS:** Project applicant shall be responsible for paying all applicable costs and fees, as part of the approval of any recycled water project, prior to issuance of any building permits and/or map approval.
166. **RECYCLED WATER CROSS-CONNECTION CONTROL SPECIALIST INSPECTION(S):** The owner/developer is required to hire a certified AWWA Cross-Connection Specialist to perform the construction inspection of all on-site recycled water systems pursuant to the approved plans. A copy of the signed contract between the owner/applicant and Specialist must be submitted to the City along with the scope of work. This inspection must occur during construction and is separate from the cross-connection testing. The following note shall be clearly shown on the first sheet of the recycled water permit plans (i.e., landscape/irrigation, plumbing, mechanical, or civil 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." The Specialist shall submit a report/checklist to the Public Services and Building Inspection Divisions verifying the on-site recycled water system was constructed per the approved plans and specifications. Receipt of the inspection report/checklist is required prior to connection of the recycled water meter and building permit final.

167. **PRECONSTRUCTION MEETING:** The City’s Public Services Division—Recycled Water staff shall be invited to attend any preconstruction meeting held by the project contractor(s) to provide requirements on the installation of the recycled water system and to ensure the Special Inspector is present for all recycled water-related work.
168. **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 labeled 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 the City’s representative and must be performed prior to connection of the recycled water meter and building permit final.
169. **SITE SUPERVISOR:** The owner/developer is required to identify a Site Supervisor who has been trained by City staff or will undergo training prior to obtaining final permit approval. The Site Supervisor can be the maintenance contractor in charge of operating and maintaining the recycled water systems. The Site Supervisor must be present for the cross-connection test(s). Every year, the Site Supervisor must perform a visual inspection of the recycled water systems and submit an Annual Site Inspection Report to the City. For more information, refer to the City’s Customer Guidelines for Recycled Water Use. Provide to the City: (a) Contact information of the Site Supervisor; and (b) Proof of Completion of Site Supervisor Training with the City’s Public Services Division—Recycled Water staff.
170. **COVERAGE TEST:** After the system is installed and the Cross-Connection Test has successfully passed, a coverage test must be performed to ensure overspray and ponding do not occur. The Coverage Test must be performed by the Site Supervisor, and test results must be submitted to the City prior to building occupancy.
171. **DUAL-PLUMBED BUILDINGS:** Pursuant to Section 8.30.5 of Mountain View City Code, this project shall incorporate dual plumbing in the design of the building to allow the use of recycled water. The dual-plumbed recycled water system must comply with the requirements of the City’s Customer Guidelines for Recycled Water Use, California Code of Regulations Title 17 and Title 22, and the adopted California Plumbing Code. *For dual-plumbed buildings, the owner/tenant is required to hire an AWWA Cross-Connection Specialist to perform a visual cross-connection inspection every year and a four-year shutdown test.*
172. **DUAL PLUMBING ENGINEERING REPORT:** For dual-plumbed recycled water systems, the Engineering Report shall adhere to California Code of Regulations Title 22, Section 60314, and must include a detailed description of intended use area, plans, specifications of the piping system and on-site backup 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.

With the first building permit submittal, provide to the City’s Public Services Division one (1) electronic copy in PDF file format of the Engineering Report for Recycled Water plan review; and, concurrently, submit the following to the Division of Drinking Water (DDW) in Richmond, California, for State review. Coordinate with the City’s Recycled Water staff prior to DDW drop-off for security clearance:

1. One (1) hard copy of the Engineering Report; and
2. One (1) USB with the Engineering Report in PDF file format, sealed, and marked: “ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER.”

173. **DUAL PLUMBING ON-SITE BACK-UP WATER SUPPLY:** Sites using recycled water for toilet and urinal flushing are required to have an on-site backup water supply connection by the City. If recycled water is used for purposes other than toilet and urinal flushing, then an on-site backup 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.

174. **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. *Note that the Division of Drinking Water does NOT allow recycled water piping inside or near food processing facilities and restaurants. Design all recycled water lines as far away from food facilities as possible.*

With the first building permit submittal, provide to the City's Public Services Division one (1) electronic copy in PDF file format of a recycled water plan package with all recycled water systems included (i.e., civil, irrigation, plumbing, and/or mechanical) for Recycled Water plan review; and, concurrently, submit the following to the Division of Drinking Water (DDW) in Richmond, California, for State review. Coordinate with the City's Recycled Water staff prior to DDW drop off for security clearance:

1. One (1) hard copy of Recycled Water Plan set. This plan set should include any plans associated to the use of recycled water, including, but not limited to, landscape, irrigation, civil, and plumbing marked: "ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER." Exclude sheets not related to recycled water (e.g., architectural, electrical, etc.); and
 2. One (1) USB with electronic copies of the Recycled Water Package, in PDF file format, sealed, and marked: "ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER." This electronic set shall include all plans and reports that are included in building and excavation permit packages. Include all sheets that may have been excluded from Item 1 above.
175. **STATE DEPARTMENT OF DRINKING WATER APPROVAL:** Approval of the dual plumbing plans and the dual engineering report is required from the State Department prior to the issuance of a building permit.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

176. **PRIVATE COMMON IMPROVEMENT PLANS:** Prepare on-site private common improvement plans consisting of the proposed demolition, fill, grading, retaining walls, drainage, private streets, common driveways, common utilities, public utilities, and other applicable improvements in accordance with Chapter 28 of the City Code, the Standard Design Criteria for Common Green and Townhouse-Type Condominiums, and the conditions of approval of the subdivision. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The improvement 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 and parcel map. All required materials shall be submitted electronically (i.e., flattened PDFs). The improvement plans must be approved and signed by the Public Works Department. After the improvement plans have been signed by the Public Works Department, 10 full-size and two half-size 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 approval of the parcel map. CAD files shall meet the City's Digital Data Submission Standards. Where both public and common improvement plans are required, the plans shall be combined into one set of plans.
177. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
178. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways (other than single-family residential) shall not surface-drain across public sidewalks or driveway aprons. A 2'x2' inlet/cleanout box is required at or near the property line for connections to the City storm drains. For developments that do not require a subdivision map, a connection to the City's storm main requires: (1) a written request to the Public Works Director; (2) payment of storm drainage fees; and (3) approval from the Public Works Department, unless the storm drainage fees were paid in the past for the property.

- 179. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed. Show and identify path of surface water release on the grading and drainage plans.
- 180. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City’s storm mains, the owner shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage prior to approval of the building permit.
- 181. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** If the sanitary sewer connection(s) inside the structure(s) is/are less than 1’ above the rim elevation of the upstream sanitary sewer manhole, before approval of the building permit, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage prior to approval of the building permit.

SOLID WASTE AND RECYCLING

- 182. **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 City Code Sections 16.13 and 16.17 and result in code enforcement action.
- 183. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE:** If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Public Works Solid Waste and Recycling Division prior to issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
- 184. **TRASH ENCLOSURE DESIGN AND DETAILS:** Include trash plan sheet and trash room details on a separate sheet in the initial building plans.
 - The property must have trash, recycling and compost service. Display on plans trash room layout, location and dimensions (60’ deep x 24’ 9” wide) to scale with the following minimum service levels:

Office

<u>Material</u>	<u>Quantity</u>	<u>Size</u>	<u>Type</u>
Trash	2	3 yard	Bin
Mix Recycle/Cardboard	2	3 yard	Bin
Compost	1	2 yard	Bin

Retail

<u>Material</u>	<u>Quantity</u>	<u>Size</u>	<u>Type</u>
Trash	1	3 yard	Bin
Mix Recycle/Cardboard	1	3 yard	Bin
Compost	1	3 yard	Bin

- Trash room roll-up door minimum 6’ wide opening and keypad for driver access.
- If trash room does not have an interior berm or curb it shall have bumpers on the walls to avoid damage from bins hitting it.
- Post No Parking signage outside trash room.

- Property maintenance will be responsible for transporting bins from the trash room to the staging area on collection day and removing promptly after service.
 - Show trash staging on all initial building permit site plans (architectural, civil, landscape). Include dimensions and vehicle circulation to service containers on collection day. Area shall measure approximately 44' long and 10' wide with diagonal striping for No Parking. Final staging location and dimensions require approval by Solid Waste and Recycling prior to issuance of a building permit.
 - Install a concrete stress pad near trash staging area where Recology will service bins.
 - Install blind spot mirrors at garage and driveway entrances for collection vehicle backing safety to avoid collisions.
 - Maintain overhead clearances of 15' in the travelway and 22' at point of collection.
 - Note that hauler movement of bins over 30' will be subject to roll-out fees. Current roll-out fee is \$0.75 per foot, per container, per month.
 - Any valet and vehicle drop off/pick-up area shall not conflict with the trash staging and collection location.
185. **TRASH ROOMS AND/OR ENCLOSURES:** Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers and shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."
186. **TRASH ENCLOSURE RECONSTRUCTON:** Applicant shall construct a new trash enclosure behind the Center for the Performing Art in a location identified by the City. The City will provide a permit-ready set of plans for the trash enclosure. Developer shall enter into a contract with the City, in a form approved by the City Attorney, for construction of the new trash enclosure prior to commencement of the work. The new trash enclosure shall be constructed and in use prior to issuance of the first building permit and prior to loss of access to the existing trash enclosure at City Hall near the Chamber of Commerce building, unless an interim solution for trash staging is approved by the Public Works Director.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

187. **CONSTRUCTION MANAGEMENT PLAN:** Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall provide a construction traffic and parking management plan with the building plans. The plan must be approved prior to the issuance of a building permit, including demolition. The plan must show the following:
1. **Truck Route:** Truck route (to and from project site) for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets (the use of Franklin Street and Mercy Street is not permitted);
 2. **Construction Phasing, Equipment, Storage, and Parking:** Show and identify construction vehicle and equipment parking area, material storage and lay-down area, sanitation facilities, and construction trailer location for each phase of construction. 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 permittee/contractor. Construction equipment, materials, or vehicles shall not be stored or parked on public streets or public parking lots, unless approved by the Public Works Director due to special conditions. Construction contractors/workers are required to park on-site or at a private property arranged by the permittee/contractor and shall not be allowed to use neighboring streets for parking/storage;

3. **Sidewalks:** Sidewalk closure or narrowing is not allowed during any on-site construction activities;
 4. **Use of Castro Street:** Two-way traffic and pedestrian access along Castro Street must be provided at all times during construction except when there is active construction on the frontage;
 5. **Work Hours:** Downtown work hours are 7:30 a.m. to 11:30 a.m. and 1:30 p.m. to 4:00 p.m., unless otherwise approved by the Public Works Director; and
 6. **Traffic Control and Detour Plans:** Traffic control plans, including detour plans, shall be submitted to the Public Works Department for review and approval and included with building permit plans to the Building Inspection Division for any on-site improvements and/or work related to any phase of the construction management plan that requires temporary roadway closure, lane closure, shoulder closure, and/or bike lane closure. Pedestrian detour plans shall be provided when necessary. Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). A completed Traffic Control Checklist shall be included with each traffic control plan submittal. A separate Excavation Permit from the Public Works Department may be required prior to issuance of the building permit.
188. **PARK LAND USE DURING CONSTRUCTION:** A license agreement at fair market value of the land is required for the use of the City land for construction staging during the project construction. In lieu of paying rent, the City may agree to accept in kind construction services from the developer. A license agreement is required for the use of the City land for construction staging during the construction of the project. In lieu of paying rent for the license, the developer will provide in kind construction services.
 189. **VALLEY WATER WELLS:** Valley Water (formerly Santa Clara Valley Water District) requires the following note to be labeled on the building and improvement plans: "While Valley Water has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage."
 190. **STREET CLEANING:** The owner/developer shall comply with and include the following note on the off-site, or grading/drainage, or utility plans: "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 designated representative."
 191. **OCCUPANCY RELEASE:** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: "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."

ENVIRONMENTAL SAFETY

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

192. **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.
193. **CONSTRUCTION BEST MANAGEMENT PRACTICES:** All construction projects shall be conducted in a manner which prevents the release of hazardous materials, hazardous waste, polluted water, and sediments to the storm drain system.
194. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
195. **LOW-USE ACCESS AREA DRAINAGE:** Low-use public access areas, such as overflow parking, emergency access roads, and alleys, shall be designed to increase stormwater infiltration and decrease runoff by one or more of the following methods: (a) porous pavement; (b) pavers; (c) uncompacted bark/gravel; or (d) drain to landscaped areas or vegetative strips.
196. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10%; (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.
197. **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 irrigation 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.
198. **FIRE SPRINKLERED BUILDINGS:** New buildings that will have fire sprinkler systems shall be provided with a sanitary sewer drain in a protected area, which can adequately accommodate sprinkler water discharged during sprinkler system draining or activation of the inspector test valve. Show the location and provide a detail of the fire sprinkler drain on the plans.
199. **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.
200. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.

201. **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.

202. **STORMWATER TREATMENT (C.3)–SPECIAL LAND USE CATEGORIES:** For retail gasoline outlets, auto service facilities, restaurants, and uncovered parking lots that create or replace more than five thousand (5,000) square feet of impervious surface, stormwater runoff shall be directed to approved permanent treatment controls as required 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 are required to enter into a formal recorded Maintenance Agreement with the City.

203. **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

204. **FULL TRASH CAPTURE:** Projects located in “moderate,” “high,” or “very high” trash generating areas as outlined in the City’s Long-Term Trash Load Reduction Plan that are undergoing site improvements shall install full trash capture protection within the existing 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.

205. **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.

206. **BUILDING DEMOLITION PCB CONTROL:** Nonwood-frame buildings constructed before 1981 that will be completely demolished are required to conduct representative sampling of priority building materials that may contain polychlorinated biphenyls (PCBs). If sample results of one or more priority building materials show PCBs concentrations ≥ 50 ppm, the applicant is required to follow applicable Federal and State notification and abatement requirements prior to demolition of the building. Submit a completed "Polychlorinated Biphenyls (PCBs) Screening Assessment Applicant Package" with the building demolition plans for the project. A demolition permit will not be issued until the completed "PCBs Screening Assessment Applicant Package" is submitted and approved by the City Fire and Environmental Protection Division (FEPD). Applicants are required to comply with applicable Federal and State regulations regarding notification and abatement of PCBs-containing materials. Contact the City's FEPD at 650-903-6378 to obtain a copy of the "PCBs Screening Assessment Applicant Package" and related guidance and information.

NOTE: Decisions of the Zoning Administrator may be appealed to the City Council in compliance with Chapter 36 of the City Code. An appeal shall be filed in the City Clerk's Office within 10 calendar days following the date of mailing of the findings. Appeals shall be accompanied by a filing fee. No building permits may be issued or occupancy authorized during this appeal period.

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. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or the adopted City fee schedule.