

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 TWO, SIX-STORY APARTMENT BUILDINGS, COMPRISED OF 233 UNITS AND A TWO-LEVEL UNDERGROUND PARKING GARAGE, WITH A DENSITY BONUS , CONCESSION, AND WAIVERS UNDER STATE DENSITY BONUS LAW, AND TO MAKE SITE AND FACADE IMPROVEMENTS TO EXISTING BUILDINGS; A PROVISIONAL USE PERMIT TO ALLOW ROOFTOP AMENITIES ABOVE THE THIRD FLOOR; AND A HERITAGE TREE REMOVAL PERMIT TO REMOVE 15 HERITAGE TREES AND RELOCATE ONE HERITAGE TREE, ALL ON A 9.14-ACRE SITE LOCATED AT 870 EAST EL CAMINO REAL

WHEREAS, an application (Application No. PL-2019-087) was received from the property owner, Equity Residential, for a Planned Community Permit and Development Review Permit to construct two, six-story apartment buildings comprised of 233 units and a two-level underground parking garage; a 35% Density Bonus request with a concession and development waivers; a Provisional Use Permit to allow rooftop amenities above the third floor; and a Heritage Tree Removal Permit to remove 15 Heritage trees and relocate one Heritage tree on a 9.14-acre site located at 870 East El Camino Real; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on August 17, 2022 on said application and recommended the City Council conditionally approve the Development Review Permit, Planned Community Permit, Provisional Use Permit, and Heritage Tree Removal Permit subject to the findings and conditions of approval attached hereto; and

WHEREAS, the City Council held a public hearing on September 27, 2022 on said application and received and considered all evidence presented at said hearing, including the recommendation from the Environmental Planning Commission, City Council report, project materials, testimony, and written materials submitted;

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

1. Provisional Use Permit. The Provisional Use Permit to allow rooftop amenities above the third floor on two new buildings is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.48.25 of the Mountain View City Code ("City Code"):

a. The proposed use is conditionally permitted within the El Camino Real Precise Plan and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code,

including rooftop amenity area and common area, which are within the design provisions of the Precise Plan, including that roof deck locations are oriented away from the rear property line and adjacent residential uses and oriented toward El Camino Real;

b. The proposed use is consistent with the Medium-Density Residential Land Use Designation of the General Plan because the proposed multi-family development supports a variety of land uses, including multi-family, with a residential character appropriate to a range of densities and a broad mix of housing types with amenities to support the residential land use;

c. The location, size, design, and operating characteristics of the proposed use are compatible with the site, building character, and environmental conditions of existing and future land uses in the vicinity, based on the location and orientation of the rooftop terrace on the sixth floor towards the interior of the lot and El Camino Real; the proposed use faces away from the residences to the east and is more than approximately 150' from the R2-zoned residences to the west to preserve privacy to the greatest extent possible;

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 the use is proposed as part of the new residential development and is integrated into the design of the multi-family development. The rooftop amenity area will provide open space for the residents of the proposed development and is created to meet the Precise Plan guidelines for residential building design and common open space requirements. The proposed use is provisionally allowed, and its design and location substantially address the architectural standards and design guidelines and provides visual massing relief from El Camino Real with the recessed placement of the sixth floor; and

e. The approval of the Provisional Use Permit complies with the California Environmental Quality Act (CEQA) as an Initial Study of Environmental Significance was prepared per Sections 15162, 15168, and 15183 of the CEQA Guidelines and found, with implementation of the El Camino Real Precise Plan standards and guidelines, standard Conditions of Approval; City, State, and Federal regulations; and mitigation measures identified in the El Camino Real Precise Plan Environmental Impact Report (EIR) and the Mountain View 2030 General Plan and Greenhouse Gas Reduction EIR, the project would not result in any new environmental impacts beyond those evaluated in the EIRs.

2. Planned Community Permit. The Planned Community Permit to allow the construction of two, new six-story buildings with 233 apartment units and two levels of underground parking (with a State Density Bonus, concession, and development waivers) to replace five existing apartment buildings that contain 42 units, and the construction of site and facade improvements to the existing 15 apartment buildings (with 138 units) and three ancillary buildings that will remain, resulting in 371 total units (191 net new) on the project site, is

conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.50.55 of the City Code:

a. The proposed use or development is consistent with the provisions of the El Camino Real Precise Plan. The proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments; or if variations from requirements in the applicable Precise Plan are granted, the proposal clearly demonstrates superior site and building design and is in substantial compliance with the intent of the requirements in the applicable Precise Plan as the proposal demonstrates site and building design achieving neighborhood transitions to the west and north, enhancing pedestrian and bicycle connectivity with a new connection from Muir Drive to El Camino Real, streetscape improvements, open-space amenities, and compatibility with surrounding uses and developments, while providing higher-density residential development in close proximity to transit and commercial services. The proposal includes a setback exception to allow a portion of the front residential portion of Building G to exceed the Precise Plan's 25' maximum setback along El Camino Real in order to preserve an existing mature Heritage tree (No. 201) and enhance integration of the new development with desirable existing aspects of the project site;

b. The proposed use or development is consistent with both the Medium-Density Residential and Mixed-Use Corridor Land Use Designations of the General Plan as the multi-family development is an allowed use, and the densities and building heights of the proposed building are permitted through the provisions of the State Density Bonus Law;

c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the proposed project is integrated with the existing multi-family development on the same lot and provides a public access easement between El Camino Real and the adjacent neighborhood at Muir Drive for pedestrians and bicyclists, which provides convenience and enhanced pedestrian safety and connectivity;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the architectural design, with implementation of design conditions, will include colors, materials, and design features that are compatible with the surrounding residential area providing public improvements that enhance pedestrian and bicycle connectivity in the area. The location and configuration of structures and underground parking minimizes conflicts with existing roadways and provides clear access between proposed buildings, existing buildings, and on-site pedestrian pathways. The general landscape design will increase the canopy coverage on-site over time, places trees and landscaping around pedestrian pathways and gathering spaces for shade and greenery, and provides an appropriate landscape program with a mix of plant materials and planting environments more suitable for local climate; and

e. The approval of the Planned Community Permit complies with the California Environmental Quality Act (CEQA) since an Initial Study of Environmental Significance was prepared per Sections 15162, 15168, and 15183 of the CEQA Guidelines and found, with

implementation of the El Camino Real Precise Plan standards and guidelines; standard Conditions of Approval; City, State, and Federal regulations; and mitigation measures identified in the El Camino Real Precise Plan Environmental Impact Report (EIR) and the Mountain View 2030 General Plan and Greenhouse Gas Reduction EIR, the project would not result in any new environmental impacts beyond those evaluated in the EIRs.

3. Development Review Permit. The Development Review Permit to allow the construction of two, new six-story buildings with 233 apartment units and two levels of underground parking (with a State Density Bonus, concession, and development waivers), to replace five existing apartment buildings that contain 42 units, and the construction of site and facade improvements to the existing 15 apartment buildings (with 138 units) and three ancillary buildings that will remain, resulting in 371 units (191 net new) on the project site, is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70 of the City Code:

a. The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines since the proposed project complies with all the applicable El Camino Real Precise Plan development standards with exceptions permitted via five waivers consistent with the State Density Bonus Law: (1) an increase in building height to Building F of 27'1" beyond the maximum top wall plate height of 36' (for flat-styled roofs) permitted in the R3 Zoning District to allow a six-story building with an overall height of 63'1" as measured to the top of coping; (2) two additional stories and increase in building height to Building G of 16'7" beyond the maximum four stories and 55' permitted in the Medium-Intensity Corridor of the El Camino Real Precise Plan to allow a six-story building with an overall height of 71'7" as measured to the top of coping; (3) a 40'10" reduction to the 68'10" maximum height requirement when adjacent to a residential-zoned property for Building F; (4) a 13'9" reduction to the required 58'9" side setback distance from the shared property line between Building F and the adjacent property (860 East El Camino Real) to the west; and (5) a 9'7" reduction to the required 47'7" separation distance between the structures (Buildings F and G) on the same lot.

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 project design reflects its context. The elevation fronting El Camino Real is designed with the five-story mass closest to the street and the partial sixth floor stepped back to lessen the streetscape profile and visual bulk of the building in response to the commercial and mixed-use nature of the Mixed-Use Corridor; the rear elevation adjacent to the existing lower-intensity multi-family development provides a greater separation between the structures than what is required to enhance the transition between the existing and new developments; and the project utilizes high-quality finish materials, including smooth cement

plaster, laminated wood cladding, painted lap siding, and concrete, that provides a color palette appropriate for the proposed architectural style;

c. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, by providing a public easement that allows pedestrian access between El Camino Real and the adjacent neighborhood at Muir Drive; planting new and attractive landscaping; decorative hardscape; providing an appropriate amount of underground vehicular parking and bicycle parking and personal storage to service the project; and designing the building to preserve an existing Heritage tree (Tree No. 201) located at the front of the 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 providing decorative paving, landscaped and furnished outdoor courtyards, engaging pedestrian pathways along the perimeter of the new development, planting a variety of climate-appropriate landscape materials providing a visual interest, and complying with the City's Water Conservation in Landscaping regulations;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by improving pedestrian and bicycle connectivity on-site via an access easement connecting El Camino Real and Muir Drive, providing new pedestrian pathways that are interconnected with existing pathways on-site, and appropriately designing ingress and egress from the underground garage to avoid vehicular and pedestrian conflicts;

f. A design exception to allow a section of Building G's footprint to exceed the Precise Plan's prescribed 25' maximum setback along El Camino Real to preserve an existing mature Heritage tree (No. 201) and enhance integration of the new development with desirable existing aspects of the project site;

g. The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) since an Initial Study of Environmental Significance was prepared per Sections 15162, 15168, and 15183 of the CEQA Guidelines and found, with implementation of the El Camino Real Precise Plan standards and guidelines; standard Conditions of Approval; City, State, and Federal regulations; and mitigation measures identified in the El Camino Real Precise Plan Environmental Impact Report (EIR) and the Mountain View 2030 General Plan and Greenhouse Gas Reduction EIR, the project would not result in any new environmental impacts beyond those evaluated in the EIRs.

4. Density Bonus. The application for a density bonus shall be approved pursuant to the required findings of the listed necessary permits associated with the project and pursuant to the

State Density Bonus Law based on the findings specified in Section 36.48.95 of the City Code as described in the following:

a. The project is a housing development that contains at least one of the features described in Section 65915(b) of the State Density Bonus Law to qualify for a density bonus, and all other eligibility requirements as described in Government Code Section 65915(c) have been met because the project is proposing to provide 33 units to “very low-income” residents making less than 50% of the Area Median Income and will replace existing units consistent with State Law;

b. The project has provided sufficient affordable units or otherwise meets the eligibility requirements for the bonus density as described in Section 65915(f) of the State Density Bonus Law because the project provides 33 units at rents affordable to “very low-income” residents making less than 50% of the Area Median Income, which affords the project a 35% density bonus in addition to two development concessions and/or incentives;

c. The project meets the eligibility requirements for two incentive(s)/concession(s) as described in Section 65915(d) of the State Density Bonus Law and has elected to utilize one concession/incentive to allow an approximately 2.3% (4,863 square foot) reduction in the cumulative Open Area requirement to reduce development costs by \$520,000, which is less than the lost rental income of \$4,790,965 from providing the 33 affordable units. The project is required to provide 211,582 square feet (based on weighted average) of Open Area. The proposed project provides 206,719 square feet of Open Area. To provide the additional 4,863 square feet of required Open Area, the project would need to remove 13 existing surface parking stalls and relocate them in the underground garage at approximately \$40,000 per stall, resulting in an estimated total reduction in development costs of \$520,000. The estimated lost value (\$4,790,965) would be significantly more than the aforementioned estimated development cost savings reduction of \$520,000.

d. The development standards requested to be waived would physically preclude the units or incentives/concessions provided in the project as described in Section 65915(e) of the State Density Bonus Law because the proposed project is integrated within a site with an existing multi-family development. To build at the permitted density and allow for required on-site circulation, open space, and setbacks, the proposed new residential buildings must accommodate the density bonus units vertically via additional building stories (i.e., height). Building F is located within the Low-Intensity Residential Only (LIRO) portion of the lot, which governs density via dwelling units per acre. The project utilizes a 20.5% density bonus (less than its maximum allowed density bonus of 35%) to increase the maximum base density within the LIRO area from 200 units to 241 units. To allow for the addition of these 37 units, Building F will grow from a four-story building to a six-story building (12 units on the first floor, 20 units on the second through fifth floors, and 11 units on the partial sixth floor). Without the increase in height, the project could not provide the 37 density bonus units. Building G is located within the Medium-Intensity Corridor (MIC) portion of the lot, which governs density by a floor area limit. The Project will utilize its 35% density bonus to increase the floor area within the MIC area from

the Tier 1 maximum floor-area-ratio (FAR) of 1.85 FAR to 2.497 FAR. To allow for the addition of 0.647 FAR (32,784 square feet), Building G will grow from a four-story building to a six-story building (19 units on the split-level first floor, 25 units on the second through fifth floors, and 11 units on the partial sixth floor). Without the increase in height, the project could not construct the density bonus units provided by the additional 0.647 FAR. The following five waivers have been requested consistent with the provisions of the State Density Bonus Law:

(1) A building height of 63'1" as measured to the top of coping for the new building (Building F) in the middle of the site, in-lieu of the maximum top wall plate height of 36' (for a flat roof) permitted per R3 Zoning District development standards, to allow a six-story building (exceeding building height by 27'1");

(2) A six-story building (Building G) with 71'7" building height for the new front building as measured to the top of coping, in-lieu of the four-story and 55' maximum in the Medium-Intensity Corridor of the Precise Plan (exceeding by two additional stories and 16'7" in overall height);

(3) A 68'10" tall building, in-lieu of the required 28' maximum height required when adjacent to a residential-zoned property for Building F (exceeds height by 40'10");

(4) A 45' side setback, in-lieu of the required 58'9" side setback from the shared property line between Building F and the adjacent property (860 East El Camino Real) to the west (a reduction of 13'9"); and

(5) A 9'7" reduction to the required 47'7" separation distance between structures (Building F and G) on the same lot.

e. The residential development with the requested density bonus and waivers from development standards would not be a hazard or nuisance to the City-at-large or establish a use or development inconsistent with the goals and policies of the General Plan, as further discussed in the findings herein, and residents making less than 50% of the Area Median Income, which affords the project up to a 35% density bonus, in addition to two concessions and/or incentives under State Density Bonus Law; and

f. The four requested waivers for increased building height, reduction of the maximum height adjacent to residential, and required side setback are necessary to construct the project with the requested density bonus.

4. Heritage Tree Removal Permit. The Heritage Tree Removal Permit to remove 15 Heritage trees (Tree Nos. 205, 210, 211, 215, 217, 218, 221, 222, 225, 226, 227, 338, 341, 343,

and 353) and to relocate one Heritage tree (Tree No. 339) is conditionally approved based on the conditions contained herein, and the following findings per Section 32.35:

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 based on the arborist report prepared for the project and reviewed by the City arborist that concludes the removal of 15 Heritage trees and relocation of one Heritage tree is necessary for construction of the project due to their poor health and/or location within the proposed buildings' footprints and construction of the subterranean parking garage and feasibility for relocation;

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, based on a portion of the trees being in poor health and a majority of the trees within the footprint of the proposed new structure, other site improvements, or the area of excavation needed for the subterranean parking garage, which are necessary to accommodate a higher-density residential development and achieve pedestrian and circulation improvements;

c. Removal of the trees will not adversely affect the topography of the land or create soil erosion through diversion or increase flow of surface waters because a grading plan has been prepared for the project to ensure the proposed design does not create soil erosion or increase surface-water flows;

d. Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity as the conditions of approval for the project require the applicant to prepare a tree preservation plan, which includes monthly arborist inspections of the existing trees and implementation of tree protection measures to ensure tree preservation practices and maintain tree health;

e. Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole. In addition to the 162 existing trees to remain (including 101 Heritage trees), the project will plant 153 new trees on-site, in accordance with the City's Tree Preservation and Protection Ordinance. The remaining and proposed trees would help maintain the scenic quality of the developed area to remain and help to integrate with the redeveloped project area.

f. The approval of the Heritage Tree Removal Permit complies with the California Environmental Quality Act (CEQA) an Initial Study of Environmental Significance was prepared per Sections 15162, 15168, and 15183 of the CEQA Guidelines and found, with implementation of the El Camino Real Precise Plan standards and guidelines, standard Conditions of Approval, City, State, and Federal regulations, and mitigation measures identified in the El Camino Real Precise Plan Environmental Impact Report (EIR) and the Mountain View 2030 General Plan and

Greenhouse Gas Reduction EIR, the project would not result in any new environmental impacts beyond those evaluated in the EIRs.

BE IT FURTHER RESOLVED that the Planned Community Permit, Development Review Permit, Density Bonus Request, Provisional Use 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.

PB/4/RESO
824-09-27-22r

Exhibit: A. Conditions of Approval

DRAFT

**CONDITIONS OF APPROVAL
APPLICATION NO.: PL-2019-087
870 EAST EL CAMINO REAL**

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 proposed redevelopment of the project site with two six-story buildings comprised of 233 new apartment units and a two-level underground parking garage located on Assessor's Parcel No. 161-11-011. 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 drawings prepared by Steinberg Hart, date stamped July 26, 2022.
- b. Density Bonus Request Memorandum prepared by Reuben, Junius & Rose, LLP, dated August 11, 2022.
- c. Transportation Demand Management prepared by TDM Specialists, Inc., dated April 13, 2022.
- d. Public Benefit Memorandum prepared by Equity Residential, dated August 3, 2022.
- e. An Initial Study of Environmental Significance entitled 870 El Camino Real Residential Project, dated August 10, 2022, as prepared by David J. Powers & Associates for the City in accordance in accordance with Sections 15162, 15168, and 15183 of the California Environmental Quality Act (CEQA) Guidelines.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division—650-903-6306 or planning.division@mountainview.gov

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. **PUBLIC/COMMUNITY BENEFIT PACKAGE:** In compliance with the El Camino Real Precise Plan, the applicant is required to provide a public benefit(s) in exchange for additional development intensity as part of the Tier 1 project requirements. The applicant has proposed to pay the public benefit fee of \$25.17/net new square feet over 1.35 FAR, an estimated total value of \$637,694.50, based on the 25,335.5 square feet of additional floor area between the base FAR (1.35) and the 1.85 Tier 1 FAR,

multiplied by the Medium-Intensity Corridor (MIC) portion of the project site. The public benefit value must be paid to the City prior to building permit issuance.

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. **ACCESSORY STRUCTURE(S):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.
8. **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.
9. **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.
10. **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.
11. **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.
12. **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.
13. **TOXIC ASSESSMENT:** A toxic assessment report shall be prepared and submitted as part of the building permit submittal. The applicant must demonstrate that hazardous materials do not exist on the site or that construction activities and the proposed use of this site are approved by: the City's Fire Department (Fire and Environmental Protection Division); the State Department of Health Services; the Regional Water Quality Control Board; and any Federal agency with jurisdiction. No building permits will be issued until each agency and/or department with jurisdiction has released the site as clean or a site toxics mitigation plan has been approved.
14. **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.

OPERATIONS

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. **ROOF DECK OPERATION:** The approved hours of operation for the rooftop common area shall be limited to 9:00 a.m. to 9:00 p.m., and shall not allow amplified music. In the event any problems arise with the hours of operation or noise, the Zoning Administrator may hold a public hearing to review common-area operations and impose new or modified conditions of approval in response to public comment received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.

SITE DEVELOPMENT AND BUILDING DESIGN

17. **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 recommendation(s):
 - a. Refine the paving program along the driveways off Muir Drive and El Camino Real to achieve a simplified, enhanced paving concept, providing a more cohesive connection between the existing and new development areas of the site.
 - b. Provide additional landscaping and features (e.g., on-site trees and understory plantings) along the El Camino Real frontage, with particular focus on enhancing the driveway entry corner and providing mixed, seasonal color. Consider a pedestrian-scaled entry monument feature to complement updated landscaping.
 - c. Refine the curved rear-entry wall feature along Muir Drive to incorporate warmer accent materials and landscaping to soften and contrast with the concrete base material.
 - d. Refine the building facade program to provide finer grain detail and enhanced character around building entry points and active use locations, including wrapping wood-composite paneling and additional finish accents.
 - e. Refine the paint color program to ensure the gray color does not appear too dull and gloomy, while providing contrast with other facade materials.
 - f. Refine detailing of key punch-window locations (e.g., inset channels with slim trim or frames) to proposed window treatments, creating visual interest and depth/shadow, to offset the flat, planer appearance of certain materials and wall areas.
 - g. Refine the balcony design to make them a more standout feature, such as through color differentiation, material differentiation (i.e., adding a metal U- or C-channel fascia), alternate railing design, and/or some other accent.
18. **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.
19. **TRIM MATERIALS:** Trim materials throughout the project shall be wood or high-density foam trim. Details of the specific placement, utilization, and finish of the trim materials shall be provided with the building permit drawings. Final trim design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.

20. **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.
21. **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.
22. **RECESSED WINDOWS:** All windows shall be recessed from the face of the building a minimum of 3”.
23. **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 windows, trim material, stucco finishes, wood/composite panels, plaster, stone(s), railing, laminated wood cladding, siding, 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.
24. **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. The height of screens shall be equal to or taller than the equipment it is intended to screen. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
25. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
26. **TRASH ENCLOSURE:** Details of an opaque screen trash enclosure are to be shown on building permit drawings and be approved by the Zoning Administrator prior to permit issuance. The trash enclosure should match the architectural design, color, and materials of the primary structure. For food-serving uses or trash compactors, the trash enclosure must be equipped with hot water, a drain inlet to the sanitary sewer system, and a locking device. An enclosure constructed to store trash/recycling/compost bins shall have a concrete pad the same width as the enclosure and extending a minimum 10’ beyond the enclosure access door(s). The concrete pad will be designed to accommodate the weight of a 60,000-pound collection vehicle.
27. **FENCE(S)/WALL(S):** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. No fence or wall shall exceed 6’ in height, measured from adjacent grade to the top of the fence or wall. The design and location must be approved by the Zoning Administrator and comply with all setback and traffic visibility area requirements.
28. **GRADE ELVATION/RETAINING WALL:** The finished grade elevation along the eastern perimeter of Building G shall be raised to at least 135.5’ and a retaining wall along the adjacent shared side property line may be required. The final design is to be included in building permit drawings and approved by the Zoning Administrator prior to issuance of the building permit.
29. **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’.
30. **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.

31. **ROOFTOP DECK LIGHTING:** Proposed lighting fixtures on the rooftop decks and courtyards 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.
32. **BIKE PARKING FACILITIES:** The applicant shall provide the following bike parking on the project site, which must be shown on building permit drawings:
- a. Short-term bike parking for visitors with a minimum of 38 bike spaces (one bike space per 10 units). These spaces shall be provided as bike racks which must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or it is infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault and must include clear and visible signage leading to public bicycle parking if not visible from a street or public path.
 - b. Long-term bike parking for employees/residents with a minimum 371 bike spaces (one bike space per unit). These spaces shall be in a secure location to protect against theft and may include, but are not limited to, bike lockers, enclosed cages, or other restricted interior areas.
 - c. One bicycle repair station shall be located on-site at grade level. Specification, location, and details shall be included on drawings submitted for building permit review.
33. **OFF-STREET VEHICLE PARKING:** The project shall provide vehicle parking in accordance with the Precise Plan multi-family residential parking requirements for the entire site. Of the spaces provided, 15% of the total required parking spaces for visitor parking. The final location of all visitor parking shall be shown on building permit plans and include appropriate signage and/or pavement markings subject to review and approval by the Zoning Administrator. All visitor parking must be outside of any secured gates or fencing to be accessible at all times.

GREEN BUILDING

34. **GREEN BUILDING—RESIDENTIAL NEW CONSTRUCTION:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of 120 GreenPoint Rated points. All mandatory prerequisite points and minimum point totals per category to attain GreenPoint Rated status must be achieved, unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through Build It Green 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

35. **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.
36. **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.

37. **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.
38. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the existing tree(s) to remain on-site before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.
39. **MONTHLY ARBORIST INSPECTIONS:** Throughout demolition and 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.
40. **LANDSCAPE SCREENING:** All utility meters, transformers, backflow preventers, AC units, generators, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings and screened from public view. 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.
41. **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.
42. **REPLACEMENT TREES:** The applicant shall offset the loss of each Heritage tree with two replacement trees, for a total of 30 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. For each non-Heritage tree removed the applicant shall replace with one new 24" box tree.
43. **STREET TREE PROTECTIONS:** All designated City street trees are to be protected throughout construction activity with protection measures shown on building permit plans.
44. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Hort Science and dated February 23, 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.
45. **IRREVOCABLE DAMAGE TO HERITAGE TREES:** In the event one or more of the preserved Heritage tree(s) are not maintained and irrevocable damage or death of the tree(s) has occurred due to construction activity, a stop work order will be issued on the subject property and no construction activity shall occur for two (2) working days per damaged tree. The applicant will also be subject to a penalty fee at twice the tree valuation prior to damage; this fee applies to each Heritage tree damaged. No construction activity can resume until the penalty fee(s) have been paid to the City.
46. **TREE RELOCATION(S):** Tree No. 339 in the arborist report prepared by Hort Science, and dated February 23, 2022, shall be relocated to another location on-site as identified in the approved site and landscape plans.

NOISE

47. **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 location on the adjoining residentially used property.

48. **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.
49. **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.
50. **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

51. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner, property manager(s), and homeowners association (HOA) or their representative(s) (collectively, "the owners") are required to maintain a TDM program which provides commute and transportation alternatives to employees/residents of the project for the life of the project. The TDM program measures shall be formally accepted by the property owners 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 MVTMA for the life of the project.
 - b. Provide transit passes or transit subsidy to all residents, such as VTA EcoPass, Transit SmartPass, Clipper Card, or a comparable transit pass program for all residents the first three years of project occupancy.
 - c. Provide a TDM Commute Coordinator who will maintain resident awareness by hosting periodic transportation fairs or commuter promotional programs, engaging with new residents providing transportation-related orientation and onboarding, including, but not limited to, Spare the Air Transportation Fair, Bike-to-Work, October Low-Car Challenge, and similar promotions. In addition, the Commuter Coordinator will conduct the Annual Commute Survey, and provide trip planning resources to residents.
52. **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 15% peak-hour vehicle trip reduction with 117 total a.m. peak-hour trips, and 123 total p.m. peak-hour trips by residents 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 resident commute methods, which shall be informed by surveying all residents living on the project site and through driveway traffic counts. All nonresponses to the resident 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 for 50% or more of the project. Subsequent reports will be collected annually on December 1.
- b. **Report Requirements:** The TDM report shall either: (1) state that the project has achieved 15% peak-hour vehicle trip reduction with 117 total a.m. peak-hour trips, and 123 total p.m. peak-hour trips by residents within the project, and provide supporting statistics and analysis to establish attainment of the goal; or (2) state that the project has not achieved the 15% 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.

CC&RS AND DISCLOSURES

53. **NOTICE TO TENANTS AND TENANT RELOCATION ASSISTANCE:** The applicant shall comply with the provisions of the City's Tenant Relocation Assistance Ordinance. This includes, but is not limited to, consulting with the City's Neighborhoods and Housing Division and retained relocation consultant to provide: (1) all required notices to tenants; (2) information to the relocation consultant for tenant eligibility determination; (3) funding for the relocation consultant services; and (4) relocation assistance payments to eligible tenants.

AGREEMENTS AND FEES

54. **ADDITIONAL RESIDENT BENEFITS:** The applicant has proposed to provide the following voluntary resident benefits which are made required conditions of the project:
 - a. Prior to the start of the first phase of construction, the applicant shall conduct an audit of all windows in the existing residential buildings on-site and make repairs as needed to ensure windows are fully operational and properly close.
 - b. The applicant will voluntarily provide all 138 remaining on-site units with one stand-alone air purification unit per unit with MERV-13 or better filtration capabilities prior to demolition activities and replacement filters as requested through construction. The applicant will notify existing tenants of this provision as a part of applicant's preconstruction outreach and notification program. **(PROJECT SPECIFIC CONDITION)**
55. **INDEMNITY AGREEMENT:** Prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and 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

56. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase.
57. **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.

58. **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.
59. **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.
60. **HAZARDOUS MATERIALS CONTAMINATION:** To reduce the potential for construction workers and adjacent uses to encounter hazardous materials contamination from asbestos-containing materials (ACM) and lead-based paint, the following measures are to be included in the project:

- a. In conformance with local, State, and Federal laws, an asbestos building survey and a lead-based paint survey shall be completed by a qualified professional to determine the presence of ACMs and/or lead-based paint on the structures proposed for demolition. The surveys shall be completed prior to demolition work beginning on the structures.
- b. A registered asbestos abatement contractor shall be retained to remove and dispose of all potentially friable ACMs, in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, prior to building demolition that may disturb the materials. All construction activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than 1% asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.

During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.

61. **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. There shall be a designated on-site coordinator and monitor to ensure implementation of the below dust-control measures. Emission reduction measures shall include, at a minimum, the following measures, which also include additional measures identified in the project-specific air quality analysis and by BAAQMD:
- a. When the air quality index forecast exceeds 100 for particulates for the project area and the reading exceeds 100 for particulates by 10:00 a.m. for the project area, prohibiting grading activities for that day.
 - b. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered at a frequency adequate to maintain minimum soil moisture of 12%. Moisture content can be verified by lab samples or moisture probe.
 - c. Minimize the amount of excavated material or waste materials stored at the site or cover them with tarpaulin.
 - d. All haul-trucks transporting soil, sand, or other loose material off-site shall be covered and loaded material shall not extend above the walls or back of the truck bed.
 - e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - f. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

- g. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Prohibit off-road diesel-powered equipment from being in the “on” position for more than 10 hours per day.
- i. 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 California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- j. 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.
- k. Post a publicly visible sign with the telephone number and person to contact at the City of Mountain View and the on-site coordinator/monitor regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.
- l. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph and visible dust extends beyond site boundaries.
- m. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction adjacent to sensitive receptors. Wind breaks should have at maximum 50% porosity.
- n. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- o. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
- p. Avoid tracking of visible soil material on the public roadways by employing the following measures if necessary: (1) site accesses to a distance of 100’ from public paved roads shall be treated with 6’ to 12’ compacted layer of wood chips, mulch, or gravel; and (2) washing truck tires and construction equipment of soil prior to leaving the site.
- q. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than 1%.

62. **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.

63. **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.

64. **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.
65. **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.
66. **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).
67. **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.

MITIGATION MEASURES

68. **MITIGATION CERTIFICATION:** Prior to occupancy of any structure or establishment of any use, the property owner, Equity Residential, shall inspect the site and shall certify, in writing, that all mitigation measures listed in the existing Final Environmental Impact Report have been correctly implemented.

69. **EXISTING PRECISE PLAN MITIGATION MEASURES:** All mitigation measures identified in the El Camino Precise Plan Final Environmental Impact Report (FEIR) apply to this project and must be addressed during building permit submittal and construction. Some of these mitigation measures may be superseded by more stringent City standards, code requirements, or with more detailed measures incorporated into the project's environmental analysis. The applicant must note how the applicant has addressed each mitigation measure to the satisfaction of the Zoning Administrator prior to building permit issuance.
70. **AIR QUALITY—CONSTRUCTION (MM AIR-1.1):** The project shall implement the following construction air quality control measures pursuant to the El Camino Real Precise Plan FEIR, MM AIR-1:
- a. All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for PM (PM₁₀ and PM_{2.5}), if feasible, otherwise:
 - b. If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 3 engines and include particulate matter emissions control equivalent to CARB verifiable diesel emission control devices that altogether achieve a 60% reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination).
 - c. Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment.
 - d. Stationary cranes shall be powered by electricity.
 - e. Alternatively, the applicant may develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 60% or greater. Such a construction operations plan would be subject to review by an air quality expert and approved by the City prior to construction.

In addition, the City requires the following standard condition of approval to address community health risks from interior finishes containing formaldehyde.

71. **AIR QUALITY—PM_{2.5} EXPOSURE REDUCTION (MM AIR-2):** The project shall implement the following measures to reduce PM_{2.5} exposure pursuant to the El Camino Real Precise Plan FEIR, MM AIR-2:
- a. Install air filtration for the residential units and fresh air ventilation system intakes within 100' of El Camino Real. Air filtration devices shall be rated MERV13 or higher. To ensure adequate health protection to on-site sensitive receptors (i.e., residents), this ventilation system, whether mechanical or passive, shall filter all fresh air that would be circulated into the dwelling units.
 - b. The ventilation system shall be designed to keep the building at positive pressure when doors and windows are closed to reduce the intrusion of unfiltered outside air into the building.
 - c. As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air conditioning (HVAC) air filtration system shall be required that includes regular filter replacement.
 - d. Ensure that the use agreement and other property documents: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks; (2) include assurance that new owners or tenants are provided information on the ventilation system; and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.

With implementation of the above condition of approval, the ventilation system would achieve an 80% reduction for small particles and reduce maximum annual PM_{2.5} concentrations to 0.18 µg/m³. This would be below the BAAQMD single-source threshold of 0.3 µg/m³.

72. **BMR RENTAL, PROVIDING UNITS:** Prior to issuance of the first building permit, the applicant shall enter into a recorded agreement with the City that will require the applicant to provide at least 15% of the total number of dwelling units (at base density) within the development as Below-Market-Rate (BMR) units consistent with Chapter 36, Article XIV, Divisions 1 and 2, of the City Code and the Below-Market-Rate Housing Program Administrative Guidelines and Directives.
73. **BMR, PROCESS:** Prior to the first building permit submittal, the applicant shall contact the Housing and Neighborhood Services Division at 650-903-6379 to begin preparation of a BMR agreement for the project. The applicant shall submit the following information: (a) a copy of the Findings Report or Conditions of Approval; (b) a legal description of the property; (c) a plan indicating the location, size, and phasing of BMR units; and (d) additional information as requested by the Housing and Neighborhood Services Division. The BMR agreement shall be in a form approved by the City Attorney and recorded prior to building permit issuance.
74. **DENSITY BONUS, AFFORDABLE HOUSING UNITS:** Under provisions of the State Density Bonus Law, the applicant must submit an offer to construct 33 affordable rental units for 30% to 50% AMI. The applicant shall enter into an agreement with the City consistent with the Costa-Hawkins Act to provide these on-site affordable rental housing units. The agreement, in a form approved by the City Attorney, shall be executed prior to issuance of the first building permit for the project.
75. **DENSITY BONUS, RENTAL UNITS:** Under State Density Bonus Law, rents for the lower-income affordable units that qualify the project for a density bonus shall be set at “affordable rent” as defined in Health and Safety Code (HSC) Section 50053. If there is no Federal funding for the project, then the rule regarding “family size” shall be consistent with the HSC Section 50052.5(h).
76. **NOTICE TO TENANTS AND TENANT RELOCATION ASSISTANCE:** The applicant shall comply with the provisions of the City’s Tenant Relocation Assistance Ordinance and the Community Stabilization and Fair Rent Act and the State Housing Crisis Act. This includes, but is not limited to, consulting with the City’s Housing and Neighborhood Services Division and retained relocation consultant to provide: (1) all required notices to tenants; (2) information to the relocation consultant for tenant eligibility determination; (3) funding for the relocation consultant services; (4) relocation assistance payments to eligible tenants; and (5) notice and offer of right of first refusal in the new housing to former tenants. The following relocation benefits are available to the eligible tenants as described below:

CATEGORY A: Households with a combined income of 80% AMI or less:

- a. Forty-two (42) months’ rent differential. The rent differential is determined by subtracting the lower of: (a) 30% of the household’s monthly income; or (b) the current rent the household is paying at the property, from the rent for their comparable replacement housing and multiplying that amount by 42 months.
- b. Refund of the tenant’s security deposit, except for funds that may be necessary to repair tenant’s damage to units that will be reoccupied prior to demolition.
- c. Eligible Special-Circumstance households of \$3,584 per rental unit for households based on certain qualifying characteristics with at least one of the following characteristics:
- (1) At least one household member is 62 years of age or older;
 - (2) At least one household member qualifies as disabled; or
 - (3) The household has at least one legally dependent child under 18 years of age.
- d. The first right to rent a newly constructed unit in the new development at an affordable price.

- e. Reimbursed for professional moving cost expenses.
- f. Eligible households are entitled to a 60-day subscription to a rental agency.
- g. Personal relocation advisor.

CATEGORY B: Households with a combined income between 80% to 120% AMI:

- a. Cash equivalent of 4-1/2 months' rent, based on the median monthly rent for a similar-sized unit with the same number of bedrooms and bathrooms.
- b. Refund of the tenant's security deposit, except for funds that may be necessary to repair tenant's damage to units that will be reoccupied prior to demolition.
- c. Eligible households are entitled to a 60-day subscription to a rental agency.
- d. Eligible Special-Circumstance households of \$3,584 per rental unit for households with at least one of the following characteristics:
 - (1) At least one household member is 62 years of age or older;
 - (2) At least one household member qualifies as disabled; or
 - (3) The household has at least one legally dependent child under 18 years of age.
- e. The first right of return for originally displaced tenants to return to their original unit if the project is cancelled and the units are returned to the rental market.

ALTERNATIVE C: Households with a combined income of 120% AMI or less: Eligible households can choose one of the following relocation assistance benefits instead of receiving financial assistance:

- a. Relocation to an existing vacant unit within the current property Reserve at Mountain View: Eligible households can relocate to a similar apartment (same bedrooms/bath/finishes) within Reserve at Mountain View with the same rent-stabilized rate and provisions they now enjoy and Equity Residential will assist with reasonable moving expenses. The rents are subject to Mountain View Rent Stabilization Program's annual allowable increases.
- b. Relocation to another Equity Residential apartment community: Eligible households can relocate to a similar apartment at one of three Equity Residential communities in nearby Sunnyvale: The Arches Apartments, Briarwood Apartments, or Arbor Terrace. With this option, Equity Residential will assist with reasonable moving expenses and continue to enjoy their rent-stabilized rate and provisions similar to those of the Mountain View's CSFRA for up to three years (Sunnyvale does not have a rent stabilization ordinance).

77. **REPLACEMENT UNITS:** In compliance with the State Housing Crisis Act and Density Bonus Law, the applicant shall replace 42 demolished rent-stabilized units with units at a comparable size. The applicant shall provide nine deed restricted units at 80% AMI, one of which is provided in compliance BMR Guidelines, which requires units to be provided at two income levels. Each unit must be deed-restricted at an affordable cost for and occupancy by a household in the same or lower-income category (i.e., low-income, very low-income, extremely low-income) as the last tenant household in occupancy, if the tenants were low or lower-income. If the last tenant household in occupancy was above low income, the unit must be deed-restricted at 80% AMI or below. The deed restriction shall be effectuated by an affordability restriction, covenant or agreement, as approved by the City Attorney, which shall be recorded prior to issuance of the first building permit.

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, contact 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.

78. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon building permit 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).
79. **ACCESSIBILITY REQUIREMENTS:**
 - **CHAPTER 11A:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11A.
 - **PARKING (CHAPTER 11A):** Project will be required to comply with the accessible parking requirements in the CBC, Chapter 11A.
 - **CHAPTER 11A, SECTION R320:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11A, and CRC Section R320.
 - **GUEST PARKING:** At least 5% of the guest parking spaces are required to be accessible per the CBC, Chapter 11A, Section 1109A.5.
 - **ASSIGNED PARKING:** At least 2% of the assigned parking spaces are required to be accessible per the CBC, Chapter 11A, Section 1109A.4.
80. **PLUMBING:** Project will be subject to the submetering requirements per SB 7 (Housing: Water Meters for Multi-Unit Structures).
81. **ADDRESSES:** All street names, street numbers, and residential apartment numbers will be processed prior to Building Inspection Division approval of the project. Commercial suite numbers are issued by the United States Postal Service (USPS).
82. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the CBC.
83. **ACCESSIBLE MEANS OF EGRESS:** Site must meet accessible means of egress per the CBC, Section 1009.
84. **FIRE PROTECTION:** Dwelling and sleeping units shall meet the visible alarm notification requirements of the CBC, Section 907.5.
85. **FIRE PROTECTION (PROJECTIONS):** Overhangs and other projections will not be permitted to cross property lines, including any property lines between units.
86. **FIRE SPRINKLERS:** An automatic sprinkler system shall be installed for structures identified with Group R occupancy per the CBC, Section 903.2.8.
87. **FIRE WALLS:** Provide the required Fire Wall Resistance Ratings per CBC Table 706.4c, as amended in MVCC Section 8.10.24.

88. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer *and* the Hazardous Materials Specialist. Visit the City of Mountain View Fire and Environmental Protection Division online at www.mountainview.gov/fep or by phone at 650-903-6378 to obtain information and submittal requirements.
89. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per the CBC, Chapter 3.
90. **OCCUPANCY SEPARATION:** Proper separation is required to be provided between occupancies per the CBC, Table 508.4.
91. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans for each occupied area per requirements of the CBC, Sections 1004 and 1028.
92. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Provide sufficient information at the time of building plan submittal of how pedestrians will be protected from construction activity per the CBC, Section 3306.
93. **EV PARKING REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL (NEW CONSTRUCTION):** Parking shall comply with 15% EV2 installed and Level 3/DC fast charger for every 100 spaces per Table 101.10, as amended in MVCC Section 8.20.9, Subsection 101.10.1.1.3.c.
94. **ELECTRIC REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL (NEW CONSTRUCTION):** Natural gas is prohibited. The following list of items shall be electric installation: space-conditioned equipment, clothes dryers, cooking appliances, fireplaces, and/or fire pits. Water-heating systems and equipment shall be electric or solar as amended in MVCC Section 8.20.9, Subsections 101.10.1.1.3.e through h.
95. **PHOTOVOLTAIC SYSTEM FOR MULTI-FAMILY RESIDENTIAL (NEW CONSTRUCTION):** Photovoltaic (PV) shall be installed on 50% of roof area as amended in MVCC Section 8.20.9, Subsections 101.10.1.1.3.e through h.
96. **PLAYGROUND EQUIPMENT:** A building permit will be required for all playground equipment in the common area(s). Third-party inspection by a certified playground safety inspector is required before final building inspection.
97. **SURVEY:** A survey will be required to be completed to verify structure placement.
98. **SCHOOL IMPACT FEE:** Project is 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 at www.mvla.net or 650-940-4650; *and* Mountain View Whisman School District at www.mvwsd.org or 650-526-3500; or Los Altos Elementary School District at www.lasdschools.org or 650-947-1150.
99. **ALTERNATE MATERIALS METHODS REQUEST (AMMR):** Any AMMR(s) is required to be formally submitted with the initial building permit to the Building Inspection Division. AMMRs will be reviewed by the Chief Building Official during the building plan check process. Approvals of AMMRs are not processed or provided prior to submittal to the Building Inspection Division.
100. **DEMOLITION PERMIT(S):** Demolition permit(s) are issued under a separate permit application. Visit the City of Mountain View Building and Fire Division online at www.mountainview.gov/building or contact by phone at 650-903-6313 to obtain information and submittal requirements.
101. **ALLOWABLE AREA FACTOR:** Project shall comply with the requirements per the CBC, Chapter 5.
102. **FIRE-RESISTANCE RATING:** Project shall comply with the requirements per the CBC, Chapter 6 (Table 602), Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance.
103. **BUILDINGS ON THE SAME LOT:** Walls, opening protection, projections, and roof coverings for buildings on the same lot shall comply with the requirements per the CBC, Chapter 7 (Section 705.3).

104. **MAXIMUM AREA OF EXTERIOR WALL OPENINGS:** Project shall comply with the requirements per the CBC, Chapter 7 (Table 705.8).
105. **MEANS OF EGRESS:** Project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
106. **EMERGENCY ESCAPE AND RESCUE:** Project shall comply with the egress window requirements per the CBC, Section 1030.
107. **MVGBC CALGREEN:** Project shall comply with the CALGreen checklist requirements by the City of Mountain View.
108. **PLUMBING FIXTURES:** Project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
109. **UTILITIES:** No utilities shall cross property lines.
110. **BUILDING UTILITIES:** Utilities (gas, electrical, etc.) shall comply with PG&E Green Book requirements.
111. **FIRE ACCESS LANE(S):** Site must meet/maintain the existing fire access lane(s) at all times.
112. **STRUCTURAL CALCULATIONS:** Structural calculations may be required once the application for a building permit is submitted.
113. **SERVICE DISCONNECT:** The service-disconnecting means shall have a rating of not less than 125 amperes, as amended in MVCC Section 8.51.D.
114. **SIGNS:** Proposed signs are to be a deferred submittal under a separate building permit application.
115. **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 (see job card for specifics) 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 MVCC and/or suspension of building permits.

Fire Department—650-903-6343 or fire@mountainview.gov

FIRE PROTECTION SYSTEMS AND EQUIPMENT

116. **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.)
117. **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.)
118. **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.)

119. **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.
120. **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.)
121. **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.)
122. **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.)
123. **SMOKE ALARMS:** All residential occupancies shall be provided with California State Fire Marshal-listed smoke alarms. Smoke alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 907.2.10.)
124. **CARBON MONOXIDE ALARMS:** All residential occupancies shall be provided with carbon monoxide alarms. Carbon monoxide alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 915.)

FIRE DEPARTMENT ACCESS

125. **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.)
126. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Contact the Building Inspection Division at 650-903-6313 for instructions.
127. **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.)
128. **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.)

129. **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.)
130. **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.)
131. **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

132. **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.)
133. **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.)
134. **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.)
135. **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.)
136. **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.)
137. **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.
138. **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.)
139. **ON-SITE DRAWINGS:** Submit PDF (.pdf) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
140. **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.)

141. **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

142. **FLAMMABLE FINISHES:** Application of flammable finishes shall comply with the California Fire Code, Chapter 24.
143. **ELECTRICAL ENERGY STORAGE SYSTEMS:** Electrical Energy Storage Systems shall comply with the California Fire Code, Section 1206.

EXTERIOR IMPROVEMENTS

144. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two (2) sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. Contact the Building Inspection Division at 650-903-6313 for specifications or visit www.mountainview.gov/firerequirements. (California Fire Code, Section 304.3.)
145. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 6" in height and a minimum of 0.5" in width. (City Code, Section 14.10.18.)

OTHER

146. **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 or public.works@mountainview.gov

OWNERSHIP AND PROPERTY

147. **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.

RIGHTS-OF-WAY

148. **PEDESTRIAN ACCESS EASEMENT (SIDEWALKS):** Dedicate a 2' wide pedestrian access easement along El Camino Real, as required by the Public Works Director.
149. **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH SITES):** Prior to issuance of any building permits, the owner shall dedicate a 5' to 8.5' wide (as shown on Page C7.1) public access easement (PAE), covenants, agreements, and deed restrictions on private property. The dedication shall indicate that:
- Public access shall be granted for nonautomotive use;
 - 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 officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in 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.

- 150. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate a 7' wide public utility easement (PUE) along project street frontage(s) for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, and telecommunication facilities, as required by the Public Works Director. The property owner or homeowners association shall maintain the surface improvements over the easement and must not modify or obstruct the easement area in a manner contrary to the intent of the easement. The dedication statement shall specify the PUE shall be kept free and clear of buildings and other permanent structures/facilities, including, but not limited to, the following: garages, sheds, carports, and storage structures; balconies and porches; retaining walls; C.3 bioretention systems; and private utility lines running longitudinally within the PUE.
- 151. **PLAT AND LEGAL DESCRIPTION:** For proposed public easement and/or right-of-way dedication(s), submit a legal description (metes and bounds), plat map (drawing), and other required documents per the City's Legal Description and Plat Requirements 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.

FEES AND PARK LAND

- 152. **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.

- 153. **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.

154. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building, 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.
155. **PARK LAND DEDICATION FEE:** Prior to the issuance of any building, the applicant shall pay the Park Land Dedication Fee of approximately \$66,000 per unit for each net new market-rate residential unit with a project total fee of \$12,606,000, based on a land valuation of \$11,000,000 per acre in accordance with Chapter 41 of the City Code. No credit against the Park Land Dedication Fee is allowed for private open space and recreational facilities.
156. **BIKE LANE STRIPING FAIR SHARE:** Bike lane striping along the project's El Camino Real frontage will be installed as part of a future project. The applicant is required to pay their proportional fair share due to the bike lane striping work on El Camino Real.

STREET IMPROVEMENTS

157. **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, new curb, gutter, and sidewalk for the entire frontage along El Camino Real; new ADA-compliant driveways in El Camino Real and Muir Drive; new gas, electric, and joint trench facilities; new domestic, fire, and irrigation water services; fire hydrant, new water meters and related appurtenances; new sanitary sewer lateral connection and related appurtenances; new streetlight; and new half-street overlay improvements.

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.

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.

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.

158. **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 impact 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 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. 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 mil) 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.

159. **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.).

160. **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.
161. **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.
162. **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.
163. **TIE-BACK ENCROACHMENTS:** Temporary tiebacks or earthen nails 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.
164. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, and textured concrete shall not be installed within the public street or sidewalk.
165. **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.
166. **STOP-CONTROLLED DRIVEWAYS:** All egress points to public streets or public easements shall be STOP-controlled with proper signage and markings in order to control conflict points with pedestrians, bicyclists, and vehicles as they enter a public roadway and, therefore, improve safety.

167. **STREET OVERLAY:** Half-street overlay (minimum 2" grind and overlay) along the El Camino Real 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

168. **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.

The signage adjacent to the driveway approach at Muir Drive shall be relocated if it does not meet ADA requirements.

169. **SIDEWALK IMPROVEMENTS:** Construct new curb, gutter, and sidewalk along the project frontages of El Camino Real.
170. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on El Camino Real 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.

The AT&T cabinet in El Camino Real shall be completely behind the 12' wide sidewalk and the concrete pad can be incorporated into City standard sidewalk. The sidewalk and concrete pad grades need to meet City standards with no warping to match the pad. The section of the pad could be thicker than City standards if required by AT&T. If these conditions are not feasible, the cabinet shall be relocated.

Exceptions to these requirements may be considered by the Public Works Director in conjunction with the review and approval of the off-site improvement plans and building permit plans for the project.

171. **RED CURB AT PROJECT FRONTAGE/DRIVEWAY:** Provide "No Parking" signs along the El Camino Real project frontage. If necessary, install red curb next to the driveway within the visibility triangle as well.

Install approximately 50' of red curb or until parked vehicles are out of the visibility triangle on both sides of the driveway accessing Muir Drive.

STREET TREES

172. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees. Structural soil per City requirements shall be installed at tree wells on El Camino Real.
173. **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.
174. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner(s) in accordance with Chapter 32 of the City Code.

Project shall conform to the City's Water Conservation in Landscaping Regulations.

UTILITIES

175. **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.
176. **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.
177. **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.
178. **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.
179. **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.
180. **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.
181. **SANITARY SEWER DESIGN:** Project shall extend the sanitary sewer main extension further east to accommodate a perpendicular connection to the sanitary sewer main.
182. **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.
183. **REUSE OF EXISTING STORM DRAIN LATERAL:** City records show the existing storm drain lateral was constructed in 1964 as part of the original development and may have outlived its useful life. Unless the applicant conducts a video inspection of the lateral and it is determined by the City to be in satisfactory condition for reuse, the construction of a new storm drain lateral from the property line to the City main will be required, including the installation of a new property line storm drain cleanout or manhole.

Prior to issuance of any building permits, the applicant shall conduct a video inspection of the lateral. A representative from the Public Services Division must be present to observe the video inspection. Please contact the Public Services Division's Wastewater Supervisor at 650-903-6329 to schedule a City maintenance person to be present at time of video inspection.

After reviewing the recording, the City will determine if the lateral and/or cleanout requires replacement. If an existing cleanout is not present, a new cleanout shall be installed. If a new storm drain lateral is required, it shall be installed with 10' minimum horizontal clearance from any existing trees to protect against root intrusion and 5' minimum horizontal clearance from the existing water service and sewer lateral to protect against cross-contamination. The applicant shall submit an Excavation Permit Application for replacement/installation and pay any applicable fees prior to issuance of any building permits.

184. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained by the property owner(s).
185. **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 on the public utility easement dedication document.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

186. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
187. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways (other than single-family residential) shall not surface-drain across public sidewalks or driveway aprons. Storm drain laterals from the site shall be installed with a property line inlet or manhole and connect to existing storm drain manholes or curb inlets if at all possible
188. **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.
189. **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 map.
190. **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

191. **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.
192. **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.

193. **TRASH ENCLOSURE DESIGN AND DETAILS:** Trash plan sheet and enclosure details must be included on a separate sheet in the initial building plans and include:

- a. Property must have trash, recycling and organics. Display on plans trash room layout, location and dimensions to scale with the following minimum service levels:

Building F North (103 units)

	Quantity	Size	Type	Total Yds/Gals
Trash*	2	2	Compactor (3:1 ratio)	24
Paper*	1	2	Compactor (3:1 ratio)	12
Containers	2	2.3	bin	4.6
Compost	2	96	cart	192

Building G South (130 units)

	Quantity	Size	Type	Total Yds/Gals
Trash*	2	2	Compactor (3:1 ratio)	24
Paper*	2	2	Compactor (3:1 ratio)	24
Containers	2	2.3	bin	4.6
Compost	2	96	cart	288

Building C (64 units)

	Quantity	Size	Type	Total Yds/Gals
Trash*	2	2	bin	8
Paper*	1	2	bin	4
Containers	1	2.3	bin	2.3
Compost	1	96	cart	144

****Trash and paper bins serviced twice per week.***

Building F (17 ground-floor units) and Building F/G upper floors

- a. Building F ground floor—Provide chute vestibule room with minimum interior measurements of 14.7’ wide and 5.3’ deep.
- b. Chute vestibules-receptacles and approved signage-must have signage with sorting instructions according to the City’s programs and all signage must be approved by the Solid Waste Program Manager prior to installation.

Building F and G Trash Enclosure

- a. Property maintenance responsible for container transport from Buildings F/G to trash enclosure (entrance off Muir Drive) and removal promptly after service.
- b. Minimum interior measurements of 20’ wide by 20’ deep (not including interior curb). Clearances of 1’ between bins, walls, and interior curbs and a 6’ aisle way to roll bins out shall be maintained.

- c. Doors of enclosures should have an 8' wide opening (centered) and clear of door edges, hinges, or other obstructions. Doors are not allowed to encroach upon travel way/fire lane. Provide means to secure doors in both the opened and closed positions (e.g., cane bolts and drop pin holes).
- d. "No Parking" signs shall be posted on enclosure door.
- e. Trash enclosure/rooms shall not be used for storage of any kind other than trash collection and should be labeled "Trash Room/Enclosure."
- f. Roll-out fees charged by the City's trash hauler will apply for containers that must be rolled more than 30' from any holding area to the truck.
- g. There shall be a concrete pad the same width as the enclosure and extending a minimum of 10' beyond the enclosure access doors designed to accommodate the weight of a 60,000-pound collection vehicle at the point of collection.
- h. Maintain 15' overhead clearances in the travelway and 22' at the point of collection.
- i. Prior to occupancy, trash enclosure and collection areas must be accessible to the collection company. Travelways must be complete for proper vehicle circulation.

Building C Trash Enclosure (64 units)

- a. Minimum interior measurements of 18' wide by 9' deep (not including interior curb). Show clearances of 1' between bins, walls, and interior curbs.
- b. Doors of enclosures should have an 8' wide opening (centered) and clear of door edges, hinges, or other obstructions. Doors are not allowed to encroach upon travel way/fire lane. Provide means to secure doors in both the opened and closed positions (e.g., cane bolts and drop pin holes).
- c. "No Parking" signs shall be posted on enclosure door.
- d. Trash enclosure/rooms shall not be used for storage of any kind other than trash collection and should be labeled "Trash Room/Enclosure."
- e. There shall be a concrete pad the same width as the enclosure and extending a minimum of 10' beyond the enclosure access doors designed to accommodate the weight of a 60,000-pound collection vehicle at the point of collection.
- f. Maintain 15' overhead clearances in the travelway and 22' at the point of collection.
- g. Prior to occupancy, trash enclosure and collection areas must be accessible to the collection company. Travelways must be complete for proper vehicle circulation.

194. **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."

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

195. **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;

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; and
 3. **Sidewalks:** Sidewalk closure or narrowing is not allowed during any on-site construction activities.
 4. **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.
196. **CALTRANS PERMIT:** The Applicant shall be responsible for applying for, and obtaining approval of, a Caltrans Encroachment Permit for all work within Caltrans' jurisdiction. Work within the State right-of-way must be in accordance with Caltrans requirements. Prior to building permit approval, submit a copy of the approved Caltrans Encroachment Permit to the Public Works Department.
 197. **CITY OF SUNNYVALE PERMIT:** The applicant shall be responsible for applying for, and obtaining approval of, an Encroachment Permit with the City of Sunnyvale for all work within the City of Sunnyvale's jurisdiction. Work within the City of Sunnyvale right-of-way must be in accordance with City of Sunnyvale requirements. Prior to building permit approval, submit a copy of the approved City of Sunnyvale Encroachment Permit.
 198. **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."
 199. **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."
 200. **OCCUPANCY RELEASE:** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: "For residential developments, no residential units will be released for occupancy unless the improvements to be constructed to City standards and/or to be accepted for maintenance by the City, including water meters and sanitary sewer cleanouts as well as trash rooms and/or enclosures, are substantially complete per the City of Mountain View Standard Provisions for Public Works construction. For phased developments, portions of the units may be released for occupancy, at the City's sole discretion, provided that all public and private improvements (such as, but not limited to, improvements to allow circulation for trash collection vehicles), conditions of approval, and Building Code requirements that are necessary to support the units to be released for occupancy have been completed, as determined by the City. When all of the improvements are complete and/or ready for acceptance for maintenance by the City Council, the remaining units may be released for occupancy, provided that all other conditions of approval and Building Code requirements have been met. The Public Works Director shall make the determination of what public improvements are substantially complete."

HAZARDOUS MATERIALS

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

201. **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.
202. **STATE OF CALIFORNIA CONSTRUCTION GENERAL STORMWATER PERMIT:** A “Notice of Intent” (NOI) and “Stormwater Pollution Prevention Plan” (SWPPP) shall be prepared for construction projects disturbing one (1) acre or more of land. Proof of coverage under the State General Construction Activity Stormwater Permit shall be attached to the building plans.
203. **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.
204. **CONSTRUCTION SEDIMENT AND EROSION CONTROL PLAN:** The applicant shall submit a written plan acceptable to the City which shows controls that will be used at the site to minimize sediment runoff and erosion during storm events. The plan should include installation of the following items where appropriate: (a) silt fences around the site perimeter; (b) gravel bags surrounding catch basins; (c) filter fabric over catch basins; (d) covering of exposed stockpiles; (e) concrete washout areas; (f) stabilized rock/gravel driveways at points of egress from the site; and (g) vegetation, hydroseeding, or other soil stabilization methods for high-erosion areas. The plan should also include routine street sweeping and storm drain catch basin cleaning.
205. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
206. **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.
207. **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.
208. **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.
209. **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.
210. **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.

211. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
212. **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.

213. **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
214. **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.
215. **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: 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.