

**CITY OF MOUNTAIN VIEW
FINDINGS REPORT/ZONING PERMIT**

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APPLICATION NO.:

PL-2022-225

DATE OF FINDINGS:

February 14, 2024

THIS DOCUMENT REPRESENTS THE ZONING PERMIT RECEIVED FOR THE SUBJECT SITE. THIS DOCUMENT DOES NOT WAIVE THE REQUIREMENT FOR SUBSEQUENT CITY APPROVALS AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS, EXCAVATION PERMITS, ETC.

Applicant's Name:

Tim Steele of The Sobrato Organization

Property Address:

1255 Pear Avenue

Assessor's Parcel No(s):

**116-14-028, 116-14-089, 116-14-094, 116-14-095,
116-14-098, 116-14-126, and 116-14-136**

Zone:

P(39)

Request:

Request for a modification to a previously approved Planned Community Permit and a Development Review Permit (PL-2017-380) to allow minor site and design changes to the residential buildings in Phase 2 of the development due to the removal of Parcels 9 and 10 from the project area. The removal of the parcels leads to a reduction in the total number of residential units, 425 units to 244 units, on a project site now totaling 3.60 acres.

APPROVED

CONDITIONALLY
APPROVED

DISAPPROVED

OTHER

FINDINGS OF APPROVAL:

Environmental Assessment: The original project, approved on October 23, 2018, was determined to be consistent with the previously certified North Bayshore Precise Plan program Environmental Impact Report (EIR) and the 2030 General Plan and GGRP EIR (the "EIRs") as documented in an Initial Study that found with implementation of the North Bayshore Precise Plan standards and guidelines, State regulations, and mitigation measures identified in the EIRs, City standard conditions of approval, and project-specific conditions of approval, the proposed project would not result in any new environmental impacts beyond those evaluated previously. The proposed project modification is consistent with that determination, and no further environmental determination is necessary for the reduced project.

The modification to a previously approved Planned Community Permit to allow site and design changes to the residential buildings in Phase 2 of the development due the removal of Parcels 9 and 10 from the project area. The removal of the parcels leads to a reduction in the total number of residential units, 425 units to 244 units, based upon the conditions contained herein and upon the following findings per Section 36.50.55:

- A. The proposed use or development is consistent with the provisions of the P(39) (North Bayshore) Precise Plan and clearly demonstrates superior site and building design and compatibility with surrounding uses and developments through appropriate building setbacks from the public right-of-way and property lines that help improve the desired active pedestrian character of the area while also helping to protect the privacy of adjacent uses; implements wildlife-friendly building design strategies; and proposes residential uses compatible with existing and planned surrounding uses. The proposed site and design changes are justified as the overall block and building layout meet the intent and purpose of the Precise Plan and result in a superior site design. The proposed site design includes blocks with several pedestrian and bicycle pathways between buildings that help break up the large existing blocks and site and which allow convenient pedestrian and bicycle access throughout the site and connections to public streets and a greenway, further supporting the intent and purpose of the key Precise Plan;

Owner

Agent

File

Fire

Public Works

- B. The proposed use and development, including the proposed site and design changes, is consistent with the General Plan Land Use Designation of North Bayshore Mixed-Use, which allows mixed-use developments. The project continues to include a GreenPoint rated (minimum 120 points) residential building; a Transportation Demand Management (TDM) program designed to reduce peak-hour trips and meet North Bayshore's single-occupancy vehicle (SOV) goals and reduce peak-hour residential trips;
- C. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the proposed minor site and design changes of the building and proposed use are compatible with surrounding office and residential developments;
- D. The proposed project promotes a well-designed development that continues to be harmonious with existing and planned development in the surrounding area by providing a proposed land use consistent with office and residential uses in the area, including design features, such as buildings located near streets and transitioning in bulk and mass toward adjacent residential uses; providing well-designed area-appropriate landscaping; and providing improved vehicular, bicycle, and pedestrian connections to the surrounding transportation network; and
- E. The approval of the Planned Community Permit complies with the California Environmental Quality Act (CEQA) because the original project, approved on October 23, 2018, was determined to be consistent with the previously certified North Bayshore Precise Plan program Environmental Impact Report (EIR) and the 2030 General Plan and GGRP EIR (the "EIRs") as documented in an Initial Study that found with implementation of the North Bayshore Precise Plan standards and guidelines, State regulations, and mitigation measures identified in the EIRs, City standard conditions of approval, and project-specific conditions of approval, the proposed project would not result in any new environmental impacts beyond those evaluated previously. The proposed project modification is consistent with that determination, and no further environmental determination is necessary for the reduced project.

The modifications to the previously approved Development Review Permit to allow minor site and design changes to the residential buildings in Phase 2 of the development due the removal of Parcels 9 and 10 from the project area resulting in a reduction in the total number of residential units from 425 units to 244 units is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

- A. The modified project complies with the general design considerations as described by the purpose and intent of the Chapter 36 (Zoning Ordinance), the General Plan, and any City-adopted design guidelines because the project complies with the General Plan goals and policies of the North Bayshore Change Area and is consistent with the North Bayshore Mixed-Use Land Use Designation and the standards and guidelines of the P(39) (North Bayshore) Precise Plan as well as with any requested development standard exceptions in substantial compliance with the purpose and intent of the Precise Plan;
- B. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), continues to be compatible with surrounding development because the proposed residential use complies with the P(39) (North Bayshore) Precise Plan standards and guidelines, which include designing new residential structures to be compatible with existing residential development in the area;
- C. The location and configuration of structures, parking, landscaping, and access continues to be appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, by providing garage structures on-site to accommodate the parking generated by the residential use; including new transportation-related improvements, including a dedication of a new extension to Inigo Way and a publicly accessible bicycle/pedestrian greenway on the eastern edge of the property; improved vehicular and pedestrian access to and within the site; and new landscaping adjacent to these improvements;
- D. The general landscape design continues to ensure visual relief, complements structures, provides an attractive environment, and enhances the landscaped environment throughout the project site and along adjacent public streetscapes with new trees and plants in conformance with the City's Water-Efficient Landscaping Guidelines and in substantial conformance with the North Bayshore Precise Plan Plant Palette;

- E. The proposed site and design changes and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing an on-site parking and circulation system with improved access to nearby public streets and transit facilities in the vicinity; and
- F. The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) because the original project, approved on October 23, 2018, was determined to be consistent with the previously certified North Bayshore Precise Plan program Environmental Impact Report (EIR) and the 2030 General Plan and GGRP EIR (the "EIRs") as documented in an Initial Study that found with implementation of the North Bayshore Precise Plan standards and guidelines, State regulations, and mitigation measures identified in the EIRs, City standard conditions of approval, and project-specific conditions of approval, the proposed project would not result in any new environmental impacts beyond those evaluated previously. The proposed project modification is consistent with that determination, and no further environmental determination is necessary for the reduced project.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

1. **PREVIOUS APPROVALS:** Approval of this permit modification incorporates and updates conditions of approval from prior permits, including, but not limited to, Permit No. PL-2017-380, as applicable to the proposed modification(s) to the approved use and/or development. For regulatory purposes, all previous permits and conditions of approval shall remain valid.
2. **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

3. **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.
4. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.
5. **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.
6. **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.
7. **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.
8. **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' 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.

9. **BIRD-STRIKE MANAGEMENT PLAN:** A bird-strike management plan, which provides project design features to reduce bird strikes, and a bird-strike monitoring plan postconstruction shall be submitted as part of the building permit submittal with recommended provisions included in the building permit plans.
10. **MASTER SIGN PROGRAM:** The applicant shall develop a master sign program for this property as part of a separate planning permit. The program shall identify suitable sign locations, types, sizes, colors, and materials in written and visual forms for all buildings/tenant spaces on-site with a common theme for signage that is compatible with the structures and uses. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.

OPERATIONS

11. **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.

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

FIRE PROTECTION SYSTEMS AND EQUIPMENT

12. **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

13. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Contact the Building Division at 650-903-6313 or building@mountainview.gov for instructions.

EGRESS AND FIRE SAFETY

14. **EMERGENCY PROCEDURE MAPS (OFFICE BUILDINGS):** In all office buildings two (2) or more stories in height, except high-rise buildings, a floor plan providing emergency procedures information shall be posted at every stairway landing, at every elevator landing, and immediately inside all public entrances to the building. The information shall be posted so that it describes the represented floor level and can be easily seen immediately upon entering the floor level or the building. Emergency procedures information shall be printed with a minimum of 3/16" high nondecorative lettering providing a sharp contrast to the background. Emergency procedures information shall include, but not be limited to, the following: (1) location of exits and fire alarm initiating stations, if required; (2) what the fire alarm, if required, sounds and looks like (audible and visual warning devices); (3) Fire Department emergency telephone number, 9-1-1; and (4) the prohibition of elevator use during emergencies, if any. (California Code of Regulations, Title 19, Section 3.09.)

EXTERIOR IMPROVEMENTS

15. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. (California Fire Code, Section 304.3.)
16. **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. (Mountain View City Code, Section 14.10.18.)

STREET IMPROVEMENTS

17. **OFF-SITE REVISIONS:** The applicant/developer shall submit for review and approval revisions to off-site improvements (including, but not limited to, joint-trench additions at service points along Space Park Way) approved under Excavation Permit No. 2019-011. Any changes shall be in substantial conformance with work shown on the Entitlement Modification Application drawings or as required by Public Works. The design shall be to the satisfaction of the Public Works Director.
18. **PARCEL BOUNDARY SIGNING, STRIPING, AND PAVEMENT MARKINGS:** Greenways, sidewalks, and walkways that terminate at parcel/property lines shall be properly marked, signed, and/or striped as required by the City Traffic Engineer. Plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). All new striping and pavement markings shall be thermoplastic. All striping and markings damaged and/or removed as part of construction and pavement work shall be replaced with thermoplastic striping. The specific areas of work shall be clearly identified and shown on the plans, and the design shall be to the satisfaction of the City Traffic Engineer.

CURBS, SIDEWALKS, AND DRIVEWAYS

19. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing or proposed utility boxes out of the sidewalk and relocate to a Public Service Easement or 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 specific areas and limits of work shall be clearly identified and shown on the plans.

SOLID WASTE AND RECYCLING

20. **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 the issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
21. **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."
22. **TRASH ENCLOSURE DESIGN AND DETAILS:** Include trash plan sheet and trash room details on a separate sheet in the initial building plans.
 - a. The property must have trash, recycling, and compost service. Display on plans the trash room layout, location, and dimensions to scale with the following minimum service levels:
 - **N1 Building Trash Collection Room Level 1:**
 - one 3-yard trash;
 - two 3-yard paper recycling;
 - three 2-yard container recycling;
 - one 2-yard compost;
 - one 55-gallon trash brute (must be gray and purchased by property); and
 - one 55-gallon paper recycling brute (must be blue and purchased by property).
 - **N1 Residential Trash Closet Level 1:**
 - two intake doors labeled for trash and paper recycling;
 - one container recycling slim jim (must be blue in color); and
 - one compost slim jim (must be green in color).
 - **N2 Building Chute Vestibule Level 2-6:**
 - Label chutes for trash, paper recycling, and container recycling. Property must purchase green slim jim compost containers for each room.

- **N2 Building Trash Collection Room Level P1:**
 - four 3-yard trash;
 - two 3-yard paper recycling;
 - four 2-yard container recycling; and
 - one 2-yard compost.
 - **N2 Building Chute Vestibule Level 1-6:**
 - Label chutes for trash, paper recycling, and container recycling. Property must purchase green slim jim compost containers for each room.
 - **N2 Residential Trash Closet Level 1:**
 - two intake doors labeled for trash and paper recycling;
 - one container recycling slim jim (must be blue in color); and
 - one compost slim jim (must be green in color).
 - **N2 Building Spare Bin Staging:**
 - four 3-yard trash;
 - four 3-yard paper;
 - one 55-gallon trash (property must purchase gray brute);
 - one 55-gallon paper recycling (property must purchase blue brute);
 - No container recycling; and
 - No compost.
- b. Trash room roll-up doors shall be a minimum of 6' wide, and the room shall have no less than 9' vertical clearance from finished grade to roof interior.
- c. Maintain trash room clearances of 1' between bins, walls, and interior curbs and a 6' aisle way to roll bins out. If the trash room does not have an interior berm or curb, it shall have bumpers on the walls to avoid damage from bins hitting it.
- d. Residential recycle collection consists of two streams: one for paper and one for containers. A three-chute system is required, consisting of one chute for trash and two for recycling (containers and paper collected in different chutes), to accommodate the City's dual-stream residential recycling program. All chute vestibules and compost slim jim must have eye-level 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. If upper floors have chute cleanout doors that impede the posting of eye-level signage, the project must place the City-approved signage directly on the chute doors.
- e. The property is required to have composting services as indicated above. Each upper-floor vestibule requires sufficient space for green compost receptacles (e.g., slim jims) or carts for resident use and should be noted on the plans. The collected compost shall be transported by property maintenance staff to the trash room compost carts.
- f. Show the trash staging area on all building permit site plans (architectural, civil, landscape). Include dimensions and vehicle approach to service containers on collection day. The staging area shall measure 16'7-1/2" long and 30'5-3/4" wide. Final staging area location and dimensions require approval by the Solid Waste and Recycling Section prior to issuance of a building permit.
- g. The staging area must be a flat, smooth concrete surface. The containers must be brought by property maintenance and placed on private property, at staging area, with on-site access by the collection company from Space Park Way and removed promptly after collection.
- h. Maintain overhead clearances of 15' in the travelway and 22' at the point of collection.
- i. Property management shall provide the City's waste hauler (Recology) at least 60 days of notice prior to occupancy to set up collection services and allow time to procure all equipment. Proof of purchase along with an installation date

must be provided during building plan review. All equipment (e.g., cart tipper, customer-owned carts, towing mechanisms, etc.) must be in place prior to granting a Certificate of Occupancy (temporary or final).

TRANSIT-RELATED PROGRAMS AND OFF-SITE IMPROVEMENTS

23. **CAR-SHARE ACCESS:** To comply with Project Condition No. 99.f, Transportation Demand Management (TDM) Program, which requires the property owner to provide at least 11 on-site car-share spaces that are publicly accessible. The applicant shall either:
- Remove the proposed roll-down security gate(s) which may limit public access to car-share spaces; or
 - Car-share operators and users shall be provided gate and/or door access that requires control codes/key card access.

This condition shall be to the satisfaction of City's TDM Coordinator.

Fire and Environmental Protection Division—650-903-6378 or FEPD@mountainview.gov

ENVIRONMENTAL SAFETY

For more information, guidelines, design criteria, or materials about urban runoff conditions, contact the Fire and Environmental Protection Division of the Fire Department at 650-903-6378 or online at www.mountainview.gov/fep. "Stormwater Quality Guidelines for Development Projects" can be accessed on the Fire Department website at www.mountainview.gov/fepforms.

24. **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.
25. **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. Refer to SCVURPPP's Construction Best Management Practices (BMPs) sheet, found at: https://scvurppp.org/pdfs/1415/SCVURPPP_Countywide_Program_BMP_Plan_Sheet_041615.pdf.
26. **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.
27. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
28. **SWIMMING POOLS, SPAS, AND FOUNTAINS:** Swimming pools, spas, and fountains shall be installed with a sanitary sewer cleanout in a readily accessible nearby area to allow for draining.
29. **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.
30. **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.

31. **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.
32. **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.
33. **PRIVATE STREET MAINTENANCE:** For residential projects with private streets, the following ongoing maintenance shall be provided: (a) private streets shall be swept at least four times per year; (b) private storm drain inlets shall be cleaned at least once per year prior to October 15; and (c) common area trash management and litter control. Attach a copy of the contract or maintenance agreement identifying the name, address, and phone number of the party carrying out these maintenance activities.
34. **PRIVATE STORM DRAIN INLET STENCILING:** For residential subdivisions with private streets, storm drain inlets shall be labeled in accordance with the City's storm drain inlet label program ("No Dumping, Flows to Bay").
35. **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.
36. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer. Exterior drains exposed to stormwater (including trench drains at lower ends of entrance/exit ramps and the top story of uncovered parking garages) shall be plumbed to the on-site stormwater treatment system (for C.3 regulated projects) or to the storm collection system.
37. **STORMWATER TREATMENT (C.3):** This project will create or replace more than five thousand (5,000) 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." Runoff from portions of the public right-of-way (e.g., sidewalks, curb extensions, pavement replacement, and curb and gutter replacement in the street frontage) that are constructed or reconstructed as part of Regulated Projects will also need to be treated using Low-Impact Development (LID) measures. The City's guidelines also describe the requirement to select 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.
38. **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: https://scvurppp.org/wp-content/uploads/2022/12/SCVURPPP-Qualified-Consultants-List-Memo_December-2022.pdf.
39. **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. The full-trash capture device must be selected from the list of State Water Board-approved devices: https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html. 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.

40. **FULL TRASH CAPTURE (OFF-SITE IMPROVEMENT):** Projects located in "moderate," "high," or "very high" trash generating areas as outlined in the City's Long-Term Trash Load Reduction Plan that will construct off-site improvements to the public storm drain system shall install full trash capture protection within the newly constructed public storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. The full-trash capture device must be selected from the list of State Water Board-approved devices: https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html. 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.
41. **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.
42. **PLAN REVIEW AND PERMIT INSPECTION SERVICE FEES:** Plan review and permit inspection services are subject to fees. An invoice will be issued for plan review and inspections, and a receipt verifying fee payment will be required prior to final Building plan approval.

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.

AMBER BLIZINSKI, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

AB/MN/4/FDG
PL-2022-225