

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2020

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A PLANNED COMMUNITY PERMIT AND DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A SEVEN-STORY, 203-UNIT APARTMENT BUILDING WITH TWO LEVELS OF PODIUM PARKING AND 3,000 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE; SEVEN-STORY, 100-CONDOMINIUM-UNIT RESIDENTIAL BUILDING WITH TWO LEVELS OF PODIUM PARKING; AND A SIX-LEVEL OFFICE PARKING STRUCTURE PROJECT AND A HERITAGE TREE REMOVAL PERMIT FOR THE REMOVAL OF 23 HERITAGE TREES ON A 7.81-ACRE SITE LOCATED AT 1001 NORTH SHORELINE BOULEVARD

WHEREAS, an application was received from Sares Regis for a Planned Community Permit and a Development Review Permit to construct a seven-story, 203-unit apartment building with two levels of podium parking and 3,000 square feet of ground-floor commercial space; a seven-story, 100-condominium-unit residential building with two levels of podium parking; and a six-level office parking structure project and a Heritage Tree Removal Permit for the removal of 23 Heritage trees on a 7.81-acre project site; and

WHEREAS, the Environmental Planning Commission held a public hearing on May 6, 2020 on said applications and recommended approval to the City Council subject to the required findings;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council approve the Planned Community Permit pursuant to the following required findings in Section 36.50.55 of the City Code:

a. The proposed use or development is consistent with the provisions of the P (Planned Community) District, and the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments since the P District standards have been developed around the project based on policy direction from the 2030 General Plan. The proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments by providing

appropriate building setbacks from the public right-of-way; innovative architecture, which responds to the project site surroundings; all parking provided within underground and structured parking garages; and mixed-use, which is compatible with the surrounding uses;

b. The proposed use or development is consistent with the Mixed-Use Center Land Use Designation of the General Plan;

c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the project will comply with applicable health and safety codes verified through the building permit process; is an infill project located within an area that is already developed; is compatible with planned land uses in the area; will provide appropriately designed points of ingress and egress for vehicles and pedestrians; will provide access via public streets and sidewalks; and is conveniently located near existing public transportation and commercial services;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the project is designed to be consistent with the development standards as established by the General Plan; and by providing a proposed use that is compatible with other planned developments in the area, including design features, such as locating the buildings near the street, providing well-designed, region-appropriate landscaping, and efficient parking structures. The project has been reviewed and recommended for approval by the City's Development Review Committee, demonstrating the high-quality design of the development; and

e. The approval of the Planned Community Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended on November 11, 2019. No comments were received on the Draft EIR, and only minor text revisions have been incorporated in the Final EIR document. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval.

2. That the Environmental Planning Commission hereby recommends the City Council approve the Development Review Permit pursuant to the following required findings in Section 36.44.70 of the City Code:

a. The project complies with the general design considerations as described by the purpose and intent of the Zoning Ordinance, the General Plan, and any City-adopted design guidelines since the proposed project complies with all the applicable Planned Community development standards. The project is also consistent with the key

Citywide General Plan goals and policies, including Policies LUD 8.3 (Enhanced publicly accessible bicycle and pedestrian connections), LUD 8.5 (Pedestrian and bicycle amenities), POS 1.2 (Recreation facilities in new residential developments), as well as form and character guidance aimed at achieving improved pedestrian facilities, buildings engaging the street, minimized driveways, upper-floor step-backs, plazas, and outdoor areas integrated with building entrances and visually interesting structures;

b. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because the project design reflects its context. The project is designed to incorporate materials such as stucco, a variety of tiles and sidings, and metal panels that provide a color palette appropriate for the proposed architectural style. All equipment will be screened and exterior lighting will only light the areas intended with no off-site spillover;

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 wide, well-landscaped sidewalks and interior plaza area; planting new attractive landscaping; providing publicly accessible amenities such as decorative seating and bicycle parking to enhance on-site amenities and public streetscape; and providing an appropriate amount of on-site underground vehicular and bicycle parking to service the project;

d. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by providing a variety of new trees, plants, and landscape materials providing visual interest, and complying with City Water Conversation 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 the public sidewalks around the project site, appropriately designing ingress and egress from the underground garage to avoid vehicular and pedestrian conflicts, and improved bicycle/pedestrian access to the adjacent public streets; and

f. The approval of the Development Review Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended on November 11, 2019. No comments were received on the Draft EIR, and only minor text revisions have been incorporated in the Final EIR document. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval.

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

a. It is appropriate and necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties because the trees proposed for removal are in the footprint of the new structures will be affected by the construction work for the proposed project and are, therefore, recommended to be removed.

b. 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.

c. 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 because tree protection measures will be implemented on-site for the remaining trees prior to tree removal, as described in the arborist report dated July 16, 2018 and prepared by Ray Morneau.

d. The approval of the Heritage Tree Removal Permit for the removal of 23 Heritage trees complies with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended on November 11, 2019. No comments were received on the Draft EIR, and only minor text revisions have been incorporated in the Final EIR document. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval.

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

DP/2/CDD
807-03-18-20epcr-4

Attachment: A. Conditions of Approval

**CONDITIONS OF APPROVAL
APPLICATION NO.: PL-2017-183
1001 NORTH SHORELINE BOULEVARD**

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

This approval is granted to construct a new, seven-story, 203-unit apartment building with two levels of podium parking; a new seven-story, 100-unit condominium residential building with two levels of podium parking; and a 131,720 square foot, six-level office parking structure and 3,000 square feet of ground-floor commercial space located within the proposed 203-unit apartment building on Assessor Parcel No. 153-15-015. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by Studio T Square for Sares Regis, dated February 12, 2020, and consisting of 142 sheets.
- b. Color and materials board prepared by Studio T Square for Sares Regis, dated February 12, 2020, and kept on file in the Planning Division of the Community Development Department.
- c. An Environmental Impact Report, per Section 15161 of the CEQA Guidelines, for Sares Regis, as prepared by the City for the project, dated December 2020.
- d. Arborist report prepared by Ray Morneau for Sares Regis, dated October 24, 2019, and kept on file in the Planning Division of the Community Development Department.
- e. TDM Plan and a Parking Justification letter prepared by W Trans for Sares Regis, dated March 3, 2020, and kept on file in the Planning Division of the Community Development Department.
- f. Project request letter prepared by Sares Regis, dated March 3, 2020, and kept on file in the Planning Division of the Community Development Department.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division – 650-903-6306

- 1. **EXPIRATION:** The project shall be valid for a period of two years from the date of the City Council approval. Building permits for the project shall be issued within this two-year period or the permits shall become null and void unless an extension is granted by the Zoning Administrator.
- 2. **PERMIT EXTENSION:** Zoning permits may be extended for up to an additional two years after public hearing review by the Zoning Administrator in compliance with the procedures described in the Zoning Ordinance. An application for extension must be filed with the Planning Division of the Community Development Department, including appropriate fees, prior to the original expiration date of the permit.

3. **TENANT IMPROVEMENTS:** Details of interior tenant improvements for the commercial space are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the proposed use and approved by the Zoning Administrator prior to permit issuance.

PERMIT SUBMITTAL REQUIREMENTS

4. **ZONING INFORMATION:** The following information must be listed on the lower right-hand corner of the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning designation; (c) floor area ratio or density in units per acre; (d) lot area (in square feet); and (e) total number of parking spaces.
5. **CERTIFICATION OF BUILDING PERMIT PLANS:** The project architect shall certify in writing that the architectural design shown in the building permit plans match the plans approved by the City Council/Zoning Administrator. Any changes must be clearly noted. The project architect shall also certify that the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.
6. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a public hearing, which can be referred to City Council.
7. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for the foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.
8. **COLOR CHIPS:** Color chips shall be attached to the title sheet of two sets of the building permit drawings and the color scheme shall be shown on the elevations.

SITE DEVELOPMENT AND BUILDING DESIGN

9. **BUILDING DESIGN MODIFICATIONS:** The applicant shall submit revised plans addressing architectural design, building materials, colors, landscaping, and/or other site or building design details as identified below, based on direction from the Development Review Committee (DRC), and subject to review and approval by the Zoning Administrator prior to issuance of a building permit:
 - a. Continue to work with staff on the design of the office parking garage to provide visually interesting screening through design features that complement the appearance of other garage elements and adjacent on-site buildings.
 - b. Continue to work with staff to enhance the entry plaza of the residential condominium building along Terra Bella Avenue to create an inviting area with a unique art/landscape element to signify the project entrance.
10. **SOUND WALL:** The applicant shall work with staff to refine the design of the sound wall along the northern property line/U.S. 101 on-ramp to provide a finished appearance that complements the proposed adjacent building materials. **(PROJECT-SPECIFIC CONDITION)**
11. **PUBLIC PLAZA:** The building permit and off-site improvement plans shall include details for the public plaza design, landscape, art, and programming for review and approval by the Zoning Administrator prior to building or excavation permits are issued.
12. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately owned open space, improvements, and/or other facilities located along public rights-of-way, including pedestrian sidewalks, walkways,

plazas, and bicycle improvements, which shall be publicly accessible. The applicant shall have the right to establish and enforce reasonable rules and regulations for the use of the open space, but shall not restrict access with fencing or other design/operational barriers.

13. **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.
14. **TRIM MATERIALS:** Trim materials throughout the project shall be wood or high-density foam trim. Details of the specific placement and utilization 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.
15. **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.
16. **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.
17. **RECESSED WINDOWS:** All windows shall be recessed from the face of the building a minimum of 2" unless approved as part of the project design.
18. **GROUND-FLOOR TRANSPARENCY:** Storefronts and windows must maintain a minimum 75 percent transparency along the ground floor of the building(s) at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Sunshades which maximize transparency while providing UV light screening for building occupants may be permitted, subject to review and approval by the Zoning Administrator.
19. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance, for final selection and approval by the Zoning Administrator. At a minimum, the mock-up shall include siding, trim, windows, tiles, stucco finishes, panel facade (perforated and corrugated perforated), and paint samples.
20. **ROOF EQUIPMENT:** All roof equipment must be concealed behind opaque (solid) screening designed to complement the building. Details of the roof equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
21. **RELOCATION OF ANTENNA/TELECOMMUNICATION EQUIPMENT:** The applicant is required to coordinate with the telecommunications provider(s) with equipment installed at 1062 Linda Vista Avenue to relocate the facility(ies) to the rooftop of the office building on-site, behind the roof screen. Any design or location alternative will require review and approval by the Zoning Administrator. A separate permit is required for the installation of any new facility, including the relocation of an existing facility. **(PROJECT-SPECIFIC CONDITION)**
22. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
23. **GROUND-FLOOR COMMERCIAL AREA:** This project is required to provide 3,000 square feet of ground-floor retail space. Other non-retail general commercial uses may be allowed in this space with review and approval by the Zoning Administrator public hearing process.

24. **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.
25. **TRASH ENCLOSURE PAD:** 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.
26. **FENCE/WALL:** All fencing and walls are to be shown on construction plans submitted for building permit review and shall not exceed 8' 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 requirements.
27. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped. Double stripes shall be 12" apart, from outside edge to outside edge of the stripe. The 8-1/2' parking space width is measured from the center of one double stripe to the other, such that the space between stripes is 7-1/2'. For parallel parking spaces, only single-striped is required. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.
28. **VISITOR GUEST PARKING:** As shown on the project plans, at least 15 surface parking spaces shall be reserved for residential guests. The final location of all visitor parking shall be shown on the building permit plans and include appropriate signage and/or pavement markings, subject to review and approval by the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
29. **VEHICLE PARKING AND LOADING DESIGNATIONS:** The project shall provide:
 - a. Loading, delivery, and moving truck location(s) shall be shown in building permit drawings consistent with the approved plans, which can be accommodated in combined or separate areas on-site; and
 - b. The minimum amount of electric vehicle (EV) spaces required per Chapter 8 of the City Code.**(PROJECT-SPECIFIC CONDITION)**
30. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the application for building permit. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.
31. **BIKE PARKING FACILITIES:** The applicant shall provide the following bike parking facilities:
 - a. **BIKE RACKS:** The applicant shall provide bicycle racks to meet the 10 short-term outdoor parking spaces for condominium units and 21 short-term outdoor parking spaces for the apartment building. The racks shall be an "inverted U," or equivalent as approved by the Zoning Administrator, and 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 locating them there is otherwise infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault.
 - b. **BIKE STORAGE:** The applicant shall provide an interior bike storage room to accommodate at least 100 Class 1 secure bicycle storage spaces serving the condominium building and 203 secure spaces serving the apartment building, as approved by the Zoning Administrator. A written building management policy of permitting

bicycles to be stored in private offices or in designated areas within the structure where adequate security is provided may be approved by the Zoning Administrator as an alternative to bike locker facilities.

- c. **BIKE REPAIR STATION:** The applicant must provide a bicycle repair station on-site within the condominium and apartment buildings to accommodate basic bike repairs and maintenance needs.

(PROJECT-SPECIFIC CONDITION)

- 32. **PARKING SHORTAGE:** Should a parking shortage arise at this site, the Zoning Administrator may hold a public hearing to review the parking problem and require the applicant to implement appropriate means to resolve the shortage including procedures for addressing a parking shortage by adjusting parking rules, regulations, shared parking arrangement, and operational procedures. The public hearing shall be in accordance with Chapter 36, Article XVI, Division 6, of the City Code.
- 33. **PARKING MANAGEMENT PLAN (SHARED PARKING):** Prior to building permit issuance, the applicant shall develop a parking management plan describing parking allocation for residents, guests, office, and commercial uses within the project, subject to administrative approval by the Zoning Administrator prior to building permit issuance. Prior to building occupancy, the applicant shall provide a recorded copy of the shared facilities agreement reviewed and approved by the Zoning Administrator. The shared facilities agreement shall provide details of the shared parking between office, condominiums, and apartment buildings and management of the facilities, including procedures for addressing a parking shortage by adjusting parking rules and regulations. **(PROJECT-SPECIFIC CONDITION)**

GREEN BUILDING AND SUSTAINABILITY MEASURES

- 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 122 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.
- 35. **ENERGY MONITORING:** To support energy management and identify opportunities for energy savings, the project shall provide submeters or equivalent combinations of sensors to record energy-use data (electricity, natural gas, etc.) for each major energy system(s) in all new buildings. **(PROJECT-SPECIFIC CONDITION)**

LANDSCAPING

- 36. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the curb must be included in the Building Inspection Division application. Minimum plant sizes are flats or 1-gallon containers for ground cover, 5-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations (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.
- 37. **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.

38. **STREET TREE:** 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 return the original to the Parks Division, located at 235 North Whisman Road, and provide a duplicate copy to the Building Inspection Division with building permit submittal.
39. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the nine remaining Heritage trees 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.
40. **ARBORIST INSPECTIONS:** During demolition activity and upon demolition completion, a qualified arborist shall inspect and verify the measures described in the arborist report are appropriately implemented for construction activity near and around the preserved trees, including the critical root zones. Should it be determined that the root systems are more extensive than previously identified and/or concerns are raised of nearby excavation or construction activities for the project foundation or underground parking garage, the design of the building and/or parking garage may need to be altered to maintain the health of the trees prior to building permit issuance.
41. **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.
42. **LANDSCAPE SCREENING:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.

HERITAGE TREES

43. **IMPLEMENTATION:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit is secured and the project is pursued, unless approved by the Zoning Administrator to enable utility improvements on site related to the proposed project.
44. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree with two replacement trees, for a total of 46 replacement trees. Each replacement tree shall be no smaller than a 24” box and shall be noted on the landscape plan as Heritage replacement trees.
45. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist’s report prepared by Ray Morneau and dated March 9, 2020 shall be included as notes on the title sheet of all demolition, 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.
46. **TREE MITIGATION AND PRESERVATION PLAN:** The applicant shall develop a tree mitigation and preservation plan to avoid impacts on regulated trees and mitigate for the loss of trees that cannot be avoided. Routine monitoring for the first five years and corrective actions for trees that consistently fail the performance standards will be included in the tree mitigation and preservation plan. The tree mitigation and preservation plan will be developed in accordance with Chapter 32, Articles I and II, of the City Code, and subject to approval of the

Zoning Administrator prior to removal or disturbance of any Heritage trees resulting from project activities, including site preparation activities.

47. **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 working days per damaged tree.

SIGNS

48. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require a separate Planning and/or building permit. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.
49. **EXISTING SIGNAGE:** All existing signs on the future residential parcels shall be removed, and a new sign application shall be submitted in compliance with Chapter 36, Article XII, of the City Code. Existing signs serving the office building may remain on the office parcel.
50. **SIGN PROGRAM:** The applicant shall develop an overall sign program for this property as part of a separate Planning permit. The program shall identify suitable sign locations, types, sizes, colors, and materials. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.

TRANSIT-RELATED PROGRAMS AND OFF-SITE IMPROVEMENTS

51. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner, property managers, and homeowners association (HOA) or their representative(s) (collectively "the owners") shall prepare and are required to maintain a TDM program for the life of the project, which will achieve a minimum eight percent (8%) reduction in peak-hour vehicle trips to the site. The TDM program measures shall be formally accepted by the property owner prior to building permit issuance through a legal agreement or recorded document, as determined by the City Attorney, with contents to the satisfaction of the Zoning Administrator. The mandatory TDM measures for the project include:
- a. Join and maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) or other association or institution providing transportation services ("TMA") that has specific programs available for residential communities for the life of the project.
 - b. Provide bike repair facility in each of the residential buildings on-site.
 - c. Provide information regarding parking, on-site bike share opportunities, shuttles, transit facilities, and shared mobility opportunities.
 - d. Participate in the Santa Clara Valley Transportation Authority (VTA) SmartPass Program, or an equivalent transit pass program. The owners shall offer VTA SmartPass to any resident and the employee of the apartment building who requests it for the life of the project. The owners shall also offer one-year VTA SmartPass to all the condominium owners with the purchase of the unit.
 - e. Provide 303 long-term Class I bicycle storage split between apartments and condominiums as per the Mountain View City Code. This includes 100 secure spaces serving the condominium building and 203 spaces serving the apartment building.
 - f. Provide 31 short-term outdoor bicycle parking spaces split between apartments (21) and condominium (10) buildings.

- g. Provide a Wi-Fi lounge area to facilitate telecommuting.
- h. Appoint an on-site TDM coordinator to manage and monitor commute alternative programs for both the apartments and the condominium land uses. The commute coordinator’s responsibilities include the following:
 - 1. Organizing and implementing promotional programs;
 - 2. Updating information on the physical and/or online information board/kiosk;
 - 3. Providing trip-planning assistance and/or ride-matching assistance to residents and employees who are considering an alternative mode for their commute;
 - 4. Providing information about the subsidized mode programs (including transit, Zipcar, and bike share);
 - 5. Managing annual driveway counts; and
 - 6. Supplying up-to-date transit schedules and route maps for VTA and Caltrain.
- i. Establish and implement a bike-share program on-site. The program will be monitored and administered by the TDM coordinator. Provide a total of 10 bike-share bicycles on-site.

(PROJECT-SPECIFIC CONDITION)

52. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** The property owner, property managers, and homeowners association (HOA) or their representative(s) (collectively “the owners”) 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 eight percent (8%) vehicle trip reduction at the project site. The TDM report shall be prepared by an independent third-party consultant and paid for by the owners; the consultant shall work with the property’s TDM coordinator. The TDM report will include parking counts to measure the peak parking demand and resulting parking rate on the project site and through driveway traffic counts.
- a. **TDM Reporting:** The initial TDM report for the project will be submitted one year after the granting of the Certificate of Occupancy for half of the total residential units in the project. Subsequent reports will be collected annually and submitted to the Community Development Department.
 - b. **Report Requirements:** The TDM report shall either: (1) state that the project has achieved eight percent (8%) peak-hour vehicle trip reduction or higher, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the project has not achieved the eight percent (8%) peak-hour vehicle trip reduction, providing an explanation of how and why the goal has not been reached and a description of additional measures that will be adopted in order to attain the TDM goal of eight percent (8%) peak-hour vehicle trip reduction.

(PROJECT-SPECIFIC CONDITION)

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

NOISE

54. **MECHANICAL EQUIPMENT:** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.
55. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only, and the heating, ventilation, and air conditioning system shall be maintained to ensure that all windows and doors can remain closed when the noise-generating activities are in operation.
56. **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 licensed acoustical engineer prior to building permit submittal.
57. **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.
58. **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.

CC&RS AND DISCLOSURES

59. **CC&Rs:** Four copies of the proposed Covenants, Conditions, and Restrictions (CC&Rs) for the homeowners association shall be submitted to the Planning Division and approved by the City Attorney prior to building permit issuance. The applicant shall attach a completed CC&R checklist to the CC&Rs upon submittal along with associated review fee made payable to the Mountain View City Attorney's Office. The checklist can be obtained in the Planning Division Lobby or call at 650-903-6306.

LEGAL AGREEMENTS AND FEES

60. **COMMUNITY BENEFIT PACKAGE:** In compliance with the General Plan, the applicant is required to provide public benefit(s) in exchange for additional development intensity and to advance the goals and policies of the General Plan in regard to intensification of land uses in the area and better connections with surrounding areas. The applicant's public benefit program has a total estimated value of \$4,177,985, which includes a credit in the amount of

\$2,879,270 for the Public Utility Easement through the site for sewer and water utility improvements and connections which support future growth in the City, and requires a total payment to the City of \$1,298,715. Payment of the \$1,298,715 community benefit funds may be paid in two separate payments prior to issuance of first foundation, excavation, or new structure building permit for the two separate residential portions of the project. The amount to be paid with the apartment portion of the project would be \$1,038,972, and the amount to be paid with the condominium portion of the project would be \$259,743. **(PROJECT-SPECIFIC CONDITION)**

61. **NOTICE OF DEVELOPMENT RESTRICTIONS:** A Notice of Development Restrictions indicating the related development permit conditions that are to be completed with the development of the property is required for all planned developments and common-interest developments. The notice shall be in a form approved by the Planning Division and City Attorney's Office and shall be signed and notarized by the subdivider. The approved and executed Notice of Development Restrictions must be recorded on the land of the subdivision before the approval of the parcel or final map.
62. **INDEMNITY AGREEMENT:** Prior to the issuance of any building permits (including demolition permits), the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and its officers, agents, and employees in any action brought by a third party to void this Development Review Permit. The agreement shall be in a form satisfactory to the City Attorney and Zoning Administrator. It shall run with the land and shall not be amended without prior City consent.
63. **AVIGATION EASEMENT:** As required by the Santa Clara County Airport Land Use Commission, an avigation easement shall be recorded for the property prior to the issuance of building permits. Proof of an executed avigation easement shall be provided to the Planning Division.

CONSTRUCTION PRACTICES AND NOTICING

64. **SINGLE-PHASE DEVELOPMENT:** The project as approved shall be done in a single phase. A phased building permit and phased construction schedule may be reviewed and approved at the discretion of the Chief Building Official.
65. **WORK HOURS:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. At the discretion of the Chief Building Official, the general contractor or the developer may be required to erect a sign at a prominent location on the construction site to advise subcontractor and material suppliers of the working hours. Violation of this condition of approval may be subject to the penalties outlined in Section 8.6 of the City Code and/or suspension of building permits.
66. **CONSTRUCTION PARKING:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project by contractors or other continued operations on-site. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
67. **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 to the Planning Division for review prior to issuance of building permits.
68. **DISTURBANCE COORDINATOR:** The project applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance

coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.

69. **AIR QUALITY:** The applicant will be required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.
70. **BASIC AIR QUALITY CONSTRUCTION MEASURES:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by the BAAQMD or contractor as appropriate, such as: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; and (f) post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. The BAAQMD's phone number will also be visible to ensure compliance with applicable regulations.
71. **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) contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
72. **DISCOVERY OF HUMAN REMAINS:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.
73. **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.

74. **PRECONSTRUCTION NESTING BIRD SURVEY:** To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows:

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

TECHNICAL REPORTS

75. **GEOTECHNICAL REPORT:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City prior to the issuance of building permits, and the recommendations made in the geotechnical report will be implemented as part of the project. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; method for backdraining walls to prevent the buildup of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

MITIGATION MEASURES

76. **MITIGATION MEASURE AIR-1: EXHAUST EMISSIONS REDUCTION MEASURES:** The project applicant shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleetwide average 77 percent to 81 percent reduction of DPM, considered as PM10 exhaust. One feasible plan to achieve this reduction would include the following:

1. All diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 3 engines, and this equipment shall include CARB-certified Level 3 Diesel Particulate Filters or equivalent. Equipment that meets U.S. EPA Tier 4 standards for particulate matter emissions or use of equipment that is electrically powered or uses nondiesel fuels would also meet this requirement;
2. Use electric-powered building cranes;
3. Use electric-powered portable equipment, which shall include air compressors and welders; and
4. Minimize diesel generator use by providing line power to the construction sites prior to building construction.

Note that the construction contractor could use other measures to minimize construction-period DPM emission to reduce the estimated cancer risk below the thresholds. The use of equipment that includes Tier 2 engines and CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., nondiesel) could meet this requirement. Alternatively, a combination of measures may be implemented, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to below performance standards of an increased cancer risk of 10 in one million and a localized PM2.5 concentration of 0.3 µg/m³.

77. **MITIGATION MEASURE BIO-1: SPECIAL-STATUS BAT PROTECTION MEASURES:** In coordination with the City, a preconstruction survey for special-status bats shall be conducted by a qualified biologist in advance of tree and structure removal within the project site to characterize potential bat habitat and identify active roost sites. Should potential roosting habitat or active bat roosts be found in trees and/or structures to be removed under the project, the following measures shall be implemented:

- Removal of trees shall occur when bats are active, approximately between the periods of March 1 to April 15 and August 15 to October 15; outside of bat maternity roosting season (approximately April 16 to August 14) and outside of months of winter torpor (approximately October 16 to February 28), to the extent feasible.
- If removal of trees during the periods when bats are active is not feasible and active bat roosts being used for maternity or hibernation purposes are found on or in the immediate vicinity of the project site where tree and building removal is planned, a no-disturbance buffer of 100' shall be established around these roost sites until they are determined to be no longer active by a qualified biologist. A 100' no-disturbance buffer is a typical protective buffer distance; however, it may be modified by the qualified biologist depending on existing screening around the roost site (such as dense vegetation) as well as the type of construction activity which would occur around the roost site.
- The qualified biologist shall be present during tree removal if potential bat roosting habitat or active bat roosts are present. Trees with active roosts shall only be removed when no rain is occurring or is forecast to occur for three days and when daytime temperatures are at least 50°F.
- Removal of trees with potential bat roosting habitat or active bat roost sites shall follow a two-step removal process:
 1. On the first day of tree removal and under supervision of the qualified biologist, branches and limbs not containing cavities or fissures in which bats could roost shall be cut only using chainsaws.
 2. On the following day and under the supervision of the qualified biologist, the remainder of the tree may be removed either using chainsaws or other equipment (e.g., excavator or backhoe).

78. **MITIGATION MEASURE CUL-1: PROTOCOL FOR INADVERTENT DISCOVERY OF ARCHAEOLOGICAL RESOURCES:** If indigenous or historic-era archaeological resources are encountered during project construction activities, all activity within 100' of the find shall cease, and the find shall be flagged for avoidance. The City and a qualified archaeologist, defined as one meeting the U.S. Secretary of the Interior's Professional Qualifications Standards for Archeology, shall be immediately informed of the discovery. The qualified archaeologist shall inspect the find within 24 hours of discovery and notify the City of their initial assessment. Indigenous archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-era materials might include building or structure footings and walls, and deposits of metal, glass, and/or ceramic refuse.

If the City determines, based on recommendations from the qualified archaeologist, that the resource may qualify as a historical resource or unique archaeological resource (as defined in CEQA Guidelines Section 15064.5) or a tribal cultural resource (as defined in PRC Section 21074), the resource shall be avoided if feasible. Avoidance means that no activities associated with the project that may affect cultural resources shall occur within the boundaries of the resource or any defined buffer zones. If avoidance is not feasible, the City of Mountain View shall consult with appropriate Native American tribes (if the resource is indigenous) and other appropriate interested parties to determine treatment measures to avoid, minimize, or mitigate any potential impacts to the resource pursuant to PRC

Section 21083.2 and CEQA Guidelines Section 15126.4. This shall include documentation of the resource and may include data recovery or other measures. Treatment for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource. The resource and treatment method shall be documented in a professional-level technical report to be filed with the California Historical Resources Information System. Work in the area may commence upon completion of approved treatment and under the direction of the qualified archaeologist.

79. **MITIGATION MEASURE HAZ-1A: SOIL MANAGEMENT PLAN AND AIR MONITORING PLAN:** Prior to commencement of construction, the project applicant shall prepare and obtain Santa Clara County Department of Environmental Health (SCCDEH) written approval of a Soil Management Plan (SMP) and Air Monitoring Plan (AMP) that shall include consideration of the specific protocols and procedures identified below, as guided by the recommendations of the May 8, 2019 Cornerstone Earth Group Peer Review Letter (Appendix I). The specific elements of the SMP and AMP shall be approved by SCCDEH, but shall consider (but not be limited to) the following elements:

- Protocols and procedures for determining when soil and air sampling and analytical testing should be performed.
- Monitoring of vapors during excavation and grading activities (as guided by the procedures outlined by Cornerstone Earthwork Group in Appendix I and in consultation with SCCDEH).
- Segregation and stockpiling of excavated soil in contact with groundwater. This soil shall be placed at a designated, plastic-lined stockpile area, and sampled per Department of Toxic Substances Control's (DTSC's) protocols to determine if soil can be reused on-site or if soil is required to be disposed off-site at a permitted facility.
- Protocols for management of groundwater discharges during excavation dewatering. Protocols shall be prepared to evaluate water quality and discharge/disposal alternatives. The pumped water shall not be used for on-site dust control or any other on-site use.
- Protocols for management of project site risks during earthwork activities in areas where impacted soil, soil vapor, and/or groundwater are present or suspected. Worker training requirements, health and safety measures, and soil handling procedures shall be described.
- During earthwork excavation activities (trenching approximately 5' or deeper) and/or any trench with ponded groundwater, daily ambient air samples shall be collected at the project site perimeter. Ambient air samples shall be collected and analyzed for TCE per the requirements outlined by SCCDEH. If the response action level is exceeded, DEH must be notified within two working days, and specific response actions are required to determine if additional Hazards and Hazardous Materials mitigation and worker protection measures are necessary. If the above action levels are not exceeded in the first three days of perimeter air monitoring, the monitoring shall be reduced to one event per work week.
- Excavated soils from approximately 5' or deeper shall be field-screened for the presence of Volatile Organic Compounds (VOCs). Potentially contaminated soil shall be segregated and stockpiled at a designated, plastic-lined stockpile area for subsequent testing and laboratory analyses to determine if the soil can be reused on-site or if it is required to be disposed off-site at a permitted facility.
- Evaluation and documentation of the quality of any soil imported to the project site shall follow the Information Advisory Clean Imported Fill Material (DTSC, October 2001). Soil containing chemicals exceeding the current residential (unrestricted use) screening levels or typical background concentrations of metals shall not be accepted.

- Evaluation of the residual contaminants to determine if they will adversely affect the integrity of below-ground utility lines and/or structures (e.g., the potential for corrosion).
- Measures to reduce soil vapor and groundwater migration through trench backfill and utility conduits. Such measures shall be finalized in conjunction with SCCDEH and will include placement of low-permeability backfill “plugs” at specified intervals on-site and at all locations where the utility trenches extend off-site. In addition, utility conduits that are placed below groundwater shall be installed with watertight fittings to reduce the potential for groundwater to migrate into the conduits.
- Any removed utility line that is approximately 3” or greater in diameter shall be observed for sediment. If sediment is present, it shall be stockpiled as potentially contaminated material and sampled in accordance with the protocols outlined in the SMP.
- Prior to the start of any construction activity that involves below-ground work (e.g., mass grading, foundation construction, excavating or utility trenching), information regarding project site risk management procedures (e.g., a copy of the SMP) shall be provided to the contractors for their review, and each contractor shall provide such information to its subcontractors.
- The project applicant’s Environmental Professional shall assist in the implementation of the SMP and shall, at a minimum, perform part-time observation services during excavation, grading, and trenching activities. Within 60 days of completion of soil disturbance activities, the Environmental Professional shall prepare a report documenting compliance with the SMP. This report shall be submitted to the City and the SCCDEH.

Additionally, prior to the commencement of construction activities, each contractor performing earthwork or subsurface work at the project site shall prepare and submit a Health and Safety Plan (HSP) to the City that addresses the safety and health hazards of each phase of site operations that includes the requirements and procedures for employee protection. Workers conducting site investigation and earthwork activities in areas of contamination shall complete a 40-hour HAZWOPER training course (29 CFR 1910.120 (e)). The contractor shall be responsible for the health and safety of their employees as well as for compliance with all applicable Federal, State, and local laws and guidelines.

To ensure that the final SMP and AMP are able to consider the most current information regarding the project site and apply the most up to date and appropriate mitigation methods, SCCDEH will retain final discretion regarding the specific protocols and procedures to be included in the SMP and AMP and implemented at the site.

80. **MITIGATION MEASURE HAZ-1B: ADDITIONAL ASSESSMENTS, INVESTIGATIONS, AND/OR REMEDIATION.** SCCDEH shall be contacted to determine if additional investigation, mitigation, and/or remediation is required for PCB contamination detected on-site at a concentration of 0.622 mg/kg at a former transformer pad, exceeding its residential screening level (0.24 mg/kg).

SCCDEH shall be contacted regarding elevated PCE concentration in soil vapor detected at soil vapor probe SG-6 in EKI Environment & Water’s Phase I/II Environmental Site Assessment dated June 14, 2019 (see Appendix I) to determine if further investigation, mitigation, and/or remediation will be required for this area.

If a deep foundation system is proposed, the foundation of the building shall incorporate measures to help reduce the potential for the downward migration of contaminated groundwater, if any. These measures shall be identified in the Geotechnical Investigation report and the SMP and implemented as a part of the development plans.

The project applicant shall cooperate with SCCDEH, the San Francisco Regional Water Quality Control Board, and/or any other State or local oversight agency for the ongoing investigation and subsequent remediation, if

necessary, and implement any further requirements these agencies may have regarding subsurface contamination prior to occupation of the proposed improvements.

81. **MITIGATION MEASURE HAZ-1C: VAPOR MITIGATION SYSTEM:** A vapor mitigation system shall be installed for all residential and commercial structures, using the Vapor Intrusion Mitigation Advisory (DTSC, October 2011) as guidance for the design. Prior to obtaining construction-related permits, the project applicant shall submit Vapor Intrusion Mitigation System drawings and specifications to the City SCCDEH for their review and written approval. Upon SCCDEH's written approval, these drawings and specifications shall be incorporated into the building permit plans.

Within 60 days of completion of construction activities, the project applicant shall provide a Vapor Mitigation Completion Report to the City and the SCCDEH. The report shall document installation of the vapor control measures identified in the Vapor Intrusion Mitigation Plan, including final as-built design drawings, and present an Operation, Maintenance, and Monitoring Plan. The project applicant shall submit SCCDEH written approval of the Vapor Mitigation Completion Report to the City prior to the issuance of any occupancy permit. The project applicant shall also provide Institutional Controls and Financial Assurance, or proof that adequate funds are available for long-term maintenance and monitoring of the vapor intrusion mitigation system as required by SCCDEH, with a copy to the City, to ensure that future project site occupants are not exposed to unacceptable levels of VOC vapors.

To ensure that the final vapor mitigation measures are able to consider the most current information regarding the project site and apply the most up to date and appropriate mitigation methods, SCCDEH will retain final discretion regarding the specific protocols and procedures to be included in the Vapor Intrusion Mitigation System and implemented at the site.

Neighborhood and Housing Division – 650-903-6379

82. **BMR OWNERSHIP, PROVIDING UNITS:** Prior to issuance of the initial residential building permit, the applicant shall enter into a recorded agreement with the City that will require the applicant to provide at least 10 percent of the total number of dwelling units 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.
83. **BMR RENTAL, PROVIDING UNITS:** Prior to issuance of the initial residential building permit, the applicant shall enter into a recorded agreement with the City that will require the applicant to provide at least 15 percent of the total number of dwelling units within the development as Below-Market-Rate (BMR) 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.
84. **BMR, PROCESS:** Following project approval, the applicant shall contact the Housing and Neighborhood Services Division, 650-903-6379, and a BMR agreement will be prepared for the project. The applicant shall submit the following information (a) a copy of the first page of the Findings Report; (b) a copy of the page from the Findings Report that contains the Below-Market-Rate (BMR) condition(s); (c) a legal description of the property; (d) a plan indicating the location, size, and phasing of BMR units; and (e) additional information as requested by the Housing and Neighborhood Services Division.
85. **BMR, FRACTIONAL IN-LIEU FEES:** The building permit submittal shall identify the aggregate net new habitable square footage of all residential units in the project. Prior to the issuance of the first building permit for the residential development, the applicant shall pay a Rental Housing In-Lieu Fee as defined by the City fee schedule for all net new habitable square feet as applied to the total project.

86. **BMR, CONVERSION TO FOR-SALE CONDOMINIUMS:** The applicant has reserved the option to convert the rental units in the development to for-sale condominiums. Prior to issuance of the initial building permit, the applicant shall enter into recorded deed restrictions, covenants, resale restrictions, and other applicable conditions and documentation to ensure compliance with the City’s Below-Market-Rate (BMR) Program consistent with Chapter 36, Article XIV, Divisions 1 and 2, of the City Code and the BMR Housing Program Administrative Guidelines and Directives. At the time of conversion of the BMR rental units, the applicant, or their successors, shall notify the City prior to initiating the conversion and coordinate the conversion and sale of the BMR rental units to BMR ownership units with the City of Mountain View BMR Administrator. All converted BMR rental units shall be sold at affordable prices to income-eligible households consistent with Section D 12 of the Below-Market-Rate Housing Program Administrative guidelines. The total units required at the time of conversion will be remain consistent as proposed at the time of entitlements (10 percent). **(PROJECT-SPECIFIC CONDITION)**

Building Inspection Division – 650-903-6313

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

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

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

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

88. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2016 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC). Any projects submitted after January 1, 2020 will be subject to the 2019 California Codes.

89. **ACCESSIBILITY REQUIREMENTS:** The project is required to comply with:

- **CHAPTER 11A:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11A.
- **CHAPTER 11B:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.

- **PARKING (CHAPTER 11A):** Project will be required to comply with the accessible parking requirements in the CBC, Chapter 11A.
 - **PARKING (CHAPTER 11B):** Project will be required to comply with the accessible parking requirements in the CBC, Chapter 11B.
90. **ELECTRIC VEHICLE STATIONS:** Project is required to provide electric vehicle (EV) charging facilities per CalGreen Section 5.106.5.3 and MVCC Sections 8.20.42 to 8.20.46.
 91. **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).
 92. **APPROVALS REQUIRED:** This project requires the approval of the Santa Clara County Environmental Health Department (SCCHD) prior to submittal to the Building Inspection Division. Please visit SCCHD online at www.sccgov.org or by phone at 408-918-3400 to obtain information and requirements for approval.
 93. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate building permit.
 94. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the CBC.
 95. **ACCESSIBLE MEANS OF EGRESS:** Site must meet accessible means of egress per the CBC, Section 1009.
 96. **FIRE PROTECTION:** Dwelling and sleeping units shall meet the visible alarm notification requirements of the CBC, Section 907.5.2.2.
 97. **FIRE SPRINKLERS:** An automatic sprinkler system shall be installed for structures identified with Group R occupancy per the CBC, Section 903.2.8.
 98. **FIRE WALLS:** Provide the required Fire Wall Resistance Ratings per CBC Table 706.4c as amended in MVCC Section 8.10.22.
 99. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer *and* the Hazardous Materials Specialist. Please visit City of Mountain View – Fire & Environmental Protection Division online at www.mountainview.gov/fep or by phone at 650-903-6378 to obtain information and submittal requirements.
 100. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the CBC.
 101. **OCCUPANCY SEPARATION:** Proper separation to be provided between occupancies per the CBC, Table 508.4.
 102. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans for each occupied area per requirements of the CBC, Section 1004.
 103. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Please provide sufficient information at the time of building plan submittal to show how pedestrians will be protected per the CBC, Section 3306.

104. **PHOTOVOLTAIC:** Photovoltaic systems are to be a deferred submittal under separate building permit application.
105. **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.
106. **SURVEY:** A survey will be required to be completed to verify structure placement.
107. **SCHOOL IMPACT FEE:** Project will be subject to School Impact fees. To obtain information, fee estimates, and procedures. Please contact the following local school districts: Mountain View Los Altos High School District *and* Mountain View Whisman School District *or* Los Altos Elementary School District.
108. **ALTERNATE MATERIALS METHODS REQUEST (AMMR):** Any submittals of AMMRs are required to be formally submitted with the complete initial building submittal. AMMRs will be reviewed by the Chief Building Official during the plan check process; approvals of AMMRs are not provided or processed prior to submittal to the Building Inspection Division.
109. **DEMOLITION PERMIT(S):** Demolition permit(s) are issued under a separate permit application. Please visit the City of Mountain View – Building & Fire Division online at www.mountainview.gov/building or contact by phone at 650-903-6313 to obtain information and submittal requirements.

Fire Department – 650-903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

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

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

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

111. **FIRE SPRINKLER SYSTEM:** Provide an automatic fire sprinkler system to be monitored by a central station monitoring alarm company. This monitoring shall include water flow indicators and tamper switches on all control valves. Three (3) sets of shop-quality drawings shall be submitted for review and approval. 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. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (City Code Sections 14.10.28, 14.10.29, and California Fire Code Section 903.)

112. **STANDPIPE SYSTEM:** Provide a Class I standpipe system. (City Code Sections 14.10.30, 14.10.31, 14.10.32, and 14.10.33 and California Fire Code Section 905.)
113. **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.)
114. **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.
115. **ON-SITE WHARF HYDRANTS:** Provide ground-level wet standpipes (wharf hydrants). On-site wharf hydrants shall be so located as to reach any portion of combustible construction with 150' of hose. Installation shall be complete and the system shall be tested prior to combustible construction. The wharf hydrant shall be capable of providing a combination flow of 500 GPM with two 2.5" outlets flowing. Three (3) complete sets of shop-quality drawings shall be submitted for review and approval. (NFPA 24 (2016 Edition) and Mountain View Fire Department requirements.)
116. **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.)
117. **FIRE EXTINGUISHERS (COOKING AREAS):** Install Class K fire extinguishers in the commercial cooking equipment areas. (California Code of Regulations, Title 19, Chapter 3, and California Fire Code, Section 904.12.5.)
118. **FIRE EXTINGUISHING SYSTEMS:** Submit three (3) sets of shop-quality drawings for the cooking appliance fire extinguishing system(s). Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (California Fire Code, Section 904.2.2.)
119. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Three (3) complete sets of fire alarm system shop-quality drawings shall be submitted for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (California Fire Code, Section 907 and City Code, Section 14.10.34.)
120. **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.)
121. **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

122. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions or visit online at www.mountainview.gov/firerequirements. (California Fire Code, Section 506.)
123. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions. (California Fire Code, Section 506.)
124. **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 14.10.15, 14.10.16 and 14.10.17.)
125. **FIRE APPARATUS TURNAROUNDS:** Dead-end fire apparatus access roads in excess of 150' in length shall be provided with approved provisions for the turning around of apparatus. "Approved provisions" shall mean that turnarounds, in accordance with Mountain View Fire Department specifications, are provided in locations such that fire apparatus shall never be more than 150' away from the closest turnaround. Call the Building Inspection Division at 650-903-6313 for specifications. (California Fire Code, Section 503.)
126. **FIRE LANE MARKING:** "NO PARKING – FIRE LANE" signs shall be posted along fire lanes and curbs shall be painted red with the words: NO PARKING – FIRE LANE stenciled in white on the top and side of the curb. Call the Building Inspection Division at 650-903-6313 for specifications and application or visit online at www.mountainview.gov/firerequirements. (California Fire Code, Section 503.)
127. **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.)
128. **STRETCHER REQUIREMENTS:** In all structures four (4) or more stories in height, at least one elevator shall be provided with a minimum clear distance between walls or between walls and door, excluding return panels, of not less than 80"x54", and a minimum distance from wall to return panel of not less than 51" with a 42" side slide door, unless otherwise designed to accommodate an ambulance-type stretcher 84"x24" in the horizontal position. (California Building Code, Section 3002.)

EGRESS AND FIRE SAFETY

129. **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.)
130. **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.)
131. **FLOOR-LEVEL EXIT SIGNS:** Floor-level exit signs shall be provided in all interior exit corridors of Group A, E, I, and Group R2.1 occupancies and in all interior rated exit corridors serving guest rooms of hotels in R1 occupancies. (California Building Code, Section 1013.)

132. **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.)
133. **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.)
134. **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.)
135. **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.
136. **POSTING OF ROOM CAPACITY:** Any room used for assembly purposes shall have the capacity of the room posted in a conspicuous place near the main exit from the room. (California Building Code, Section 1004.3.)
137. **ON-SITE DRAWINGS:** Submit CAD (.dwg) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
138. **STAIRWAY IDENTIFICATION SIGNS:** In buildings four (4) or more stories in height, approved stairway identification signs shall be located at each floor level in all enclosed stairways. The sign shall identify the stairway and indicate whether there is roof access, the floor level, and the upper and lower terminus of the stairway. The sign shall be located 5' above the floor landing in a position which is readily visible when the door is in the open or closed position. (California Building Code, Section 1023.9.)
139. **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.)

EXTERIOR IMPROVEMENTS

140. **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. Call the Building Inspection Division at 650-903-6313 for specifications or view online at www.mountainview.gov/firerequirements. (California Fire Code, Section 304.3.)
141. **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. (City Code, Section 14.10.19.)

OTHER

142. **EMERGENCY ESCAPE OPENING ACCESS:** Provide clear space and ladder pads at ground level for emergency escape opening access in R and I-1 occupancies. Ladder pads shall be accessible by fire crews with a three-section, 12' long ladder. Awnings and window shades shall be designed to not interfere with ladder access. (California Building Code, Section 1030.) **(Not required in Type IIIA construction.)**
143. **EMERGENCY RESPONDER RADIO COVERAGE:** All buildings shall have approved radio coverage for emergency responders within the building. (California Fire Code, Section 510.)

RIGHTS-OF-WAY

144. **PUBLIC SANITARY SEWER AND WATER EASEMENT:** Dedicate a Public Sanitary Sewer Easement and Public Water Easement as required by the Public Works Director. The easement shall have a minimum width of 24' and shall have a hard, drivable surface such as asphalt concrete. The dedication statement shall specify that the easement shall be kept clear of trees, shrubs, and structures and that the property owner shall maintain the vehicle surfacing over the easement.
145. **TEMPORARY CONSTRUCTION EASEMENT:** The owner shall grant to the City of Mountain View a Temporary Construction Easement at no cost to the City for the construction of the extension of the water and sewer mains under U.S. 101. The easement shall be along the driveway from Terra Bella Avenue to provide access to the end of the mains. Additionally, the easement shall encompass the area north of the driveway for a width of 150', excluding the building footprint. The easement shall also encompass the area of the proposed public utility easement plus 10' on one side. The easement shall be via a separate document and not dedicated on the map.

FEEES

146. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the final map, as applicable, the applicant shall pay the map plan check fee in accordance with Sections 28.27.b and 28.19.b of the City Code per the rates in effect at time of payment.

An initial map plan check fee based on the Public Works adopted fee schedule shall be paid at the time of initial map plan check submittal.

147. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits and prior to approval of the final map, 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.

148. **TRANSPORTATION IMPACT FEE:** Prior to issuance of any residential building permits and prior to approval of the final map that creates the residential subdivision, 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.

149. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any residential building permits and prior to approval of the final map that creates the residential subdivision, 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. There are separate charges for different types of residential categories so that the capacity charges reasonably 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 and the building area and building use, respectively. Credit is given for the existing site use(s) and meter size(s), as applicable.

150. **SANITARY SEWER FAIR-SHARE CONTRIBUTION:** The Utility Impact Study by Schaaf & Wheeler, dated June 2019, identified performance and capacity deficiencies at downstream segments of the City sanitary sewer system contributed by the development beyond the levels anticipated under the adopted General Plan. Prior to issuance of the residential building permit and approval of the final map that creates the residential subdivision, the applicant shall be required to pay a proportionate fair-share contribution to the City to upsize the sanitary sewer pipelines in the system to achieve appropriate performance and capacity.
151. **PARK LAND DEDICATION FEE:** Prior to issuance of any building permits and prior to approval of the final map, or each final map if there are phased final maps, that create parcels for residential buildings, as applicable, the applicant shall pay the Park Land Dedication Fee (approximately \$20,000 to \$40,000 per unit) for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit. The project does not qualify for credits against the Park Land Dedication Fee for the private open space and recreational facilities under the current code. Provide the most current appraisal or escrow closing statement of the property with the following information to assist the City in determining the current market value of the land: (1) a brief description of the existing use of the property; (2) square footage of the lot; and (3) size and type of each building located on the property at the time the property was acquired.

STREET IMPROVEMENTS

152. **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, water meter for each residential building, retail space, and garage; sewer connection; fire water connections; new driveways; and 16" water and 21" sewer main.
153.
 - a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the issuance of the building permit or final map.
 - b. **BONDS/SECURITIES:** Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a cash deposit (100 percent) or provide a letter of credit (150 percent) securing the installation and warranty of the off-site improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department.
 - c. **INSURANCE:** Provide a Certificate of Insurance and endorsements for the 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 final. 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.
154. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions

of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and shall show, at a minimum, work areas, delineators, signs, and other traffic control measures required for work that impacts traffic on existing streets. Locations of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval. Off-site improvement plans (10 sets), an initial plan check fee and map 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 plans and final map. 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 2 half-size black-line sets, one Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit and final map. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.

155. **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).

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

156. **INFRASTRUCTURE QUANTITIES:** Upon submittal of the initial building permit and improvement plans, submit a construction cost estimate indicating the quantities of the 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.
157. **EXCAVATION PERMIT:** Upon submittal of the initial building permit and improvement plans, submit to the Public Works Department a complete Excavation Permit Application for all applicable work within the public right-of-way. Permit applications are available on the Internet from the Public Works Department website. All work within 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.
158. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, and textured concrete shall not be installed within the public street or sidewalk.
159. **CORNER STREET SIGHT TRIANGLE:** At street corners of controlled and/or uncontrolled intersections, the building architecture, landscaping, signage, and other above-ground improvements (including backflow preventers) shall conform to City Standard Detail A-23 Corner Intersection Visibility Traffic Safety Visibility Area.
160. **DRIVEWAY SIGHT TRIANGLE:** The building architecture, landscaping, signage, and other aboveground improvements (including backflow preventers) shall conform to City Standard Detail A-22, Side Street/Driveway Pedestrian and Vehicular Triangle of Safety.

CURBS, SIDEWALKS, AND DRIVEWAYS

161. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements. Existing nonconforming access ramps shall be reconstructed to comply with the ADA requirements.
162. **AMERICANS WITH DISABILITIES ACT 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.
163. **RED CURB AT CROSSWALKS:** Street curbs adjacent to a public crosswalk shall be painted red a minimum of 10' in each direction, as determined and approved by the City Traffic Engineer.
164. **RED CURB AT DRIVEWAY ENTRANCE:** Street curbs adjacent to the driveway entrance of an underground parking garage shall be painted red a minimum of 10' in each direction, as determined and approved by the City Traffic Engineer.

UTILITIES

165. **PUBLIC WATER AND SEWER MAINS:** A 16" water main and a 21' sanitary sewer main shall be designed and constructed per City of Mountain View Design Standards. The mains shall begin behind the property line on Shoreline Boulevard and terminate just past the Caltrans right-of-way. The design of the mains shall be shown on the off-site improvement plans.
166. **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.
167. **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.
168. **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. Both the condominium building and the office parking garage shall have its own water meter. Additionally, the retail space in apartment building shall have a water meter separate from the apartments.
169. **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.
170. **WATER METER BANK:** Water meters shall be arranged in a bank of meters and located behind the public sidewalk in the landscaped areas only in accordance with City standards. Water meters shall not be located in driveway approaches, concrete sidewalk areas, or next to the main driveway entrance so as not to impact the aesthetics of the entrance.
171. **WATER AND SEWER APPLICATIONS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit to the Public Works Department complete applications for water and sewer service if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid prior to issuance of any permits.

172. **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.
173. **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.
174. **UNDERGROUND SERVICES:** All new and existing electric and telecommunication facilities serving the site are to be placed underground, including transformers. The undergrounding of the new and existing overhead electric and telecommunication lines is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site. (If allowed by the City, aboveground transformers, power meters, and pedestals shall be located so they are screened or not visible from the street or to the general public, as approved by the Community Development and Public Works Departments.)
175. **JOINT UTILITY PLANS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit 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. These plans shall be combined and made a part of the improvement plans. 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 final map.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

176. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
177. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways (other than single-family residential) shall not surface-drain across public sidewalks or driveway aprons. A 2'x2' inlet/cleanout box is required at or near the property line for connections to the City storm drains. For developments that do not require a subdivision map, a connection to the City's storm main requires: (1) a written request to the Public Works Director; (2) payment of storm drainage fees; and (3) approval from the Public Works Department, unless the storm drainage fees were paid in the past for the property.
178. **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.

SOLID WASTE AND RECYCLING

179. **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.

180. **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 Solid Waste and Recycling Section prior to issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.

181. **TRASH ENCLOSURE DESIGN AND DETAILS:**

Trash management plan and details shall be included in the initial building permit plans and include the following:

- Trash room layout and trash staging area (including dimensions) with minimum number of bins/carts as shown below:

Building A - Apartments

	Quantity	Size	Type
Trash	2	3 CY	Compactor
Paper	1	3 CY	Compactor
Containers	3	2.3 CY	Bin
Compost	3	96 Gal	Cart

Building B - Condominiums

	Quantity	Size	Type
Trash	2	3 CY	Compactor
Paper	1	3 CY	Compactor
Containers	2	2.3 CY	Bin
Compost	2	96 Gal	Cart

Retail

	Quantity	Size	Type
Trash	1	3 CY	Bin
Mixed Recycle or Cardboard	1	3 CY	Bin
Compost	1	96 Gal	Cart

- The trash, recycling and compost from this project will be collected from a trash staging area. All trash, recycling, and compost containers must be transported by the property owner/manager to the approved holding area on service day. The staging area shall be minimum 55' long x 7' deep and include a concrete stress pad extending a minimum of 10' beyond this area. The concrete pad will be designed to accommodate the weight of a 60,000-pound collection vehicle. The staging area shall be flush to street (no curb) in order to move the bins to the collection vehicle. Staging area shall be shown on all site plans in initial building permit plans (architectural, civil, landscape).
- Compactors will be used for trash only or for paper only. Containers will be collected separately in bins. Twice-per-week collection will be allowed for trash and paper compactors only. There will be enough bins/carts provided for container recycling and compost so that once per week collection is adequate. Vertical compactor receiving units must be compatible with the collection company's vehicles in order to service.
- This development must utilize three trash chutes, for Residential Buildings A and B to collect trash and recycling. Chutes must be designed to collect three separate material streams: trash, containers, and paper. At each location where residents have access to the chutes, room shall be available for containers (slim jims) to collect separated organics (food scraps). Property will provide the chute room containers. Property

maintenance will be responsible for transporting this material to the carts in the trash rooms. All bins must be placed in staging area on collection day. The retail trash room will not have chutes.

- All chute vestibules 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.
- Exhibit site circulation plan providing proper turn radius for collection vehicle (outside 41' /inside 34').
- Prior to occupancy, or partial occupancy, the staging area must be accessible to the collection company. Travelways must be complete for proper vehicle circulation.
- Trees along drive aisle must be maintained at no less than 15' clearance in order to not interfere with collection vehicle.
- All equipment (e.g., compactors, containers, towing mechanisms, etc.) must be in place prior to a Certificate of Occupancy (temporary or final) being granted. Property management shall provide 60 day notice to the City's waste hauler in order to set up collection services. If purchasing own equipment, proof of purchase along with an installation date must be provided during building plan review.

182. **TRASH ROOMS AND/OR ENCLOSURES:** Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers. Trash room/enclosures shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."

MISCELLANEOUS

183. **CONSTRUCTION MANAGEMENT PLANS:** 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 showing 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 construction vehicles and equipment parking area, material storage and lay-down area, 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. 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. Sidewalk closure or narrowing is not allowed during any on-site construction activities.

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

184. **SOIL AND GROUNDWATER CONTAMINATION:** Permittee/Contractor is advised that the project is located in or in close proximity to an area of known soil and groundwater contamination. Permittee/Contractor is responsible for working with the Santa Clara County Department of Environmental Health, the lead regulatory agency, to obtain the appropriate clearances and/or recommendations for work in the contaminated area.

185. **HEALTH AND SAFETY MEASURES:** Work within soil and groundwater contamination areas may expose workers to contaminants in the soil, groundwater, and associated vapors. Permittee/Contractor is responsible for preparing and implementing an appropriate health and safety plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other State and Federal requirements.

186. **WATER RESOURCES PROTECTION COLLABORATIVE (WRPC):**
Santa Clara Valley Water District (District) records indicate that nine properly destroyed wells are located on the subject property. Because the wells are considered properly destroyed, no action is necessary to protect them or to bring them into compliance with the District Well Ordinance.

Santa Clara Valley Water District (District) records indicate that one abandoned well may be located on the subject property. If this well is found on the subject property during development, it must be properly destroyed under permit from the District or registered with the District and protected from damage.

While the District has records for most wells located in the County, it is always possible that a well exists that is not in the District's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from the District or registered with the District and protected from damage.

For more information, please call the District's Well Ordinance Program Hotline at 408-630-2660.

187. **CALTRANS PERMIT:** 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.

188. **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."

189. **PRELIMINARY TITLE REPORT:** Upon 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, their type of ownership (individual, partnership, corporation, etc.), and legal description of the property involved to the Public Works Department. The title report shall be dated within six months of the initial plan submittal. This information is required for the preparation of Public Works agreements and documents. Include all easements and agreements referenced in the title report.

190. **SUBDIVISION:** This site plan is a subdivision of an existing parcel(s). Any combination or division of land for purpose of sale, lease, or financing requires the filing and approval of a preliminary parcel or tentative map, completion of all conditions of subdivision approval, and the recordation of the parcel or final map, all prior to issuance of the building permit. In order to place the approval of a final map on the Council agenda, all related materials must be completed and approved a minimum 40 calendar days prior to the Council meeting.

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: www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=13392.

191. **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.
192. **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.
193. **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.
194. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
195. **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.
196. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10 percent; (b) using mulches in planter areas without ground cover to avoid sedimentation runoff; (c) installing plants with low water requirements; and (d) installing appropriate plants for the location in accordance with appropriate climate zones. Identify which practices will be used in the building plan submittal.
197. **EFFICIENT IRRIGATION:** Common areas shall employ efficient irrigation to avoid excess irrigation runoff. Examples include: (a) setting irrigation timers to avoid runoff by splitting irrigations into several short cycles; (b) employing multi-programmable irrigation controllers; (c) employing rain shutoff devices to prevent irrigation after significant precipitation; (d) use of drip irrigations for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and (e) use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. Identify which practices will be used in the building plan submittal.
198. **FIRE SPRINKLERED BUILDINGS:** New buildings that will have fire sprinkler systems shall be provided with a sanitary sewer drain in a protected area, which can adequately accommodate sprinkler water discharged during sprinkler system draining or activation of the inspector test valve. Show the location and provide a detail of fire sprinkler drain on the plans.
199. **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.

200. **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").
201. **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.
202. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
203. **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.

204. **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.scvrppp-w2k.com/consultants_list.shtml

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