

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

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE
A MASTER PLAN FOR DISTRICT PARKING; PLANNED COMMUNITY PERMIT
AND DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A FIVE-STORY,
799,482 SQUARE FOOT OFFICE BUILDING ABOVE ONE LEVEL
OF UNDERGROUND PARKING, A FOUR-LEVEL PARKING GARAGE,
AND SITE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT;
AND A HERITAGE TREE REMOVAL PERMIT TO REMOVE
414 HERITAGE TREES AT 1860-2159 LANDINGS DRIVE

WHEREAS, an application was received from Google for a Master Plan for district parking; Planned Community Permit and Development Review Permit to construct a five-story, 799,482 square foot office building above one level of underground parking, a four-level parking garage, and site improvements associated with the development; and a Heritage Tree Removal Permit to remove 414 Heritage trees; and

WHEREAS, the Environmental Planning Commission (EPC) held a public hearing on June 3, 2020 on said applications and recommended approval to the City Council subject to the required findings;

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

1. Hereby recommends the City Council approve the Planned Community Permit pursuant to the following required findings in Section 36.50.55 of the City Code:

a. The proposed use or development is consistent with the provisions of the P-39 (North Bayshore) Precise Plan with one requested exception to the building placement and frontage location requirement, which is allowed by the Precise Plan with approval. 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; the implementation of wildlife-friendly site planning, building, and design strategies; and an office use which is compatible with the surrounding use;

b. The proposed use or development is consistent with the General Plan Land Use Designation of High-Intensity Office, which allows intensities up to 1.0 Floor Area Ratio (FAR) for highly sustainable developments that provide innovative site, architectural, and landscape designs and transportation demand management measures which support the City's goals for reducing trips and ecological preservation in the North Bayshore Area. The project provides a LEED Platinum®-designed building; native landscaping throughout the site; a Transportation Demand Management (TDM) Program, which will reduce peak-hour trips to the project as well as meet the City's single-occupant vehicle goals; and provide funding and improvements for off-site transportation improvements within the North Bayshore Area, which will further the City's transportation goals;

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 with office uses; 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 the proposed site layout, building design, and office use are compatible with the surrounding environment of office developments and other commercial uses;

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 provides an office use which 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. 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 is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found that with implementation of the North Bayshore Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the North Bayshore Precise Plan EIR, Subsequent EIR, and 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed construction of a 799,482 square foot office building above one level of podium parking, a four-level parking garage, and site improvements associated with the development would not result in any new environmental impacts beyond those evaluated in these environmental documents.

2. Hereby recommends the City Council approve the Development Review Permit pursuant to the following required findings in Section 36.44.70 of the City Code:

a. The project complies with the general design considerations as described by the purpose and intent of the Zoning Ordinance, the General Plan, and any City-adopted design guidelines because the office project is consistent with the General Plan goals and policies of the North Bayshore Change Area and the High-Intensity Office Land Use Designation and the standards and guidelines of the P-39 (North Bayshore) Precise Plan with the development standard exception to the building placement and frontage location requirement, which is allowed by the Precise Plan with approval;

b. The architectural design of garages, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because the design of the proposed office building is consistent with the standards and guidelines of the North Bayshore Precise Plan. The project uses contemporary architecture and high-quality materials which will complement the design of surrounding office and commercial developments;

c. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, by providing a four-level parking garage and separate underground parking garage which will accommodate the necessary parking generated by the project, improved landscaped streetscapes, and improved vehicular and pedestrian access to the site with improved on-site circulation and public street improvements along the project frontages;

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 and the North Bayshore Plant Palette;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing adequate off-site parking and providing additional pedestrian access points throughout the project site, including pedestrian connections to the green loop, a new pedestrian and bicycle bridge across Permanente Creek, and improved access to the adjacent public streets and transit facilities in the vicinity; and

f. The approval of the Development Review Permit is in compliance with CEQA because an Initial Study of Environmental Significance was prepared pursuant to

Section 15168 of the CEQA Guidelines and found that with implementation of the North Bayshore Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the North Bayshore Precise Plan EIR, Subsequent EIR, and 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed construction of a 799,482 square foot office building above one level of podium parking, a four-level parking garage, and site improvements associated with the development would not result in any new environmental impacts beyond those evaluated in these environmental documents.

3. 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 removal will allow the construction of the office building, parking garage, and associated site developments within the allowable development standards and guidelines of the Precise Plan, and the removed trees will be replaced with approximately 906 new trees, including new street trees along the project street frontages;

b. It is appropriate and necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services due to the poor health of some of the trees based on a certified arborist evaluation or their location in proximity to building and site improvements;

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; and

d. The approval of the Heritage Tree Removal Permit is in compliance with CEQA because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found that with implementation of the North Bayshore Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the North Bayshore Precise Plan EIR, Subsequent EIR, and 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed construction of a 799,482 square foot office building above one level of podium parking, a four-level parking garage, and site improvements associated with the development would not result in any new environmental impacts beyond those evaluated in these environmental documents.

4. Hereby recommends the City Council approve the Master Plan subject to the following findings:

a. The project provides the required off-site parking for the Landings office project and the Charleston East office project through a shared off-site parking garage consistent with the Master Plan requirements for district parking in the P-39 (North Bayshore) Precise Plan;

b. The project provides a coordinated and integrated approach to parking for two office projects and allows them to meet their parking requirements while allowing flexibility in the administrative process of the P-39 (North Bayshore) Precise Plan; and

c. The approval of the Master Plan is in compliance with CEQA because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found that with implementation of the North Bayshore Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the North Bayshore Precise Plan EIR, Subsequent EIR, and 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed construction of a 799,482 square foot office building above one level of podium parking, a four-level parking garage, and site improvements associated with the development would not result in any new environmental impacts beyond those evaluated in these environmental documents.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Environmental Planning Commission of the City of Mountain View that the Master Plan, 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.

SW/6/CDD
818-05-15-20eper

Attachment: A. Conditions of Approval

**CONDITIONS OF APPROVAL
APPLICATION NOS.: PL-2018-345 AND PL-2018-346
1860 TO 2159 LANDINGS DRIVE**

The applicant is hereby notified, as part of this application, that (s)he is required to meet the following conditions in accordance with the Mountain View City Code and the State of California. Where approval by a City Department Director or Official is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices for the item(s) under review. The applicant is hereby notified that (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 allow a Master Plan for district parking; Planned Community Permit and Development Review Permit to construct a five-story, 799,482 square foot office building above one level of underground parking, four-level parking garage, and site improvements associated with the development; and Heritage Tree Removal Permit to remove 414 Heritage trees located on Assessor Parcel Nos. 116-08-105, 116-08-104, 116-08-101, 116-08-102, 116-08-098, 116-08-103, 116-09-094, 116-09-108, 116-09-110, 116-09-140, and 116-09-141. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department.

- a. Project drawings prepared by Google, dated May 26, 2020, and consisting of Volumes 1, 2, and 3.
- b. Color and materials drawings prepared by Google, dated May 26, 2020, and kept on file in the Planning Division of the Community Development Department.
- c. Initial Study of Environmental Significance for the Google Landings Project prepared by the City and kept on file in the Planning Division of the Community Development Department.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

As used in these Conditions of Approval: (1) fees, improvements, and related requirements shall be apportioned to the Landings office building or Huff garage as appropriate to that particular building, and (2) references to items that must be completed prior to submittal or issuance of a "building permit" shall not apply to any building permit required for (i) the joint trench which must be relocated prior to the commencement of construction of the Landings office building or (ii) demolition of the existing buildings on the Landings office building or 1851 Charleston Road sites. The Landings office building and Huff garage are each components of the project. Submittal for permits, commencement or completion of construction, or occupancy, of the Huff garage may occur in advance, and independent of, submittal of permits, commencement or completion of construction, or occupancy, of the Landings office building.

Planning Division – 650-903-6306

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

including, but not limited to, parking shortages, delivery truck issues, hours of operation, or noise, the applicant will be notified and given six months to correct the problem(s) to satisfaction of the Community Development or Public Works Director. If corrective measures are deemed to be insufficient, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.

4. **LIVE ENTERTAINMENT:** Live entertainment is not permitted on the site without approval of a separate Provisional Use Permit and Live Entertainment Permit. For one-time special events which are not part of a regular program of entertainment, the applicant may apply for a Temporary Use Permit, subject to Zoning Administrator and Police Chief approvals, no less than 30 days prior to the special event(s).
5. **OTHER REVIEW AGENCIES:** This project requires review and approval by outside agencies, including, but not limited to, the Santa Clara Valley Water District. Proof of approval from these agencies may be required prior to building permit issuance, inspections, or prior to Certificate of Occupancy.

PERMIT SUBMITTAL REQUIREMENTS

6. **ARCHITECTURAL PLAN MODIFICATIONS:** Design modifications shall be made prior to issuance of a building permit and shall be shown on the building permit drawings, based on the project recommendation by the Development Review Committee (DRC). The following modifications are subject to review and approval by the Zoning Administrator to determine compliance with the DRC's recommendation and appropriateness of the proposed designs:
 - a. Provide additional plan details for the design of the wood slats at the Huff Garage entry alcoves;
 - b. Provide additional plan details regarding the color and application of the metal building material on the Landings Office Building; and
 - c. Provide additional plan details regarding the soffit material and application in the lifted shed area of the Landings Office Building.
7. **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.
8. **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.
9. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a public hearing, which can be referred to City Council.
10. **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.

SITE DEVELOPMENT AND BUILDING DESIGN

11. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately owned open space, improvements, and/or other facilities located along public rights-of-way and within the project site, including 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 outside of the approved private secured outdoor areas.
12. **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.
13. **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.
14. **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.
15. **GROUND-FLOOR TRANSPARENCY:** Windows must maintain a minimum 75 percent transparency along the ground floor at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Automated sunshades which are open by default (but closed when necessary to reduce solar heat gain) are permitted.
16. **BIRD-SAFE DESIGN:** The following project design features shall be included in the project design and shown in building permit drawings to reduce bird strikes:
 - a. A minimum of 90 percent of the glazing on the office building between the ground and 60' above the ground shall be treated with a bird-friendly glazing treatment, such as a frit pattern;
 - b. Occupancy sensors or other switch control devices shall be installed on nonemergency lights. The lights shall be programmed to shut off during nonwork hours, and between 10:00 p.m. and sunrise;
 - c. Avoid the funneling of flight paths along buildings or trees towards building facades; and
 - d. Avoid building glass skyways or walkways, freestanding glass walls, and transparent building corners.
17. **BIRD STRIKE MANAGEMENT PLAN:** A bird strike monitoring plan shall be developed and maintained for the life of the project to monitor postconstruction bird strikes and evaluate whether additional bird-safe design measures are needed to reduce the frequency of bird strikes. The monitoring plan shall be submitted as part of the building permit submittal and approved prior to building permit issuance.
18. **WILDLIFE PRESERVATION:** Throughout the lifetime of the project, the applicant shall engage in sustainable "wildlife-friendly" behaviors, such as: (a) minimizing predator attraction effects on wildlife; (b) employing best feasible wildlife-safe rodent control measures; and (c) avoiding animal entry and entrapment in buildings.
19. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site which includes all exterior colors and building and architectural feature materials prior to building permit issuance, for final selection and approval

by the Zoning Administrator.

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. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
22. **NORTH BAYSHORE WASTE HANDLING:** Appropriate handling of food waste is required in the North Bayshore Area to preserve the health and safety of important wildlife, while reducing nuisance wildlife such as gulls, crows, ravens, jays, skunks, and raccoons. Thus, all properties with food service and/or food waste, in small or large quantities, must incorporate the following waste mitigation measures into their respective building and trash/recycling design:
 - All waste shall be collected into a central corral area, where separate garbage, recycling, and composting bins will be kept. A separate tallow container, used for collection of cooking oil and grease to be recycled or disposed of, shall be provided as well. Any bins used for cooking oil/grease, composting, and food waste shall include lids that seal tightly to prevent access by animals and incorporate a mechanism to prevent them from being inadvertently left open when not in active use. This waste bin corral shall be cleaned regularly.
 - A pulping system shall be incorporated into kitchen equipment to facilitate composting while minimizing the liquid that can be spilled in the garbage corral. The pulping system will grind the waste along with the compostable ware and feed these materials through a press that removes the liquid.
 - Indoor washing facilities for waste cans, mats, and mops shall be provided, thus avoiding the potential for bits of food waste to be deposited outdoors (where nuisance species can access them) as these items are cleaned.
 - Outdoor trash and recycling receptacles (e.g., in any outdoor eating or gathering areas) shall be routinely emptied throughout the day and during evening cleaning by the janitorial service, thus ensuring that cans do not fill up and allow food waste to spill out.
 - Signs shall be placed on dumpsters reminding users to close the lids so that they will not be inadvertently left open.
23. **FENCE/WALL:** All fencing and walls are to be shown on construction plans submitted for building permit review. The design and location must be approved by the Zoning Administrator and comply with all setback requirements.
24. **PARKING SPACE DESIGN:** All parking spaces (except parallel and parking stacker spaces) must be double-striped. Double stripes shall be 12" apart, from the outside edge to the 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 a single stripe is required. Single stripes shall be measured from the interior edge to the interior edge of the stripe, such that the space between stripes is 24'.
25. **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.
26. **BICYCLE PARKING:** A minimum of 402 long-term, secured bicycle storage spaces shall be provided and permanently maintained within a bicycle storage room(s) or equivalent secure facility as approved by the Zoning

Administrator. In addition, a minimum of 82 short-term bicycle storage spaces shall be maintained on bike racks conveniently located near building entrances unless an alternate location is approved by the Zoning Administrator upon finding they create a public hazard or locating them near entrances is otherwise infeasible. Racks shall be an “inverted U” or equivalent as approved by the Zoning Administrator, and must secure the frame and both wheels.

27. **SHOWER/CHANGING FACILITIES:** A minimum of thirty-nine (39) gender-neutral showers and changing room facilities shall be provided within the project.
28. **PARKING MANAGEMENT PLAN (SHARED PARKING):** Prior to building permit issuance, the applicant shall develop a parking management plan describing parking allocation for the office and retail uses within the Huff Garage and Landings Office garage, subject to review and administrative approval by the Zoning Administrator prior to issuance of the first building permit.
29. **HUFF GARAGE STACKERS:** A minimum of six months prior to the reallocation of the 1,200 off-site Charleston East office parking spaces from the Amphitheatre Parking lots to the Huff Parking Garage, a building permit shall be submitted which permits the installation of parking stackers within the Huff garage to accommodate an additional 1,200 parking spaces beyond 509 spaces.

SIGNS

30. **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.
31. **SIGN PROGRAM:** The applicant shall develop an overall sign program for the project 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.

GREEN BUILDING AND SUSTAINABILITY MEASURES

32. **GREEN BUILDING—NONRESIDENTIAL NEW CONSTRUCTION:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of LEED® Platinum certified. All mandatory prerequisite points and minimum point totals per category to attain the required LEED-certified status must be achieved unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through the U.S. Green Building Council (USGBC) is not required for compliance with the Mountain View Green Building Code (MVGBC). The project is also required to comply with Title 24, Part 6.

LANDSCAPING

33. **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 (except along the Permanente Creek, where smaller trees are permitted in accordance with riparian habitat planting requirements). The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City’s Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at www.mountainview.gov/planningforms). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.

34. **CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing the landscaping has been installed in accordance with all aspects of the approved landscape plans and final inspection(s), subject to final approval by the Zoning Administrator.
35. **STREET 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.
36. **STREET TREE SPECIES:** The species for all proposed new street trees along all public street frontages shall be selected in consultation with the Parks Division of the Community Services Department and shall be shown on the landscape plans and off-site improvement plans with the building permit submittal.
37. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of all on-site and street tree(s) to remain 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 the first building permit. 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.
38. **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.
39. **MONTHLY ARBORIST INSPECTIONS:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided for protected trees, including watering. 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.
40. **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.
41. **LANDSCAPE RESERVE:** The Landings Office project site includes approximately 5.5 acres of green space north and east of the building. A portion of the green space to the north of the building (approximately 1.97 acres) is located on land that Google leases from the property owner of 1875 Charleston Road (APN: 116-09-126) and 1851 Charleston Road (APN: 116-08-98). In the event that Google's ground lease covering the 1.97 acres terminates during the lifetime of the project, Google shall submit a permit modification to the City which details the removal of the area from the project site area and modifies all necessary project components with relocated circulation elements (such as pathways), landscaping, fencing, open space amenities, etc., to accommodate this change. The permit modification shall be reviewed and approved by the Community Development Director prior to implementation of any site changes.

HERITAGE TREES

42. **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.
43. **REPLACEMENT:** The applicant shall offset the loss of 414 Heritage trees with a minimum of 828 new trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plans submitted for building permit review as Heritage replacement trees.
44. **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.
45. **IRREVOCABLE DAMAGE TO HERITAGE TREES:** In the event one or more of the preserved Heritage tree(s) are not maintained and irrevocable damage or death of the tree(s) has occurred due to construction activity, a stop work order will be issued on the subject property and no construction activity shall occur for two working days per damaged tree.
46. **OFF-SITE TREE PLANTING:** The applicant shall commence planting 326 trees on City property, no later than the submittal of the demolition permit to remove Heritage trees, subject to review and oversight by the Community Services Department and the City Arborist.

TRANSPORTATION PROGRAMS AND IMPROVEMENTS

47. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner is required to maintain a TDM program for the life of the project which will reduce peak-hour vehicle trips to the site and ensure the project does not exceed its trip cap of 1,058 a.m. peak-hour trips and 866 p.m. peak-hour trips. 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 specific TDM measures to be used in the program can be any combination of measures which achieve the required trip reduction, but shall at a minimum include the following mandatory measures:
 - a. Join and maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.
 - b. Provide an on-site employee transportation coordinator to implement and manage the TDM program and to serve as a liaison between the employer/property lessee and the TMA.
 - c. Develop and distribute marketing and information materials to inform employees and guests about the TDM program and encourage their participation.
 - d. Provide a flexible work schedule program to allow employees to travel outside peak periods.
 - e. Provide a Guaranteed Ride Home program to encourage use of alternative transportation.
 - f. Provide shuttle services to connect employees and guests to existing transit.
 - g. Provide bicycle parking along with showers and locker facilities to encourage bicycling.

- h. Implement a bike sharing program on the site for use by employees or guests.
 - i. Locate priority parking for carpools and vanpools.
 - j. Provide rideshare matching services to encourage carpooling by employees.
48. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** The property owner 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 fifty percent (50%) peak-hour vehicle trip reduction by employees within the project. The TDM report shall be prepared by an independent consultant and paid for by the property owner; the consultant shall work with the property’s TDM coordinator. The TDM report will include a determination of historical employee commute methods, which shall be informed by surveying all employees working on the project site and through driveway traffic counts. The driveway traffic counts shall be prepared and provided by an independent, licensed consultant and paid for by the property owner. The driveway counts and resulting data shall be included in the TDM report provided to the City.
- a. **TDM Reporting:** The initial TDM report for the project will be submitted one year after the granting of the Certificate of Occupancy for the building and subsequent reports will be collected annually thereafter.
 - b. **Report Requirements:** The TDM report shall either: (1) state that the project has achieved a minimum of fifty percent (50%) 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 fifty percent (50%) 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 fifty percent (50%) peak-hour vehicle trip reduction.
 - c. **Penalty for Noncompliance:** If, after an initial TDM report shows noncompliance, the second annual report indicates that, in spite of the changes in the TDM program, the vehicle trip cap is still not being met, or if the applicant fails to submit such a TDM report at the times described above, the City may assess a penalty in the maximum amount of One Hundred Thousand Dollars (\$100,000) for the first percentage point below the fifty percent (50%) peak-hour vehicle trip reduction and an additional Fifty Thousand Dollars (\$50,000) for each additional percentage point below the minimum fifty percent (50%) thereafter (“TDM Penalty”).

In determining whether the TDM Penalty is appropriate, the City may consider whether the property owner has made a good-faith effort to meet the TDM goals and allow a six (6) month “grace period” to implement additional TDM measures to meet the vehicle trip cap. If the project does not achieve the necessary reductions to meet the trip cap after the six (6) month grace period, the City may require the property owner to pay a TDM Penalty as shown in the sample table below. Any expenses that are put towards achieving the trip cap can be offset against the TDM Penalty. The TDM Penalty shall be paid to the MVTMA and used to promote alternatives to single-occupancy vehicle use in the City.

Peak-Hour Trip Reduction	Penalty Amount
50%	-0-
49%	\$100,000
48%	\$150,000
47%	\$200,000
46%	\$250,000
45%	\$300,000
44%	\$350,000

43%	\$400,000
42%	\$450,000
41%	\$500,000
40%	\$550,000

NOISE

49. **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.
50. **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.
51. **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.

52. **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.
53. **CONSTRUCTION NOISE PLAN:** Implement a construction noise control plan, including, but not limited to, the following available controls:
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - Unnecessary idling of internal combustion engines should be strictly prohibited.
 - Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used. Any enclosure openings or venting shall face away from sensitive receptors.

- Utilize “quiet” air compressors and other stationary noise sources where technology exists.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent properties so that construction activities can be scheduled to minimize noise disturbance.

54. **PILE DRIVING NOISE REDUCTION:** The following measures shall be incorporated into construction plans and contractor specifications if pile driving is proposed: (a) multiple pile drivers shall be considered to expedite construction. Although noise levels generated by multiple pile drivers would be higher than the noise generated by a single pile driver, the total duration of pile driving would be reduced; and (b) temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the foundation pile holes as a standard construction noise control technique. Predrilling reduces the number of blows required to seat the pile.

LEGAL AGREEMENTS AND FEES

55. **HOUSING IMPACT FEE:** Prior to the issuance of the first building permit, the applicant shall pay a Housing Impact Fee based on the net new floor area and the fees in effect at the time of building permit issuance. The estimated amount to be paid to the City is \$15,419,548, which shall be apportioned to the Landings office building or Huff garage as appropriate to that particular building.

56. **PREPAYMENT OF HOUSING IMPACT FEES:** On January 28, 2020, the City approved Google’s prepayment of Five Million Dollars (\$5,000,000) in the Housing Trust Silicon Valley Tech Fund with a five-year maturity date (Note) for partial credit against the project’s Housing Impact Fee obligation to support affordable housing developments in the City of Mountain View. The City and Google shall enter into a Memorandum of Understanding (MOU), or similar agreement, documenting the terms and conditions for this prepayment and credit to Google’s Housing Impact Fee obligation. Prior to issuance of the first building permit, and in accordance with the terms and conditions of the MOU, Google shall: (1) assign the Note to the City, which shall credit this value against the project’s Housing Impact Fee obligation; and (2) pay the remaining outstanding balance of the Housing Impact Fee obligation to the City.

57. **NORTH BAYSHORE DEVELOPMENT IMPACT FEE:** Prior to the issuance of the first building permit, the applicant shall pay the North Bayshore Development Impact Fee based on the net new floor area and the fees in effect at the time of building permit issuance. The estimated amount to be paid to the City is \$17,814,431, which shall be apportioned to the Landings office building or Huff garage as appropriate to that particular building.

58. **COMMUNITY BENEFIT CONTRIBUTION:** The total value for community benefits proposed as part of the project is valued at \$44,637,000. Of this total, \$23,837,000 shall be paid to the City prior to the issuance of the first building permit for the Landings office building for implementation of projects or programs to be completed or allocated by the City, and the remaining \$20,800,000 community benefit value shall be implemented in projects or programs to be completed by Google in conformance with the approved community benefit program and project plans.

59. **INDEMNITY AGREEMENT:** Prior to the issuance of the first building permit, 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 the project permits. 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.
60. **DECLARATION OF RESTRICTIONS:** Prior to issuance of the first building permit, the applicant shall amend as necessary the recorded Declaration of Restrictions for the 2171 Landings Drive property, related to the off-site parking spaces for the 595,000 square feet of office at 2000 North Shoreline Boulevard. The agreement shall be in a form satisfactory to the City Attorney and Zoning Administrator, and it shall run with the land and not be amended without prior City consent.

CONSTRUCTION PRACTICES AND NOTICING

61. **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.
62. **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 the first building permit.
63. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 750' of the project site of the construction schedule in writing, prior to construction. For multi-phased construction, separate notices may be required for each phase of construction. A copy of the notice and the mailing list shall be submitted for review prior to issuance of the first building permit.
64. **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.
65. **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 the first building permit.
66. **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.

67. **EMISSIONS REDUCTION PLAN:** An emissions reduction plan shall be prepared by the project applicant and shall be submitted to the City for review and approval prior to issuance of a grading or demolition permit. The emissions reduction plan to achieve the required reductions shall include the following (or equivalent to demonstrate the emissions reductions needed to be below BAAQMD thresholds):

- All diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously shall, at a minimum, meet U.S. Environmental Protection Agency (EPA) particulate matter emissions standards for Tier 4 engines. Exceptions could be made for equipment that meets EPA Tier 2 or 3 standards that include California Air Resources Board-certified Level 3 Diesel Particulate Filters or equivalent. Equipment that is electrically powered or uses nondiesel fuels would meet this requirement;
- Install electric power during early construction phases to avoid use of diesel generators;
- Stationary construction cranes (building cranes) and manlifts shall be powered by electricity; and
- Implement enhanced dust control measures to further reduce fugitive PM_{2.5} dust emissions, beyond those specified in the Precise Plan SEIR MM AQ-2.1 that include:
 - Additional site watering to keep disturbed areas (including travelways) damp at all time;
 - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph and visible dust clouds cannot be confined to the site;
 - Site access of 100' or more from paved roads shall be treated with a 6" to 12" compacted layer of wood chips, mulch, or gravel; and
 - Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than 1 percent.

68. **AQUATIC ENVIRONMENTS BMP CONSTRUCTION MEASURES:**

- Work within the bed and banks of Permanente Creek should be conducted during the dry season (April 15 through October 31) when streamflow is lowest and there is little potential for stormwater to carry soil or other materials into the creek.
- Straw wattles (fiber rolls) or silt fencing would be placed along the boundary of the work area, between the work area and wetted portions of the Permanente Creek, as well as at catch basin inlets according to the project Stormwater Pollution Prevention Plan (SWPPP) that would be prepared to avoid excess sediment discharge.
- The creek shall be dewatered prior to and for the duration of any earthwork or ground-disturbing activities within the wetted areas of Permanente Creek using appropriately sized pipes for dry-season flows.
- No work shall occur within the bed and banks of Permanente Creek during rain events.
- No litter, debris, or sediment shall be dumped into storm drains. Work crews shall be educated about the impacts of trash in sensitive habitats. Enclosed trash containers shall be provided, and trash and debris shall

be removed from the site daily.

- Vehicles and equipment will be driven only on established roads and crossings. Routes and boundaries will be clearly marked and will be located outside of the driplines of preserved trees.
- Equipment shall be staged and vehicles shall be parked only on established access roads and flat surfaces.
- The integrity and effectiveness of construction fencing and erosion control measures shall be inspected daily. Corrective actions and repairs shall be carried out immediately for fence breaches and ineffective BMPs.
- Fueling, washing, and maintenance of vehicles shall occur more than 100' away from drainage structures. Equipment shall be regularly maintained to avoid fluid leaks. Any leaks shall be captured in containers until equipment is moved to a repair location. Hazardous materials shall be stored more than 100' away from drainage structures. Containment and cleanup plans will be prepared and put in place for immediate cleanup of fluid or hazardous materials spills.
- Stormwater pollution prevention inspections shall be made at appropriate intervals (frequency to be determined as part of the SWPPP preparation process but, at a minimum, likely before and after rain events).
- Additional impervious surface treatment measures shall be implemented during construction and may include temporary bioswales, filters, and/or detention ponds.
- No plastic monofilament netting or similar material will be used in erosion control materials to avoid potential entrapment of reptile or amphibian species that may occur on the project site.

69. **VIBRATION BMP CONSTRUCTION MEASURES:**

- Avoid impact pile driving and drill piles instead where possible. Drilled piles cause lower vibration levels where geological conditions permit their use.
- Avoid using vibration rollers and tampers near sensitive areas.
- In areas where project construction is anticipated to include vibration generating activities, vibration studies shall be conducted to determine the areas of impact and to present appropriate mitigation measures that may include the following:
 - Identification of sites that would be exposed to project vibration compaction activities and could result in vibration impacts to structures;
 - Develop a vibration monitoring and contingency plan;
 - Construction contingency plan; and
 - Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage have been made.

70. **TOXIC ASSESSMENT:** A toxic assessment report shall be prepared and submitted as part of the first building permit application. The applicant must demonstrate that hazardous materials do not exist on the site or that construction activities and the proposed use of this site are approved by the appropriate oversight agency. No building permits will be issued until each agency and/or department with jurisdiction has released the site as clean or an approved site toxics mitigation plan has been approved.

71. **MEMORANDUM OF AGREEMENT COMPLIANCE:** The project shall comply with the terms of a Memorandum of Agreement, dated March 7, 2019, among the California EPA, the Department of Toxic Substances Control, and RWQCB (lead agency for remediation activities) to oversee groundwater and soil vapor monitoring and remediation for the proposed project.
72. **SOIL MANAGEMENT PLAN:** The applicant shall prepare a soil and groundwater management plan for review and approval by the appropriate regulatory oversight agency. Proof of approval or actions for site work required by the regulatory oversight agency must be provided to the Building Inspection Division prior to the issuance of any building permits which include ground disturbance activities.
73. **DISCOVERY OF CONTAMINATED SOILS:** If contaminated soils are discovered, the applicant shall ensure the contractor employs engineering controls and BMPs to minimize human exposure to potential contaminants. Engineering controls and construction BMPs shall include, but not be limited to, the following: (a) contractor employees working on-site shall be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) contractor shall stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) contractor shall monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) contractor shall water/mist soil as it is being excavated and loaded onto transportation trucks; (e) contractor shall place any stockpiled soil in areas shielded from prevailing winds; and (f) contractor shall cover the bottom of excavated areas with sheeting when work is not being performed.
74. **DISCOVERY OF ARCHAEOLOGICAL RESOURCES:** If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100' of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.
75. **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.
76. **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.

77. **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. 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. Areas within the 500' search area that are on the opposite side of the U.S. 101 freeway from the project site do not need to be searched as the freeway provides an existing major source of anthropogenic disturbance. Thus, birds that nest on the opposite side of the U.S. 101 would be habituated to a high degree of disturbance and would therefore not be affected by the project. 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.
78. **BURROWING OWL HABITAT AREA:** This project is located in the habitat area of burrowing owls, a protected Special Status species under the Endangered Species Act. Any construction activity in this area shall be performed carefully and with attention to any ground disturbances, exterior lighting, and operations of mechanical or construction equipment which may impact the species. During construction activity, if a burrowing owl is present within 250' of the site, then no disturbances or construction activity may occur that would cause the owl to abandon their burrow or nest. Additionally, the California Department of Fish and Wildlife (CDFW) must be contacted immediately and a safety plan will need to be developed and approved by CDFW to determine the impacts the project may have on the owl(s). Construction activity must cease during this period.
79. **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.
80. **EXISTING PRECISE PLAN MITIGATION MEASURES:** All mitigation measures identified in the North Bayshore Precise Plan Environmental Impact Report (EIR) and subsequent EIR (SEIR) that apply to this project must be addressed during building permit submittal and construction. Some of these mitigation measures may be superseded by more stringent City standards, code requirements, or with more detailed measures incorporated into the project's environmental analysis. The applicant must note how they have addressed each mitigation measure to the satisfaction of the Zoning Administrator prior to building permit issuance.

Neighborhoods and Housing Division - 650-903-6379

81. **NOTICE TO TENANTS AND TENANT RELOCATION ASSISTANCE:** The property owner shall comply with the provisions of the City's Tenant Relocation Assistance Ordinance prior to issuance of a demolition or grading permit on the 1851 Charleston Road property. This includes, but is not limited to, consulting with the City's Neighborhood Preservation Division and retained relocation consultant to provide: (1) all required notices to

tenants; (2) information to the relocation consultant for tenant eligibility determination; (3) funding for the relocation consultant services; and (4) relocation assistance payments to eligible tenants.

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.

82. **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 and Fire Division (for construction) online at www.mountainview.gov/building or by phone at 650-903-6313 to obtain information and submittal requirements.

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

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

- **CHAPTER 11B:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
- **PARKING (CHAPTER 11B):** Project will be required to comply with the accessible parking requirements in the CBC, Chapter 11B.

85. **DUAL PLUMBING:** Project will be subject to the dual-plumbing requirements in the CBC, Chapter 16A, and MVCC Sections 8.30 through 8.30.5.

86. **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.

87. **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).

88. **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.
89. **CAR STACKERS:** All car stackers will need to be UL listed and meet any other requirements adopted at time of building submittal up to and including NFPA approval.
90. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate building permit.
91. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the CBC.
92. **ACCESSIBLE MEANS OF EGRESS:** Site must meet accessible means of egress per the CBC, Section 1009.
93. **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.
94. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the CBC.
95. **OCCUPANCY SEPARATION:** Proper separation to be provided between occupancies per the CBC, Table 508.4.
96. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans for each occupied area per requirements of the CBC, Section 1004.
97. **SMOKE CONTROL SYSTEMS:** Provide design details to establish minimum installation requirements and acceptance testing of smoke control systems per the CBC, Section 909.
98. **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.
99. **PHOTOVOLTAIC:** Photovoltaic systems are to be a deferred submittal under separate building permit application.
100. **SURVEY:** A survey will be required to be completed to verify structure placement.
101. **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.
102. **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.
103. **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

104. **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. Contact 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 14.10.27, 14.10.28, and California Fire Code Section 903.)
105. **STANDPIPE SYSTEM:** Provide a Class I standpipe system. (City Code Sections 14.10.29, 14.10.30, 14.10.31, and 14.10.32 and California Fire Code Section 905.)
106. **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.)
107. **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.
108. **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.)
109. **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.)
110. **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.)
111. **FIRE EXTINGUISHING SYSTEMS:** Submit three (3) sets of shop-quality drawings for the cooking appliance fire extinguishing system(s). Contact the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (California Fire Code, Section 904.2.2.)
112. **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. Contact the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit online at <http://www.mountainview.gov/depts/comdev/building/fireconstruct/submitreqs.asp>. (California Fire Code, Section 907 and City Code, Section 14.10.33.)

FIRE DEPARTMENT ACCESS

113. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Contact the Building Inspection Division at 650-903-6313 for instructions or visit online at www.mountainview.gov/firerequirements. (California Fire Code, Section 506.)
114. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Contact the Building Inspection Division at 650-903-6313 for instructions. (Required for parking garage gates and at main lobby to disarm any secured access doors to stairwells and floors.)
115. **FIRE APPARATUS ACCESS ROADS:** Access roads shall have 13'6" unobstructed vertical clearance, 20' of unobstructed width (26' where building occupied floors exceed 30' height), and minimum turning radii of 21' (inside turning radius). Unobstructed width shall mean a clear travelway, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds. Unobstructed width shall not include the width of rolled curbs, sidewalks, or nondrivable surfaces. (California Fire Code, Section 503, and City Code, Sections 14.10.14, 14.10.15, and 14.10.16.)
116. **FIRE APPARATUS TURNAROUNDS:** Dead-end fire apparatus access roads in excess of 150' in length shall be provided with approved provisions for the turning around of apparatus. "Approved provisions" shall mean that turnarounds, in accordance with Mountain View Fire Department specifications, are provided in locations such that fire apparatus shall never be more than 150' away from the closest turnaround. Contact the Building Inspection Division at 650-903-6313 for specifications. (California Fire Code, Section 503.)
117. **FIRE LANE MARKING:** "NO PARKING – FIRE LANE" signs shall be posted along fire lanes and curbs shall be painted red with the words: NO PARKING – FIRE LANE stenciled in white on the top and side of the curb. Contact the Building Inspection Division at 650-903-6313 for specifications and application or visit online at www.mountainview.gov/firerequirements. (California Fire Code, Section 503.)
118. **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.)
119. **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

120. **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.)

121. **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.)
122. **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.)
123. **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.)
124. **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.)
125. **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.)
126. **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.
127. **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.)
128. **ON-SITE DRAWINGS:** Submit CAD (.dwg) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
129. **EMERGENCY PROCEDURE MAPS (OFFICE BUILDINGS):** In all office buildings two (2) or more stories in height, except high-rise buildings, a floor plan providing emergency procedures information shall be posted at every stairway landing, at every elevator landing, and immediately inside all public entrances to the building. The information shall be posted so that it describes the represented floor level and can be easily seen immediately upon entering the floor level or the building. Emergency procedures information shall be printed with a minimum of 3/16" high nondecorative lettering providing a sharp contrast to the background. Emergency procedures information shall include, but not be limited to, the following: (1) location of exits and fire alarm initiating stations, if required; (2) what the fire alarm, if required, sounds and looks like (audible and visual warning devices); (3) Fire Department emergency telephone number, 9-1-1; and (4) the prohibition of elevator use during emergencies, if any. (California Code of Regulations, Title 19, Section 3.09.)
130. **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.)
131. **TWO-WAY COMMUNICATION:** A two-way communication system shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge. (California Building Code, Section 1009.8.)

HAZARDOUS CONDITIONS

132. **STATIONARY LEAD-ACID BATTERY SYSTEMS:** Stationary lead-acid battery systems shall comply with the California Fire Code, Section 1206.

EXTERIOR IMPROVEMENTS

133. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two (2) sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. Contact the Building Inspection Division at 650-903-6313 for specifications or view online at www.mountainview.gov/firerequirements. (California Fire Code, Section 304.3.)
134. **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 14.10.18.)

OTHER

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

Public Works Department – 650-903-6311

RIGHTS-OF-WAY

136. **STREET DEDICATION (FRONTAGE ROAD):** Applicant shall dedicate a public street in fee/easement, as required by the Public Works Director, on the face of the map, with a minimum width of 60.5' to a maximum width of 76' for the new street to accommodate bidirectional vehicular lanes, Class I multi-use path, landscaping areas, sidewalk areas, and bioretention facilities for the frontage road as identified within the North Bayshore Precise Plan to be created and recorded for public use by the City. In addition, the frontage road shall have the minimum widths from Landings Drive to the proposed cul-de-sac as shown on sheet L301 of Volume 1 of the project drawings prepared by Google, dated May 26, 2020.

The street dedication shall be submitted with the first Landings office building permit submittal per the map conditions of approval. The dedication shall be perpetual and free and clear of any and all easements (except Valley Water easements required for maintenance), encumbrances, or third-party rights that would inhibit or preclude free and complete public use and access. The dedication shall be reviewed and approved to the satisfaction of the City prior to issuance of a building permit. This condition of approval governs over the proposed design and dedication shown on the Planning application.

137. **STREET DEDICATION (FRONTAGE ROAD CUL-DE-SAC):** Applicant shall dedicate a temporary public street cul-de-sac easement, as required by the Public Works Director, on the face of the map, with a minimum radius of 60' (minimum diameter of 70') for the new street to accommodate bidirectional vehicular lanes, landscaping areas, sidewalk areas, and bioretention facilities for the frontage road as identified within the North Bayshore Precise Plan to be created and recorded for public use by the City. The street dedication shall be submitted with the Landings office building first building permit submittal per the map conditions of approval and will be reviewed and approved to the satisfaction of the City prior to issuance of a building permit. This condition of approval governs over the proposed design and dedication shown on the Planning application. This temporary public street cul-de-sac easement shall expire on the day the City opens the Frontage Road, Permanente Creek Crossing Bridge for public access and the City agrees to file a quitclaim to memorialize this abandonment.

138. **STREET DEDICATION (CHARLESTON ROAD):** Applicant shall dedicate a public street in fee/easement, as required by the Public Works Director, on the face of the map, to widen Charleston Road, a minimum 67' from the centerline of the street to create a minimum width of 133' to accommodate cycle tracks and sidewalks in the right-of-way as required in the North Bayshore Precise Plan to be created and recorded for public use by the City. The street dedication shall be submitted with the first building permit submittal per the map conditions of approval and will be reviewed and approved to the satisfaction of the City prior to issuance of a building permit. This condition of approval governs over the proposed design and dedication shown on the Planning application.
139. **STREET CORNER DEDICATION (LANDINGS DRIVE/FRONTAGE ROAD):** Dedicate a 20' radius public street corner return in fee/easement, as required by the Public Works Director, on the face of the map, at the southeast corner of Landings Drive and Frontage Road. The street dedication shall be submitted with the first building permit submittal per the map conditions of approval and will be reviewed and approved to the satisfaction of the City prior to issuance of a building permit. This condition of approval governs over the proposed design and dedication shown on the Planning application.
140. **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH LANDINGS SITE, 1875 CHARLESTON ROAD, 900 ALTA, AND HUFF GARAGE):** Prior to issuance of any building permits and prior to approval of the parcel map, the owner shall dedicate a 26' wide (12' minimum for pedestrian/bicycle paths) public access easement (PAE), covenants, agreements, and deed restrictions on private property. The dedication shall indicate that:
- a. Public access shall be granted for nonautomotive use;
 - b. Owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);
 - c. The PAE shall run with the land and be binding upon any successors;
 - d. If Owner shall fail to abide by PAE, Owner agrees to pay all reasonable costs and expenses incurred by City in enforcing the performance of such obligations; and
 - e. Owner agrees to defend, and hold City, its officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in performance of services or operations under the Dedication, including maintenance operations performed on the PAE by Owner or Owner's contractors, subcontractors, agents, or employees.

A legal description (metes and bounds) and plat map (drawing) of: (1) the owner's property; and (2) the PAE area shall be prepared by the owner in accordance with the City's Legal Description and Plat Requirements and submitted to the Public Works Department for review and approval. The legal description and plat must be prepared and stamped by a California-registered civil engineer or land surveyor.

Associated improvements within the PAE (PAE Improvements) shall be constructed by the owner, shall comply with North Bayshore Precise Plan standards for Green Ways, and approved by the City.

141. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate a 10' wide public utility easement (PUE), on the face of the map, along project street frontage(s) for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, and telecommunication facilities, as required by the Public Works Director. The property owner or homeowners association shall maintain the surface improvements over the easement and must not modify or obstruct the easement area in a manner contrary to the intent of the easement. The dedication statement shall specify the PUE shall be kept free and clear of buildings and other permanent structures/facilities, including, but not limited to, the following:

- Garages, sheds, carports and storage structures;
- Balconies and porches;
- Retaining walls;
- C.3 bioretention systems; and
- Private utility lines running longitudinally within the PUE.

This condition of approval governs over the proposed design and dedication shown on the Planning application.

142. **PUBLIC ACCESS THROUGH GROUND LEASED SPACE AT 1875 CHARLSTON ROAD:** Developer shall enter into a Public Access Agreement to provide public access over greenways that traverse the site between the proposed public access easement near the future Permanente Creek bridge and Landings Drive. The agreement will ensure: (1) public access across the site as shown on planning documents during the term of the existing ground lease and any lease extensions; and (2) public access across the site upon the expiration of said lease agreement, by which the developer shall either: (a) dedicate public access on developer-owned land south of the ground leased space; or (b) in the event developer obtains ownership of the property at 1875 Charleston Road, the developer shall grant the same public access as shown on planning documents. Public access shall be consistent with the dedication requirements set forth in Condition of Approval No. 140, **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH LANDINGS SITE, 1875 CHARLESTON ROAD, 900 ALTA, AND HUFF GARAGE)**. The developer shall assume the responsibility for the maintenance and operation of all proposed greenway facilities and the agreement shall be in a form approved by the City Attorney's Office.
143. **SCVWD EASEMENTS:** Dedicate non-exclusive Santa Clara Valley Water District access and maintenance easements, on the face of the map or through other separate approved document, for access and maintenance purposes. The dedication shall not inhibit or preclude any rights or conditions provided by the proposed public access easement dedications consistent with Condition of Approval No. 140, **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH LANDINGS SITE, 1875 CHARLESTON ROAD, 900 ALTA, AND HUFF GARAGE)** shown above. The dedication shall be submitted with the first building permit submittal per the map conditions of approval and will be reviewed and approved by the City and the Santa Clara Valley Water District prior to issuance of a building permit.
144. **EASEMENT VACATIONS AND QUITCLAIMS:** All existing easements that are or will no longer be needed or conflict with the proposed buildings and structures shall be vacated by the City or quitclaimed. The following easements shall be vacated from this site for the proposed development:

Vacations:

- 15' Public Utility Easement (F65 OR 478)
- 60' Public Utility Easement (E901 OR 267)
- Public Utility Easement – adjacent to U.S. 101 (C394 OR 155)
- Public Utility Easement – Common Area (478 M 3-6)

Quitclaims:

- 10' Gas and Telephone Easement (F509 OR 5, G269 OR 230)
- Portion of SCVWD easement for ingress and egress and incidental purposes (F706 OR 539) within proposed Frontage Road right-of-way
- Remainder of 20' Access Easement (967 OR 72)

All vacation and quitclaims shall be recorded prior to the issuance of a building permit.

FEES

145. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the parcel 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.
146. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits and prior to approval of the parcel 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 including public and private utilities and structures located within the public right-of-way. 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.
147. **TRANSPORTATION IMPACT FEE:** Prior to issuance of any building permits and prior to approval of the parcel map, the applicant shall pay the transportation impact fee for that portion of the development. 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.
148. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits and prior to approval of the parcel map, the applicant shall pay the water and sewer capacity fees for that portion of the development. The water and sewer capacity charges for nonresidential connections are based on the water meter size and the building area and building use, respectively. Credit is given for the existing site use(s) and meter size(s), as applicable.
149. **STORM DRAINAGE FEE:** Prior to issuance of any building permits and prior to approval of the parcel map, the applicant shall pay the off-site storm drainage fee per Section 28.51(b) and with the rates in effect at time of payment.
150. **SANITARY SEWER FACILITIES IMPACT FEE:** The "Google Landings (2171 Landings Drive) Utility Impact Study" by Schaaf & Wheeler has determined that the proposed development will contribute flows that would cause performance and capacity deficiencies at four pipes downstream of the Landings site. The study recommends upsizing two pipes from a 10" pipe to a 12" pipe and two pipes from an 8" pipe to a 10" pipe. Prior to issuance of a building permit, the applicant shall be required to contribute their proportionate fair share of funds, as determined by the Public Works Department, to implement these sewer system improvements.

STREET IMPROVEMENTS

151. **PUBLIC IMPROVEMENTS:** Subject to fiscal responsibilities outlined in other conditions, install or reconstruct standard public improvements required for the project along the new Frontage Road and the existing Landings Drive, Charleston Road, Huff Avenue, and Alta Avenue frontages per the North Bayshore Precise Plan and as

required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to: new full street construction (frontage road); new bicycle and pedestrian bridge over Permanente Creek; curbs, gutters, driveways, curb ramps, sidewalks, and crosswalks; AC pavement overlay improvements; streetlights and appurtenances; fire hydrants; utility mains, services, meters, and appurtenances; bioretention facilities, striping, signage, and markings; raised crosswalk improvements on Alta Avenue; intersection improvements at the Charleston Road/Rengstorff Avenue/Amphitheatre Parkway/Garcia Avenue intersection; intersection improvements at the Shoreline Boulevard/Plymouth Street/Space Park Way intersection.

- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the issuance of the building permit.
- b. **BONDS/SECURITIES:** Sign a Public Works Department faithful performance bond (100 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. 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, between Two Million (\$2,000,000) and Five Million Dollars (\$5,000,000) Pollution Insurance as determined by the Risk Manager, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department. NOTE: *If risk potential is major (known hazardous materials and/or transporting), the Pollution Insurance limits to be used may be from Two Million Dollars (\$2,000,000) to Five Million Dollars (\$5,000,000).*

152. **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 parcel 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 two half-size black-line sets, one Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit or approval of the parcel map. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.

153. **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).

154. **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. 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.
155. **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.
156. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, and retaining walls shall not encroach into the public right-of-way and/or street easement.
157. **ENCROACHMENT AGREEMENT FOR SIDEWALK AND PUBLIC UTILITY EASEMENTS:** At the sole discretion of the Public Works Director, nonstandard private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, retaining walls, and toe slopes which prevent or limit the intended use of sidewalk and public utility easements require a separate Encroachment Agreement to be signed by the owner.

For the proposed agreement(s), submit to the Public Works Department for review and approval a legal description (metes and bounds), plat map (drawing), and other required documents per the City's Legal Description and Plat Requirements. The legal description and plat must be prepared and stamped by a California-registered civil engineer or land surveyor.

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.
161. **GARAGE RAMPS:** The proposed underground garage ramps shall comply with City Standard Detail A-24, Underground Garage Driveway Ramp, to provide sufficient sight distance for visibility and pedestrian safety.
162. **STREETLIGHTS:** City standard streetlights shall be installed along the project street frontage of frontage road, Landings Drive, Charleston Road, Huff Avenue, and Alta Avenue per City standards. Streetlights shall be installed near crosswalks, driveways, intersections, or other locations deemed necessary by the City Traffic Engineer.

163. **STREET OVERLAY:** Full-street overlay (minimum 2" grind and overlay) along Landings Drive project street frontage shall be required due to multiple utility trenches and impacts from the anticipated construction traffic. Half-street overlay (minimum 2" grind and overlay) along Charleston Road, Alta Avenue, and Huff Avenue shall be required due to multiple utility trenches and impacts from the anticipated construction traffic.
164. **MIDBLOCK CROSSWALK:** The midblock crosswalk on Alta Avenue shall have the following design elements, or as approved by the Public Works Director: 20' wide raised crosswalk, high-visibility, 8' ladder-style striping for pedestrians, and pedestrian push button-activated, LED-enhanced bicycle/pedestrian crossing signage (16 LEDs along the border).

CURBS, SIDEWALKS, AND DRIVEWAYS

165. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements. Existing nonconforming access ramps shall be reconstructed to comply with the ADA requirements. For modified or newly constructed traffic signals, existing nonconforming access ramps shall be reconstructed to comply with Americans with Disabilities Act (ADA) requirements.
166. **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.
167. **SIDEWALK IMPROVEMENTS:** Construct new curb, gutter, and sidewalk along the project frontages of frontage road, Landings Drive, Charleston Road, Huff Avenue, and Alta Avenue.
168. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on Landings Drive, Charleston Road, Huff Avenue, and Alta Avenue out of sidewalk and relocate to Public Service Easement or Public Utility Easement, landscape strip, or behind the back of curb. Utility boxes must be located so they fit entirely within the utility easement, landscape strip, or behind the curb and shall not encroach into the sidewalk.
169. **DRIVEWAY REMOVAL:** Replace abandoned driveways with standard curb, gutter, and sidewalk. The specific areas and limits of replacement work shall be clearly identified and shown on the plans.
170. **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.
171. **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.
172. **ON-STREET PARKING RESTRICTIONS:** Parking shall be prohibited along the frontage road, Landings Drive, Charleston Road, Alta Avenue, and Huff Avenue project frontages since they are bicycle routes. Painted red curb shall be installed to discourage on-street parking and to provide improved sight visibility from the project driveways.

STREET TREES

173. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees.

174. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees shall be planted in accordance with Detail F-1 of the Standard Provisions a minimum of 10' from sanitary sewer lines, traffic signals, stop and yield signs, and streetlights and 5' from water lines, fire lines, and driveways. New street tree species must be selected from the City's official street tree list and as approved by the City's Parks and Open Space Division per Proposed Street Tree Form available online at www.mountainview.gov/planningforms.
175. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.

UTILITIES

176. **UTILITY POTHOLING:** Potholing shall be completed prior to the first submittal of the building plans and improvement plans to determine the depths, material, and locations of existing subsurface utilities at proposed utility crossings and proposed traffic signal pole locations. 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.
177. **WATER AND SEWER SERVICE:** Each restaurant or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38. All restaurant space (Building Occupancy A-2) shall have a separate water meter and service line unless otherwise approved by regulatory agencies, particularly Division of Drinking Water approval of dual plumbing approach.
178. **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.
179. **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.
180. **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.
181. **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.
182. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division and screened from view with landscaping. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.

183. **UNDERGROUND SERVICES:** All new and existing (excluding electrical facilities over U.S. 101 and related guy wires) electric and telecommunication facilities serving the site are to be placed underground, including transformers and power meters. The undergrounding of the new and existing (excluding electrical facilities over U.S. 101 and related guy wires) 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 meet City Standard Details A-22 and A-23 for sight distance and are screened or not visible from the street or to the general public, as approved by the Community Development and Public Works Departments.)
184. **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 parcel map.

RECYCLED WATER

185. **RECYCLED WATER USE REQUIREMENT:** This site is within the City's current or future recycled water service area. Recycled water use is required per the City Code for all irrigation within the City's recycled water service area.
186. **RECYCLED WATER USE PERMIT:** Submit a Recycled Water Use Permit Application.
187. **RECYCLED WATER SERVICES:** Each recycled water use must have its own individual meter (i.e., exterior irrigation, dual-plumbing, cooling towers, etc.), unless otherwise approved by the Public Works Director. All recycled water services must have a meter and a reduced-pressure backflow preventer. Recycled Water irrigation services must also have a pressure regulating valve.
188. **RECYCLED WATER PLANS:** Prepare recycled water plans in accordance with the City's Customer Guidelines for Recycled Water Use. The applicant shall follow the Guidelines, including, but not limited to, showing on the plans: size and location of all existing and new water meters, backflow preventers, new potable and recycled water pipelines, and existing potable and recycled water pipelines (if available); location of irrigation system components (controllers, quick couplers, valves, strainers, and constant pressure main lines); boundaries of the intended potable and recycled water use areas; locations of proposed recycled water advisory signs; a completed Site Information Box; and all applicable recycled water standard notes and details. If recycled water is being used for both irrigation and dual-plumbing, submit a recycled water plan package with all recycled water systems included (i.e., irrigation, plumbing, and/or mechanical), which will be reviewed by City staff and State reviewers.
189. **ADVISORY SIGNS AND TAGS:** Recycled water advisory signs shall be located at water features; ends of streetscapes and medians; vehicular, bicycle, and pedestrian entrances entering recycled water use areas; and in indoor rooms supplied with recycled water. Identification tags are required on all recycled water potable water appurtenances.
190. **PIPELINE MATERIAL:** Recycled water PVC- Constant pressure lines 1- 1/2" or smaller shall be Schedule 40, and 2" or larger shall be Class 315 or C900 Class 200 DR14. Recycled water PVC- Intermittent pressure lines shall be Schedule 40 or Class 200. Copper Pipe shall be Type "K."
191. **PIPELINE DEPTH, SEPARATION, AND MARKING:** New parallel potable and recycled water pipelines for irrigation and dual plumbing shall have a minimum 4' horizontal separation, and 10' where possible. New

crossing potable and recycled pipelines shall have a minimum 12" vertical separation. All new buried pipelines shall be purple- colored and labeled "CAUTION-RECYCLED WATER." Existing buried pipelines that will be converted to recycled water need not be marked unless the pipelines become exposed.

192. **RECYCLED WATER FEES AND COSTS:** Project applicant shall be responsible for paying all applicable costs and fees, as part of the approval of any recycled water project, prior to issuance of any building permits and/or map approval.
193. **RECYCLED WATER SPECIAL INSPECTION:** The owner/developer is required to hire a certified AWWA Cross-Connection Specialist to perform the construction inspection of ALL on-site recycled water systems, pursuant to the approved plans, and must submit a letter to the City identifying the Specialist. This inspection is separate from the cross connection testing and must occur throughout construction. The following note shall be clearly shown on the first sheet of the recycled water permit plans (i.e., landscape/irrigation, plumbing, mechanical, or civil plans): "Any installation for recycled water is required to have a Special Inspection by a certified AWWA Cross-Connection Specialist to ensure that the on-site recycled water system was constructed per the approved plans and specifications." The Specialist shall submit a report/checklist to the City (Public Services Division and Building Inspection Division) verifying that the on-site recycled water system was constructed per the approved plans and specifications. Receipt of inspection report/checklist is required prior to connection of the recycled water meter and building permit final.
194. **CROSS-CONNECTION TESTING:** After confirmation of the special inspection, a cross-connection test is required prior to receiving recycled water. The following note shall be clearly shown on the first sheet of the recycled water permit plans: "A cross-connection test is required prior to receiving recycled water." The cross-connection test will be performed by the City or its representative and must be performed prior to connection of the recycled water meter and building permit final.
195. **SITE SUPERVISOR:** The owner/developer is required to hire a Site Supervisor who has been trained City staff. The Site Supervisor can be the maintenance contractor in charge of operating and maintaining the recycled water systems. The Site Supervisor must be present for the cross-connection test(s). Every year, the Site Supervisor must perform a visual inspection of the recycled water systems and submit an Annual Site Inspection Report to the City. For more information, refer to the City's Customer Guidelines for Recycled Water Use.
Provide to the City:
 - a. Contact information of Site Supervisor
 - b. Proof of Completion of Site Supervisor Training with the City's Recycled Water staff or South Bay Water Recycling.
196. **COVERAGE TEST:** After the system is installed and the Cross-Connection Test has successfully passed, a coverage test must be performed to ensure that overspray and ponding do not occur. The Coverage Test must be performed by the Site Supervisor. Coverage Test results must be submitted to the City prior to building occupancy.
197. **DUAL-PLUMBED BUILDINGS:** Pursuant to Section 8.30.5 of Mountain View City Code, this project shall incorporate dual plumbing in the design of the building to allow the use of recycled water. The dual-plumbed recycled water system must comply with the requirements of the City's Customer Guidelines for Recycled Water Use, California Code of Regulations Title 17 and Title 22, and the adopted California Plumbing Code. For dual-plumbed buildings, the owner/tenant is required to hire an AWWA Cross-Connection Specialist to perform a visual cross-connection inspection every year, and a four-year shutdown test.
198. **DUAL PLUMBING ENGINEERING REPORT:** For dual-plumbed recycled water systems, the Engineering Report shall adhere to California Code of Regulations Title 22 § 60314 and must include a detailed description of intended use area, plans, and specifications of the piping system and on-site back-up tank, and the method to be used by the recycled water agency to ensure that cross-connection between the recycled water and potable water

pipng system will not occur.

With the first building permit submittal, provide the following to the City for Recycled Water plan review:

1. One (1) hard copy of the Engineering Report; and
2. One (1) set of USB with the Engineering Report in PDF file format, sealed and marked: "ATTENTION: RECYCLED WATER – PUBLIC SERVICES DIVISION."

Concurrent with the first building permit submittal, submit the following directly to the Division of Drinking Water (Richmond, CA) for State Review. Coordinate with Recycled Water staff prior to DDW dropoff for security clearance:

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

199. **DUAL PLUMBING ON-SITE BACK-UP WATER SUPPLY:** Sites using recycled water for toilet and urinal flushing are required by the City to have an on-site back-up water supply connection. If recycled water is used for purposes other than toilet and urinal flushing, then an on-site back-up water supply may be installed at the discretion of the customer. The on-site back-up must adhere to all applicable codes and regulations, and must be equipped with an air gap to prevent cross-connection between the potable and recycled water systems.

200. **DUAL PLUMBING PLANS:** For dual-plumbed recycled water systems, prepare a set of plans with proposed piping system to be used, pipe locations of both recycled and potable systems, type and location of the outlets and plumbing fixtures that will be accessible to the public, and the methods and devices to be used to prevent backflow of recycled water into the public water system. The Division of Drinking Water does NOT allow recycled water piping inside or near food processing facilities and restaurants. Design all recycled water lines as far away from food facilities as possible. With the first building permit submittal, provide the following to the City for Recycled Water plan review:

1. One (1) hard copy of a recycled water plan package with all recycled water systems included (i.e., irrigation, plumbing, and/or mechanical); and
2. One (1) set of USB with electronic copies of the Recycled Water Package, in PDF file format, sealed and marked: "ATTENTION: RECYCLED WATER – PUBLIC SERVICES DIVISION." This electronic set shall include all plans and reports that are included in building and excavation permit packages. Include all sheets that may have been excluded from Item 1 above.

Concurrent with the first building permit submittal, submit the following directly to the Division of Drinking Water (Richmond, CA) for State review. Coordinate with Recycled Water staff prior to DDW dropoff for security clearance:

1. One (1) hard copy of Recycled Water Plan set. This plan set should include any plans associated to the use of recycled water, including, but not limited to, landscape, irrigation, civil, and plumbing marked: "ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER." Exclude sheets not related to recycled water (e.g., architectural, electrical, etc.); and
2. One (1) set of USB with electronic copies of the Recycled Water Package, in PDF file format, sealed and marked: "ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER." This electronic set shall include all plans and reports that are included in building and excavation permit packages. Include all sheets that may have

been excluded from Item 1 above.

- 201. **STATE DEPARTMENT OF DRINKING WATER APPROVAL:** Approval of the dual plumbing plans and the dual engineering report is required from the State Department prior to the issuance of a building permit.
- 202. **REPLACEMENT OF SERVICE LATERAL:** Existing recycled water laterals made of PVC must be replaced with Copper Type K per City Standard Detail RW-1.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

- 203. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
- 204. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways 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.
- 205. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the sites 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. Exception to the surface water release, such as the use of floodgates or detaining the 100 year storm, may be considered by the Public Works Director in conjunction with the review and approval of the off-site improvement plans and building permit plans for the project. This condition is waived if a CLOMR is issued by FEMA.
- 206. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City's storm mains, the owner shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage prior to approval of the building permit or parcel map.
- 207. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** If the sanitary sewer connection(s) inside the structure(s) is/are less than 1' above the rim elevation of the upstream sanitary sewer manhole, before approval of the building permit, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage prior to approval of the building permit or parcel map.

FLOOD ZONE

- 208. **AE FLOOD ZONE:** The site is located within Special Flood Hazard Zone AE 11', and the building and site designs must comply with the drainage and flood control requirements of the City Code. Applicant shall obtain a Flood Development Permit from the Public Works Department prior to issuance of the building or Foundation Permit. It is recommended that this permit be obtained before the design of the building plans in order to avoid potential redesign of the building.
- 209. **AO FLOOD ZONE:** The site is located within Special Flood Hazard Zone AO, depth 1', and must comply with the drainage and flood control requirements of the City Code. The elevation of the lowest floor of the building must be at least 1' above the highest adjacent grade and must be above elevation 12.75 (NAVD 88). The highest adjacent grade is defined as the highest natural elevation of the ground surface prior to construction next to the proposed walls of the structure. Applicant shall obtain a Flood Development Permit from the Public Works Department prior to issuance of the building or Foundation Permit. It is recommended that this permit be obtained before the design of the building plans in order to avoid potential redesign of the building.

210. **GRADING REQUIREMENTS:** For sites located within a special flood hazard zone, the grading or site plan must show the elevation of the finished pad, lowest floor, highest adjacent grade for Flood Zone AO, and base flood elevation for Flood Zone AE. All elevations must be referenced to a City elevation benchmark. The benchmark number, description, elevation, and datum year shall be noted on the grading plan.
211. **ELEVATION CERTIFICATE:** The following note shall be clearly shown on the first sheet of the building permit plans: "An elevation certificate shall be submitted to the Chief Building Official and Public Works Director prior to the issuance of a Certificate of Occupancy."
212. **BELOW-GRADE PARKING STRUCTURE:** Below-grade nonresidential parking garages shall not be wet floodproofed and must either be elevated or dry floodproofed. The use of levees to dry floodproof a nonresidential parking garage will not be permitted unless a CLOMR is issued by FEMA.
213. **FLOOD INSURANCE CONSIDERATIONS:** The applicant may want to consider elevating an additional 1' or 2' to lower the flood insurance premiums. If the structure's grading pad is raised at least 1' above the base flood elevation, the owner has the option to obtain a Letter of Map Revision to take the structure out of the special flood hazard zone. With a Letter of Map Revision, the owner would not be required to obtain flood insurance for the raised structure. However, the structure and site must be designed and constructed in accordance with FEMA's requirements for a Letter of Map Revision, which are more stringent than the City's requirements for raising a structure.
214. **FLOOD ZONE ELEVATION DATUM:** All base flood elevations on the FEMA Flood Insurance Rate maps are based on the North American Vertical Datum of 1988 (NAVD 88). Please note that the NAVD 88 is several feet higher than the NGVD 29 datum. The elevations required in the Flood Development Permit Application are to be based upon City elevation benchmarks using the NAVD 88 elevation datum. The City's 1998 elevation benchmark survey lists the NGVD 29 and NAVD 88 elevations of City benchmarks within the City. The 2010 benchmark survey is available at the counter of the Public Works Department.

SOLID WASTE AND RECYCLING

215. **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.
216. **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.
217. **TRASH ENCLOSURE DESIGN AND DETAILS:**

Huff Parking Structure: Trash management plan and trash room details must be included on a separate sheet in the initial building plans and include the following:

- Property must have containers for trash, recycling, and compost. Property will have (2) retail trash rooms and (1) garage trash room. Each room shall hold minimum (1) 2 yd trash bin, (1) 2 yd recycle bin, and (1) 96-gal compost cart. Display on plans trash room layouts and dimensions to scale with minimum number of bins/carts. Rooms will have roll-up style doors as not to encroach upon the walkway.
- Property will have (2) approved staging areas; one on Alta and one on Huff. Property maintenance is responsible for transport of containers to and from the staging areas and containers must be removed promptly after service. The Huff staging area shall measure minimum 6' wide x 32.4' long and provide a

smooth, flat surface to roll the bin to the collection vehicle in the street. The Alta staging area shall measure minimum 7' wide x 15.8' long and provide a smooth, flat surface to roll the bin to the collection vehicle in the street. Both staging areas must be labeled on all site plans (architectural, civil, landscape).

- Trash rooms shall not be used for storage of any kind and should be labeled "Trash Room"
- Roll-out fees charged by the City's trash hauler will apply for containers that must be rolled more than 30' from any holding area to the truck.
- Display the site circulation plan for the collection vehicles and staging areas.

Landings Office Site: Trash management plan and trash room details must be included on a separate sheet in the initial building plans and include the following:

- Property must have containers for trash, recycling, and compost. This property will utilize 20 CY compactors; one for trash and one for food waste and food-soiled paper. The external waste storage enclosure will hold bins for recycling. Display on the plans the layout and dimensions to scale showing the loading dock area and the waste storage enclosure including all containers within it.
- Enclosure doors shall have minimum 8' wide opening and provide means to secure in open and closed positions (e.g. cane bolts)
- The overhang at the compactor area must match option 3 that was provided to Solid Waste in November 2019. (see attached & update current display on plan sheet G019)
- No Parking signs shall be posted on enclosure doors
- Roll-out fees charged by the City's trash hauler will apply for containers that must be rolled more than 30' from any holding area to the truck.
- Display site circulation plan
- Overhead clearances of 15' for travel lanes and 22' at point of collection must be maintained.

218. **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

219. **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; The use of Charleston Road shall be minimized];
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 Closures: Sidewalk closure or narrowing is not allowed during any on-site construction activities unless otherwise approved by the Public Works Director.

220. **LONG TERM TEMPORARY CONSTRUCTION CLOSURE OF LANDINGS DRIVE:** A long term temporary

construction closure of Landings Drive may be allowed if City requirements are satisfied and shall be to the satisfaction of the Public Works Director. The construction traffic and parking management plan must be approved prior to the issuance of a demolition permit. The applicant shall submit the following for approval:

1. Construction Phasing, Equipment Storage, and Parking:
 - a. Show construction vehicles ingress and egress from Landings Drive only.
 - b. Shows no impacts to vehicular, bike, and pedestrian facilities on Charleston Road
 - c. Allows emergency vehicle and City maintenance access on Landings Drive
2. Submit Coordination Plans:
 - a. Submit coordination plans/letters with the VTA and other impacted agencies as necessary
 - b. Submit RV parking impacts
 - c. Show coordination plans/letters to nearby businesses and neighbors as necessary
3. Temporary Construction Easement and Potential Fees:
 - a. The applicant may be required to obtain a temporary construction easement from the City
 - b. The applicant shall be responsible for the payment of any fees for the use of Landings Drive
4. Pavement Restoration:
 - a. The applicant shall be required to restore the pavement as required by the City

221. **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 lead regulatory agency(ies), to obtain the appropriate clearances and/or recommendations for work in the contaminated area.

222. **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.

223. **VALLEY WATER WELLS:** Santa Clara Valley Water District requires the following note be shown on the plans:

Santa Clara Valley Water District (District) records indicate that several active wells are located on the subject property. If the wells will continue to be used following permitted activity, they must be protected so that they do not become lost or damaged during completion of permitted activity. If the wells will not be used following permitted activity, they must be properly destroyed under permit from the District.

Santa Clara Valley Water District (District) records indicate that several 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 abandoned wells may be located on the subject property. If these 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.

While the Santa Clara Valley Water 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.

224. **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 unless otherwise approved by the Public Works Director.
225. **SANTA CLARA VALLEY WATER DISTRICT PERMIT:** Applicant shall be responsible for applying for and obtaining approval of an Encroachment Permit with the Santa Clara Valley Water District for all work within the District's jurisdiction. Work within the District right-of-way must be in accordance with District requirements. Prior to building permit approval, submit a copy of the approved District Encroachment Permit to the Public Works Department.
226. **STREET CLEANING:** The owner/developer shall comply with and include the following note on the off-site, or grading/drainage, or utility plans: "The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development's construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as directed by the Public Works Director or his/her designated representative."
227. **OCCUPANCY RELEASE:** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: "For commercial and office developments, no buildings will be released for occupancy until the off-site improvements to be constructed to City Public Works standards and/or accepted for maintenance by the City are complete and ready for acceptance."
228. **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.
229. **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 map, completion of all conditions of subdivision approval, and the recordation of the parcel map, all prior to issuance of the building permit.
230. **GATEWAY CAPACITY REQUIREMENTS:** The North Bayshore Precise Plan (NBPP) identifies capacity limitations at all three gateways. The Landings office building may add additional trips beyond the current Rengstorff Avenue gateway capacity. Priority transportation improvement projects are identified in the NBPP to accommodate additional gateway trips. Long-term transportation programs and/or infrastructure projects are needed to provide additional Rengstorff Avenue gateway capacity for this and other development projects, which will be implemented by the City and are anticipated to be completed after the expected occupancy date of the Landings office building.

This Condition sets forth the actions that must be taken by the applicant to ensure that vehicle trips from the Landings office building, and/or other applicant properties impacting the Rengstorff Avenue gateway if approved by the Community Development Director and Public Works Director, shall be reduced by a specified number (defined below) for an interim period prior to implementation of transportation programs and/or completion of infrastructure projects for the North Bayshore District, or a specified date.

Interim Reduction Plan: Applicant shall have the responsibility for ensuring that the Landings office building and/or other applicant properties impacting the Rengstorff Avenue gateway shall have an interim trip reduction of 200 a.m. peak hour vehicle trips (inbound) and 200 p.m. peak hour vehicle trips (outbound) upon Landings office

building occupancy. This reduction shall be required upon occupancy of the Landings office building and shall be above and beyond the required condition to implement and maintain a transportation demand management (TDM) program for the life of the project and not exceed the TDM designated trip cap. The Reduced Trip Cap Number is defined as the project's lifetime peak hour vehicle trip cap (see TDM program condition) minus the interim trip reduction identified in this paragraph.

The property owner, or lessee, is required to establish and maintain an Interim Reduction Plan to achieve the Reduced Trip Cap Number. The Interim Reduction Plan measures shall be formally accepted by the property owner, or lessee, prior to building permit issuance through a legal agreement or recorded document, as determined by the City Attorney, with contents to the satisfaction of both the Community Development Director and the Public Works Director. The specific measures to be used in the Interim Reduction Plan can be any combination of measures which achieves the required trip reduction.

Applicant shall submit an Interim Reduction Plan to the City in conjunction with the submittal of the initial building permit application for the Landings office building and shall be approved by the Community Development Director and Public Works Director prior to issuance of the core and shell building permit for the Landings office building and shall be consistent with the TDM Program and Monitoring conditions required for the development project.

This Interim Reduction Plan shall include, but not be limited to, the following information:

- A. Applicant's detailed programs, measures and implementation strategies to prevent any trips over the Reduced Trip Cap Number until the expiration of this condition. This shall include the applicant's proposal, if any, for trip reduction at other Applicant properties in order to meet the Reduced Trip Cap Number.
- B. A proposal from a third party consultant(s) who will be retained by the City to review the Interim Reduction Plan, verify the implementation, including the proposed methodology for such verification, and provide Monitoring Reports.
- C. Applicant's procedure to provide information to the City's consultant(s) to verify the implementation and other information required to prepare required Monitoring Reports.
- D. Applicant's proposal, if any, for temporary suspension of the requirement to meet the Reduced Trip Cap Number if certain benchmark numbers are achieved and maintained.

Monitoring Reports: Until the expiration of this Condition, Monitoring Reports shall be prepared by the applicant and submitted to the City for review and approval by a third party consultant to be paid for by the applicant to verify compliance with this condition

- A. The initial Monitoring Report shall be submitted to the City for review and approval one year after the granting of the Certificate of Occupancy for the Landings office building and subsequent reports will be collected annually thereafter.
- B. Monitoring Reports shall either: (1) state the Reduced Trip Cap Number has been achieved, providing supporting statistics and analysis to establish attainment of the goal; or (2) state the Reduced Trip Cap Number has not been achieved, 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 Reduced Trip Cap Number.
- C. If the applicant exceeds the Reduced Trip Cap Number in any Monitoring Report, the applicant shall have a period of six (6) months to meet the Reduced Trip Cap Number and provide the City's third party

consultant with the information needed to verify compliance and provide the City with Monitoring Reports at the six (6) month dates after each exceedance.

- D. If the applicant continues to exceed the Reduced Trip Cap Number in any subsequent Monitoring Report, the City will assess a penalty in the maximum amount of \$100,000 for the first percentage point above the Reduced Trip Cap Number and an additional \$50,000 for each additional percentage point above the Reduced Trip Cap Number. Applicant shall pay this penalty to the City and this penalty shall apply to each Monitoring Report, if applicable.

Expiration: This condition shall expire upon the earlier of:

- A. The completion of improvements to the Rengstorff interchange which increase the Rengstorff Avenue Gateway trip capacity by 200 a.m peak hour vehicle trips (inbound) and 200 p.m peak hour vehicle trips (outbound); or
- B. Introduction by the City of North Bayshore District-wide measures which result in a reduction of the number of trips at the Rengstorff Avenue Gateway by 200 a.m peak hour vehicle trips (inbound) and 200 p.m peak hour vehicle trips (outbound); or
- C. Six (6) years after the granting of the Certificate of Occupancy for the Landings office building. Conditional Certificate of Occupancy will not be considered as a milestone to meet this condition.

Cost Recovery: Upon submittal of the Interim Reduction Plan, the Applicant shall provide an initial deposit in an amount of \$100,000 to the City for the time and effort required for staff, including consultants retained by the City, to administer this condition. If the initial deposit is exhausted, the Applicant shall deposit additional funds as requested by the City to cover the City's cost of administering this condition. Once this Condition expires as set forth herein, any funds on deposit with the City following full reimbursement of City costs shall be refunded to the Applicant.

231. **SITE-SPECIFIC TRAFFIC ANALYSIS (SSTA) REQUIRED IMPROVEMENTS:** The applicant shall be required to fund the following required improvements as outlined by the Site Specific Traffic Analysis (SSTA):

- A. Charleston Road/Rengstorff Avenue/Amphitheatre Parkway/Garcia Avenue (CRAG) Intersection Improvements - The following improvements are required for the Landings office building at this intersection. These improvements shall be as follows:
 - i. Add a second northbound right turn lane (from Rengstorff Avenue to Charleston Road);
 - ii. Add a third westbound left turn lane (from Charleston Road to Rengstorff Avenue);
 - iii. Pay the incremental cost of (i) and (ii), above, as compared to the cost of the CRAG Intersection Improvements without (i) and (ii); and
 - iv. Provide additional right-of-way to accommodate the improvements from properties owned by the applicant, provided that applicant retains the FAR development rights associated with such right-of-way.

The City has an existing Capital Improvement Program (CIP) project (Charleston Road Improvements, Feasibility Study, Project 16-59) that proposes to design Charleston Road to meet the NBPP street standards, including sidewalks, cycletracks, dedicated transit lanes and CRAG intersection improvements, among other items. Only the costs of (iii) in subsection A above shall be the responsibility of the Applicant (Applicant Improvements).

Applicant shall perform the CRAG intersection improvements (CRAG Project) as determined by the City, subject to reimbursement from the City, for all costs other than the Applicant Improvements. The CRAG Project, with the exception of the Applicant Improvements, will be paid for by the City.

Upon submittal of the initial building permit for the Landings office building, the applicant shall revise, subject to City's approval, the current plans for Project 16-59, and prepare a CRAG Project to be a separate phase of Project 16-59. Said CRAG Project shall be prepared by the applicant in accordance with the "Off-Site Improvement Plans" condition of approval. At the time of the Landings office building initial building permit submittal, the applicant shall incorporate this design into the off-site improvement plans. The design shall be reviewed and approved by the City prior to building permit issuance for the Landings office building. Applicant and City had previously entered into a reimbursement agreement for applicant to design Project 16-59 (Charleston Road Reimbursement Agreement). Applicant shall be reimbursed by the City for the CRAG Project design work pursuant to the terms of the Charleston Road Reimbursement Agreement.

Prior to issuance of the building permit for the Landings office building, applicant shall enter into a reimbursement agreement to be reimbursed (except for the costs of the applicant Improvements) for the construction costs of the CRAG Project. The reimbursement agreement shall be executed prior to the issuance of the Landing office building permit, and shall require the applicant to competitively bid the aforementioned improvements and submit a minimum of three itemized subcontractor bids from contractors who meet the City's minimum requirements, including the requirement to pay prevailing wages, for approval and selection of the lowest responsible bidder.

- B. Shoreline Boulevard/Plymouth Street/Space Park Way Realignment Intersection improvements: The following improvements are required for both the Huff garage and Landings office building at this intersection. These improvements shall be as follows:
 - i. Add a second northbound left turn lane (Shoreline Boulevard to Plymouth Street);
 - ii. Add both a second westbound lane and a second eastbound lane on realigned Plymouth Street between Shoreline Boulevard and Joaquin Road;
 - iii. Pay the incremental cost of (i) and (ii), above, as compared to the cost of the Shoreline Boulevard/Plymouth Street/Space Park Way Realignment Intersection Improvements without (i) and (ii); and
 - iv. Provide additional right-of-way to accommodate the improvements from properties owned by the applicant in a manner reasonably acceptable to the applicant, which applicant shall not unreasonably withhold, and provided that applicant retains the FAR development rights associated with such right-of-way.

The City has an existing Capital Improvement Program project (Plymouth Boulevard/Space Park Way Realignment, Project 20-40) that proposes to modify this intersection to realign Plymouth Street with Space Park Way, provide one northbound left turn lane (Shoreline Boulevard to realigned Plymouth Street) and one lane in each direction on realigned Plymouth Street (between Shoreline Boulevard and Joaquin Road). The construction costs of the additional improvements identified in (iii) above shall be the responsibility of the applicant. The applicant shall pre-fund and/or reimburse the City for those actual costs. A reimbursement agreement shall be executed prior to the building permit issuance of the Huff garage or Landings office building.

- 232. **REIMBURSEMENT AGREEMENT (CRAG):** The applicant shall be reimbursed for the construction costs to install the Charleston/Rengstorff/Amphitheatre/Garcia intersection improvements that are described in the Public Works condition titled "SITE-SPECIFIC TRAFFIC ANALYSIS (SSTA) REQUIRED IMPROVEMENTS", Section

A. The reimbursement agreement shall require the applicant to competitively bid the street improvements and submit a minimum of three itemized bids from contractors who meet the City's minimum requirements, including the requirement to pay prevailing wages, for approval and selection of the lowest responsible bidder. The reimbursement agreement shall be executed prior to building permit issuance for the Landings office building.

233. **REIMBURSEMENT AGREEMENT (PLYMOUTH/SPACE PARK):** The City shall be reimbursed for the construction costs for the additional improvements described in the Public Works condition titled "**SITE-SPECIFIC TRAFFIC ANALYSIS (SSTA) REQUIRED IMPROVEMENTS**", Section B at the Shoreline Blvd/Plymouth St/Space Park Way Realignment Intersection. The reimbursement agreement shall be executed prior to the issuance of a building permit for the Huff garage or Landings office building.

234. **FRONTAGE ROAD IMPROVEMENT REIMBURSEMENT:** The applicant has agreed to perform the construction of the frontage road improvements within the dedicated right-of-way referenced in Public Works condition titled **STREET DEDICATION (FRONTAGE ROAD)** and the cul-de-sac referenced in Public Works condition titled **STREET DEDICATION (FRONTAGE ROAD CUL-DE-SAC)**, subject to the provisions herein and subject to reimbursement by the City of 50% of applicant's actual cost of identified improvements. These identified improvements shall include, but are not limited to, the following:

- A. On the west side of the frontage road: street lights and appurtenances, multiuse path, curb, gutter, and landscape improvements;
- B. Roadway asphalt pavement section;
- C. Fire hydrants; utility mains, services, meters, and appurtenances; and
- D. Grading and demolition associated with A, B, and C above.

A, B, C, and D above are collectively the frontage road improvements subject to 50% reimbursement by the City. A reimbursement agreement shall be executed prior to the issuance of the Landing office building permit, which shall require the applicant to competitively bid the aforementioned improvements and submit a minimum of three itemized subcontractor bids from contractors who meet the City's minimum requirements, including the requirement to pay prevailing wages, for approval and selection of the lowest responsible bidder. The reimbursement agreement shall provide that the City will reimburse applicant for 50% of applicant's actual cost within six (6) months following acceptance of all the improvements required for full completion of the frontage road.

Fire and Environmental Protection Division – 650-903-6378

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.

235. **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.

236. **FOOD SERVICE CHECKLIST:** Complete a "Food Service Checklist: Grease Control and Stormwater Pollution Prevention" for building plan review. All applicable items in the checklist should be completed and shown on the building plan submittal.

237. **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.
238. **CONSTRUCTION BEST MANAGEMENT PRACTICES:** All construction projects shall be conducted in a manner which prevents the release of hazardous materials, hazardous waste, polluted water, and sediments to the storm drain system.
239. **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.
240. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
241. **WASTEWATER DISCHARGE PERMIT:** All treatment systems connected to the sanitary sewer require a Wastewater Discharge Permit.
242. **LOW-USE ACCESS AREA DRAINAGE:** Low-use public access areas such as overflow parking, emergency access roads, and alleys shall be designed to increase stormwater infiltration and decrease runoff by one or more of the following methods: (a) porous pavement; (b) pavers; (c) uncompacted bark/gravel; or (d) drain to landscaped areas or vegetative strips.
243. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10 percent, except at security berms; (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.
244. **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.
245. **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.
246. **HAZARDOUS MATERIALS/WASTE LOADING DOCKS:** Loading docks used for hazardous materials or hazardous waste shipping/receiving shall be designed to prevent the run-on of stormwater and runoff of spills by all of the following: (a) paving the dock with concrete or other nonpermeable surface; (b) covering the dock or installing a rain sensor which automatically opens the storm drain in the dock; and (c) sloping the dock inward

(negative slope) or installing a berm or curb around its perimeter. There shall be no storm drains in the loading docks unless they are normally in the closed position and interlocked to open when triggered by the rain sensor.

247. **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.
248. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
249. **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.

250. **STORMWATER MANAGEMENT PLAN—THIRD-PARTY ENGINEER'S CERTIFICATION:** The Final Stormwater Management Plan must be certified by a qualified third-party engineer that the proposed stormwater treatment controls comply with the City's Guidelines and Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP). A list of qualified engineers is available at the following link: http://www.scvurppp-w2k.com/consultants_list.shtml
251. **FULL TRASH CAPTURE:** Projects located in "moderate," "high," or "very high" trash generating areas as outlined in the City's Long-Term Trash Load Reduction Plan that are undergoing site improvements shall install full trash capture protection within the existing storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer's recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.
252. **FULL TRASH CAPTURE (OFF-SITE IMPROVEMENT):** Projects located in "moderate," "high," or "very high" trash generating areas as outlined in the City's Long-Term Trash Load Reduction Plan that will construct off-site improvements to the public storm drain system shall install full trash capture protection within the newly constructed public storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer's recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that

will be installed to remove trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.

253. **BUILDING DEMOLITION PCB CONTROL:** Nonwood-frame buildings constructed before 1981 that will be completely demolished are required to conduct representative sampling of priority building materials that may contain polychlorinated biphenyls (PCBs). If sample results of one or more priority building materials show PCBs concentrations ≥ 50 ppm, the applicant is required to follow applicable Federal and State notification and abatement requirements prior to demolition of the building. Submit a completed "Polychlorinated Biphenyls (PCBs) Screening Assessment Applicant Package" with the building demolition plans for the project. A demolition permit will not be issued until the completed "PCBs Screening Assessment Applicant Package" is submitted and approved by the City Fire and Environmental Protection Division (FEPD). Applicants are required to comply with applicable Federal and State regulations regarding notification and abatement of PCBs-containing materials. Contact the City's FEPD at 650-903-6378 to obtain a copy of the "PCBs Screening Assessment Applicant Package" and related guidance and information.
254. **HAZARDOUS MATERIALS:** For more information, materials, and worksheets, contact the Fire and Environmental Protection Division of the Fire Department online at <http://www.mountainview.gov/fep> or by phone at 650-903-6378.
255. **HAZARDOUS MATERIALS:** If hazardous materials will be stored or used on-site (including paints, thinners, compressed gases, propane, diesel, gasoline, etc.), complete an Environmental Compliance Plan (ECP) application. Attach a copy of the completed ECP to your building plan submittal.
256. **ABOVEGROUND DIESEL TANKS FOR EMERGENCY AND STANDBY GENERATORS:** Complete an "Aboveground Diesel Tanks for Emergency and Standby Generators" check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.

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.