

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2014

A RESOLUTION FOR A PLANNED COMMUNITY PERMIT FOR 16 SMALL-LOT,
SINGLE-FAMILY HOMES AND A HERITAGE TREE REMOVAL PERMIT FOR THE
REMOVAL OF TWO HERITAGE TREES AT THE ANTENNA FARM

WHEREAS, an application was received from Bayless and Hicks for a Planned Community Permit for a 16-unit, small-lot, single-family home development and a Heritage Tree Removal Permit for the removal of two Heritage trees on a vacant 2.0-acre project site known as the Antenna Farm site; and

WHEREAS, the Environmental Planning Commission (EPC) held a public hearing on October 1, 2014 on said applications and recommended that the City Council conditionally approve the Planned Community Permit and Heritage Tree Removal Permit subject to the findings and conditions of approval contained in the Findings Report; and

WHEREAS, on October 28, 2014, the City Council held a public hearing on said applications and received and considered all evidence presented at said hearing, including the recommendation for approval from the EPC;

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

1. That Council hereby finds and determines that the Planned Community Permit for a 16-unit, small-lot, single-family home development has been reviewed and approved by the City Council and that the following required findings have been made pursuant to Section 36.50.55 of the City Code:

a. The 16-unit, single-family home development project is consistent with the provisions of the Whisman Station Precise Plan as the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments because the proposed homes relate well to the surrounding built-out residential neighborhood; provides high-quality building and architectural details; and the two-story homes provide an attractive transition to the small-lot, single-family homes to the west; and

b. The 16-unit, single-family home development project is consistent with the Medium-Density Residential General Plan designation because the project would

provide for new residential units in an area designated for a mix of residential densities up to 25 units per acre; and

c. The 16-unit, single-family home development project will not be detrimental to the public interest, health, safety, convenience, or welfare because they are similar to and compatible with the surrounding residential neighborhood. The project has been designed to conform to pertinent health and safety codes, is an infill project within a developed area, will provide access to existing public streets and sidewalks, and would result in new residential uses convenient to existing public transportation services. The project would exceed the Whisman Station Precise Plan parking requirements by providing 73 parking spaces where 40 spaces are required; and

d. The 16-unit, single-family home development project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing residential units which are consistent with the other uses in the Whisman Station neighborhood and includes design features and materials that are compatible with the surrounding structures and the design expectations prescribed in the Whisman Station Precise Plan; and

e. The 16-unit residential project is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study/Mitigated Negative Declaration has been prepared for the development project which identified environmental impacts for hazards and hazardous materials and hydrology and water quality that can be mitigated to a less-than-significant impact with incorporation of mitigation measures. The Initial Study/Mitigated Negative Declaration was circulated for public review from July 30, 2014 to August 19, 2014;

2. That Council hereby finds and determines that the Heritage Tree Removal Permit for the removal of two Heritage trees has been reviewed and approved by the City Council and that the following required findings have been made pursuant to Section 32.35 of the City Code:

a. It is appropriate and necessary to remove the trees due to the location of the street trees in the driveway area which would provide access to the project from Pacific Drive.

b. It is appropriate and necessary to remove the trees in order to construct the project when compared to other similarly situated properties because the removal of the trees is necessary in order to provide access to the site from the public street and the trees will be replaced with approximately 96 new trees, including new street trees along the project frontage.

c. It is appropriate and necessary to remove the trees based on the nature and qualities of the trees as Heritage trees, including maturity, aesthetic qualities such as canopy, shape and structure, majestic stature, and visual impact on the neighborhood.

d. It is appropriate and necessary to remove the trees to implement good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support, the planned removal of any tree nearing the end of its life cycle, and replacement with young trees to enhance the overall health of the urban forest.

e. Removal of the trees will not adversely affect the topography of the land or create soil erosion through diversion or increase flow of surface waters.

f. 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.

g. Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole;

3. That the Planned Community Permit and Heritage Tree Removal Permit are hereby granted subject to the developer's fulfillment of all of the conditions which are attached hereto in Exhibit A and incorporated herein by reference; and

4. That Council has reviewed and considered the Initial Study/Mitigated Negative Declaration for the proposed project which identifies mitigation measures that, when implemented, will substantially lessen or avoid the significant effects on the environment caused by the proposed project.

TIME FOR JUDICIAL REVIEW

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

SW/3/RESO
818-10-28-14r-E-1

CITY OF MOUNTAIN VIEW
FINDINGS REPORT/ZONING PERMIT

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039-13-PPA

APPLICATION NO.: _____
DATE OF FINDINGS: _____
EXPIRATION OF ZONING PERMIT: _____

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

Applicant's Name:

Steve Hicks for Bayless & Hicks

Street Address of Property:	Assessor's Parcel No.:	Zone:
Antenna Farm (no address)	160-61-027, 160-61-048, 160-61-049, and 160-61-050	P(35)

Request:

Request for a Planned Community Permit for a 16-unit, small-lot, single-family home development and a Heritage Tree Removal Permit for the removal of two Heritage trees on a vacant 2.0-acre project site.

APPROVED CONDITIONALLY DISAPPROVED CONTINUED OTHER

*****ENVIRONMENTAL PLANNING COMMISSION RECOMMENDATION
TO CITY COUNCIL*****

FINDINGS OF APPROVAL:

The Planned Community Permit for a 16-unit, small-lot, single-family home development is conditionally approved based upon the conditions contained herein and upon the following findings:

- A. The 16-unit single-family home development project is consistent with the provisions of the Whisman Station Precise Plan as the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments because the proposed homes relate well to the surrounding built-out residential neighborhood, provides high-quality building and architectural details, and the two-story homes provide an attractive transition to the small-lot, single-family homes to the west;
- B. The 16-unit single-family home development project is consistent with the Medium-Density Residential General Plan designation because the project would provide for new residential units in an area designated for a mix of residential densities up to 25 units per acre;
- C. The 16-unit single-family home development project will not be detrimental to the public interest, health, safety, convenience, or welfare because they are similar to and compatible with the surrounding residential neighborhood. The project has been designed to conform to pertinent health and safety codes, is an infill project within a developed area, will provide access to existing public streets and sidewalks, and would result in new residential uses convenient to existing public transportation services. The project would exceed the Whisman Station Precise Plan parking requirements by providing 73 parking spaces where 40 spaces are required;

Owner Agent File Fire Public Works

- D. The 16-unit single-family home development project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing residential units which are consistent with the other uses in the Whisman Station neighborhood and includes design features and materials that are compatible with the surrounding structures and the design expectations prescribed in the Whisman Station Precise Plan; and
- E. The 16-unit single-family home development project complies with the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration were prepared for the Antenna Farm—Whisman Villas Residential Project and found that the proposed project will not have a significant effect on the environment based on the implementation of the required mitigation measures.

The Heritage Tree Removal Permit to remove two Heritage trees is conditionally approved based on the conditions contained herein and the following findings:

- A. It is appropriate and necessary to remove the trees due to the location of the street trees in the driveway area which would provide access to the project from Pacific Drive.
- B. It is appropriate and necessary to remove the trees in order to construct the project when compared to other similarly situated properties because the removal of the trees is necessary in order to provide access to the site from the public street and the trees will be replaced with approximately 96 new trees, including new street trees along the project frontage.
- C. It is appropriate and necessary to remove the trees based on the nature and qualities of the trees as Heritage trees, including their maturity, aesthetic qualities such as its canopy, shape and structure, majestic stature, and visual impact on the neighborhood.
- D. It is appropriate and necessary to remove the trees to implement good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support, the planned removal of any tree nearing the end of its life cycle, and replacement with young trees to enhance the overall health of the urban forest.
- E. Removal of the trees will not adversely affect the topography of the land or create soil erosion through diversion or increase flow of surface waters.
- F. 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.
- G. Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole.

This approval is granted to allow a 16-unit, small-lot, single-family home development and a Heritage Tree Removal Permit for the removal of two Heritage trees located on Assessor Parcel Nos. 160-61-027, 160-61-048, 160-61-049, and 160-61-050. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by KTG Y for Signature Homes stamped as received by the Community Development Department on September 2, 2014, and consisting of 47 sheets.
- b. Color and materials boards prepared by KTG Y for Signature Homes stamped as received by the Community Development Department on September 2, 2014, and kept on file in the Planning Division of the Community Development Department.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Community Development Department – (650) 903-6306

1. **EXPIRATION:** If the approved use does not commence within two years of this approval, subject to all applicable conditions and permits from applicable government agencies, this approval shall be null and void.
2. **LIGHT RAIL PARKING LOT:** The adjacent Whisman Station Park and Ride Lot is designated for VTA riders and shall not be used for guest or overnight parking for the new development.

PLANS AND SUBMITTAL REQUIREMENTS

3. **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 if residential); (d) lot area (in square feet); and (e) total number of parking spaces.
4. **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.
5. **COLOR CHIPS:** Color chips shall be attached to the title sheet of two sets of the building permit drawings and the color scheme shall be shown on the elevations.

SITE DEVELOPMENT AND BUILDING DESIGN

6. **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 building permit submittal.
7. **TRIM MATERIALS:** Trim materials throughout the project shall be wood or high-density foam trim. Details of the specific placement and utilization of the trim materials shall be provided with the building permit drawings. Final trim design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
8. **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.
9. **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.
10. **COLOR SCHEME:** The applicant shall paint a small portion of the building with the proposed color scheme for inspection. The color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator.
11. **FENCE/WALL:** All fencing and walls are to be shown on construction plans submitted for building permit review and shall be in substantial conformance with the approved plans. The final design and location must be approved by the Zoning Administrator prior to the issuance of a building permit.

12. **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 submittal.
13. **BARRIERS TO PUBLIC ACCESS:** Gates, fences, or other similar barriers restricting pedestrian or bicycle access to the internal streets of the project shall be prohibited.
14. **VAPOR INTRUSION BARRIER:** To provide a higher degree of confidence that the health of future residents and occupants of the site will be protected from the off-gassing of VOCs, the applicant shall install gas-impermeable membranes and utility trench vapor cut-off barriers to effectively eliminate vapor intrusions into the proposed structures. The vapor barrier shall consist of a 60 mil, spray-applied, seamless, solvent-free membrane. Laboratory data from the manufacturer must be available that documents this material to be a highly effective barrier for the COPC. The membrane shall be applied over a nonwoven geotextile that will protect it from puncture from the subgrade. A geotextile constructed of polypropylene fibers also shall be placed over the 60 mil membrane to help protect it from damage during installation of the overlying concrete slab. To assure proper installation of the membrane system, coupon samples of the membrane shall be taken at a minimum of every 1,000 square feet (or a minimum of one sample per unit) to verify its thickness. In addition, a smoke test will be performed to verify its integrity. Prior to installation of the vapor barrier system, a general specification package shall be prepared and submitted to the City for approval. The package will reference the site SDP and include the following:

Material specifications and cut sheets for the vapor barrier, including substrate and protective layers; construction specifications for vapor barrier system, including inspection and leak testing procedures for the vapor barrier; and design drawings, including foundation plans and typical details showing location and dimensions of the vapor membrane for each of the individual building layouts. The developer's environmental consultant must perform periodic oversight during the installation of the impermeable membrane and utility trench vapor cut-off barriers. Upon completion, a report summarizing these activities shall be issued to the City for written approval.
15. **AIR CONDITIONER UNITS:** The location and screening method of the proposed air conditioning condensers for each unit shall be shown on the site plan and landscape plan for review and approval prior to building permit issuance.

GREEN BUILDING AND SUSTAINABILITY MEASURES

16. **GREEN BUILDING – RESIDENTIAL NEW CONSTRUCTION:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of 96 GreenPoint Rated points. All mandatory prerequisite points and minimum point totals per category to attain GreenPoint Rated status must be achieved, unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through Build It Green is not required for compliance with the Mountain View Green Building Code (MVGBC). The project is also required to comply with Title 24, Part 6.

LANDSCAPING

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

18. **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, subject to final approval by the Zoning Administrator.
19. **STREET TREE:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division. Once completed, the applicant shall return the original to the Parks Division, located at 235 North Whisman Road.
20. **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.

HERITAGE TREES

21. **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.
22. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree with a total of four replacement trees. Each replacement tree shall be no smaller than 24" box and shall be noted on the landscape plan as Heritage replacement trees.
23. **TREE PROTECTION MEASURES:** Tree protection measures for the existing street trees along the project frontage shall be included as notes on the title sheet of all demolition, grading, and landscape plans. These measures shall include, but may not be limited to, 6' chain link fencing at the drip line, a continuous maintenance and care program, and protective grading techniques. Also, no materials may be stored within the drip line of any tree on the project site.

NOISE

24. **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.
25. **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 a minimum of 45 dB(A)_{L_{dn}} and 65 dB(A) for the private outdoor spaces. 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.

CONSTRUCTION PRACTICES AND NOTICING

26. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase unless a phased construction project schedule is approved by the Zoning Administrator (or City Council).
27. **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.
28. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 300' of the project site of the construction schedule in writing, prior to construction. A copy of the notice and the mailing list shall be submitted prior to issuance of building permits.
29. **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.
30. **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.
31. **DISCOVERY OF CONTAMINATED SOILS:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
32. **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.

33. **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.

34. **CONSTRUCTION MANAGEMENT PLAN:** A construction management plan demonstrating how parking, construction traffic, and building material staging will be handled during construction shall be submitted to the Planning Division for review and approval by the Zoning Administrator prior to the issuance of building permits.

TECHNICAL REPORTS

35. **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.

36. **TOXIC ASSESSMENT:** A toxic assessment report shall be prepared and submitted as part of the 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 City of Mountain View Hazardous Materials Division of the Fire Department; the State Department of Health Services; the Regional Water Quality Control Board; and any Federal agency with jurisdiction. No building permits will be issued until each agency and/or department with jurisdiction has released the site as clean or an approved site toxics mitigation plan has been approved.

CC&RS

37. **ANNEXATION INTO ADJACENT HOMEOWNERS ASSOCIATION (HOA):** The project shall annex into the adjacent HOA, including access to the existing private recreation facility located across Pacific Drive from the project.
38. **CC&Rs:** Four copies of the proposed Covenants, Codes, and Restrictions (CC&Rs) for the homeowners association shall be submitted to the Planning Division and approved by the City Attorney prior to building permit issuance. The applicant shall attach a completed CC&R checklist to the CC&Rs upon submittal. The checklist can be obtained in the Planning Division.

39. **NOISE DISCLOSURES:** All marketing and sales literature and the CC&Rs for the project shall clearly state that this project is located adjacent to the VTA light rail and City of Mountain View Municipal Operations Center (MOC) and that noise associated with these uses may be audible to residents of the residential project.
40. **MASTER PLAN:** The applicant shall prepare a master plan which establishes rules for modifications or additions of any building structures at this site, including fences, trellises, sunshades, and accessory buildings, as well as modifications to principal buildings. These rules shall be consistent with the provisions of the Whisman Station Precise Plan and shall be approved by the Zoning Administrator. The Covenants, Codes, and Restrictions (CC&Rs) shall specifically state that the master plan establishes the rules for additions/modifications to the complex and that changes to the master plan require approval by the Zoning Administrator. Two copies of the final master plan shall be submitted to the Planning Division to remain on file.
41. **GARAGES:** Garages are to be used for resident parking only. Storage is permitted so long as it does not prevent use of garage for required vehicle parking.
42. **PROJECT INFORMATION:** All marketing and sales literature, leasing information, and the Covenants, Codes, and Restrictions (CC&Rs) for the complex shall clearly state that this project is complete as built and that no further expansions to the building structures are permitted without Planning Division approval. Any revisions to the project would require a separate application to the City by the homeowners association and would need to establish rules for all units in the complex.

LEGAL AGREEMENTS

43. **BMR FOR SALE, IN-LIEU:** Prior to issuance of building permits, the applicant shall enter into written agreements with the City of Mountain View that will require the applicant to pay a Below-Market-Rate (BMR) Housing In-Lieu Fee to the City of Mountain View consistent with Sections 36.80 through 36.89 of the City Code and the Below-Market-Rate Housing Program Administrative Guidelines and Directives. The in-lieu fee payment shall be 3 percent of the actual gross sales price of each unit and shall be paid upon the close of escrow for each unit.
44. **BMR, PROCESS:** Following project approval, the applicant shall submit the following information to the Administrative and Neighborhood Services Manager in the Community Development Department, (650) 903-6379: (a) a copy of the first page of the Findings Report; (b) a copy of the page from the Findings Report that contains the Below-Market-Rate (BMR) condition; and (c) a legal description of the property.

At the time of submittal for building permits, the applicant shall contact the Administrative and Neighborhood Services Manager, (650) 903-6379, and a BMR agreement will be prepared for the project. Before building permits can be issued, the BMR agreement must be signed by the developer, and a 10 percent deposit of the required BMR fees must be paid to the City.

45. **NOTICE OF DEVELOPMENT RESTRICTIONS:** A Notice of Development Restrictions indicating the related development permit conditions that are to be completed with the development of the property is required for all planned developments and common-interest developments. The notice shall be in a form approved by the Planning Division and City Attorney's Office and shall be signed and notarized by the subdivider. The approved and executed Notice of Development Restrictions must be recorded on the land of the subdivision before the approval of the parcel or final map.
46. **INDEMNITY AGREEMENT:** Prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and its officers, agents, and employees in any action brought by a third party to void this Planned Community Permit. The agreement shall be in a form satisfactory to the City Attorney and Zoning Administrator. It shall run with the land and shall not be amended without prior City consent.

MITIGATION MEASURES

47. **HAZ-1: Implement Buyer Education Program for Household Hazardous Waste.** The project sponsor, working with the City of Mountain View and County of Santa Clara Household Hazardous Waste program, shall implement a Buyer Education Program for Household Hazardous Waste, developing materials to educate buyers about the identification of household hazardous wastes, environmental hazards associated with mishandling of the wastes, appropriate disposal methods, and how to make an appointment for disposal. At a minimum, the educational materials shall include a list of example household hazardous wastes, discuss the environmental impacts of improper disposal, explain how to make an appointment for disposal, and list safer and less toxic alternatives to hazardous products commonly used. The educational materials shall be provided to the buyer at the time of purchase.
48. **HAZ-2: Project Site History.** Information on the history of contamination of the project site and adjacent Whisman Station area shall be disclosed to all future residents. This information shall be provided as part of the sales literature distributed to prospective purchasers. Purchasers shall be asked to sign this disclosure statement when property is sold, and the disclosure information shall be recorded with the deed. The history information shall, at a minimum, include the EPA reports titled: (1) "US EPA Report on Pesticides in Soil at the Town Square and the Whisman Park Properties," dated November 1998; (2) "GTE Operations Incorporated, Progress Report Nos. 1-4" and as amended; (3) "GTE Operations Support, Inc.," dated April 2003; (4) "GTE Cleanup Activities, Progress Report No. 1, California Station, Town Square and Whisman Park," dated November 1998; (5) US EPA Progress Reports No. 2 through No. 5, released in 1999; and (6) all current EPA "Fact Sheets" at the time of the sale. The sales agreements for the properties shall include a requirement that updated EPA reports shall be distributed to buyers when units are resold. Disclosure information shall be subject to review and approval by the EPA and shall be recorded with the deed.
49. **HYD-1: Properly Abandon Existing Wells.** The project sponsor shall retain a licensed well driller to destruct or abandon the former extraction wells at the project site in accordance with the standards specified in the California Water Well Standards developed by the California Department of Water Resources (http://www.water.ca.gov/groundwater/well_info_and_other/california_well_standards/well_standards_content.html). Documentation of appropriate disposal shall be submitted to the City of Mountain View Building Inspection Division prior to issuance of a demolition permit.

Public Works Department – (650) 903-6311

RIGHTS-OF-WAY

50. **STREET DEDICATION:** Dedicate a 48' public street easement for Pacific Drive, as required by the Public Works Director, on the final map.
51. **PUBLIC UTILITY EASEMENT AND APPROVALS:** Dedicate public utility easements as required by the utility companies and as approved by the Public Works Director for the dry utilities and water meters. All easement dedications are to be shown on the final map. The subdivider shall submit two copies of the map to PG&E, AT&T (SBC), and Comcast for their review and determination of easement needs. The public utility easement dedications must be approved by the City and utility companies prior to the approval of the final map.
52. **SANTA CLARA COUNTY TRANSPORTATION AUTHORITY EASEMENT:** On the final map, dedicate a 14' wide bike path, pedestrian traffic, and public service easement to the Santa Clara Valley Transportation Authority for the Class I path adjacent to the light rail tracks.
53. **PRIVATE WATER LINE EASEMENT:** On the final map, dedicate a private water easement for the existing fire service serving the building on the adjacent property east of the VTA tracks.
54. **RIGHT-OF-WAY ABANDONMENT:** Vacate all existing easements that are or will no longer be needed, including the existing public parking and access easement over the new public street easement for Pacific Drive.

All vacations shall be completed and recorded prior to the issuance of a building permit.

FEES

55. **WATER FEE:** Pay the existing water main facilities fee in accordance with Section 35.41 of the City Code and with the rates in effect at time of payment. (To be replaced by the water capacity fee beginning on July 1, 2015.)
56. **SEWER FEE:** Pay the existing sanitary sewer facilities fee in accordance with Sections 28.51 and 35.41 of the City Code and with the rates in effect at time of payment. (To be replaced by the sewer capacity fee beginning on July 1, 2015.)
57. **SEWER OFF-SITE FEE:** Pay the sanitary sewer off-site facilities fee in accordance with Sections 28.51 and 35.41 of the City Code and with the rates in effect at time of payment. (To be replaced by the sewer capacity fee beginning on July 1, 2015.)
58. **WATER AND SEWER CAPACITY FEES:** This project may be subject to water and sewer capacity fees. These are new fees being implemented by the City. On April 8, 2014, the City Council authorized the amendment of Chapters 28 and 35 of the City Code requiring development projects pay capacity fees, if applicable, for building permits **issued on or after** July 1, 2015. The applicant shall pay applicable water and sewer capacity fees as required. An informational handout on these fees can be found on the City's website:

The April 8, 2014 Council report can be viewed at the following location:

<https://mountainview.legistar.com/LegislationDetail.aspx?ID=1694006&GUID=3B26F71F-FD13-4830-9705-6C9EDC48D254>
59. **STORM DRAINAGE FEE:** Pay the off-site storm drainage fee per Section 28.51(b) and with the rates in effect at time of payment.
60. **PARK LAND DEDICATION FEE:** Pay the Park Land Dedication Fee (approximately \$15,000 to \$30,000 per unit) for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit. No credit against the Park Land Dedication Fee will be allowed for private open space and recreational facilities. Provide the most current appraisal or escrow closing statement of the property with the following information to assist the City in determining the current market value of the land: (1) a brief description of the existing use of the property; (2) square footage of the lot; and (3) size and type of each building located on the property at the time the property was acquired.

PUBLIC AND COMMON STREET IMPROVEMENTS

61. **PUBLIC AND COMMON IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the Mountain View City Code. These public improvements on Pacific Drive include, but are not limited to: new curb, gutter, sidewalk, and driveways; landscaping and irrigation; sewer main extension; water service connections; sewer lateral connection; storm lateral connection; joint utility services; and new streetlights. The on-site private common improvements include, but are not limited to: private streets; landscaping and irrigation; water, sewer, and storm services; joint utility services; streetlights; and bioretention areas.
 - a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public and common improvements prior to the approval of the final map. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide cash deposit (100 percent) or provide a letter of credit (150 percent) securing the installation and warranty of the off-site and on-site common 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 <http://www.fms.treas.gov/c570/index.html>. 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.

- b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the final map. The insurance coverage amounts are a minimum of One Million Dollars (\$1,000,000) Commercial General Liability, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.
62. **PUBLIC IMPROVEMENT PLANS:** Prepare public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, and the conditions of approval of the subdivision. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating the work areas, delineators, signs, and other traffic control measures is required for work that impacts traffic on an existing street. Improvement plans (nine sets), construction cost estimate, and copy of the current preliminary title report or property deed must be submitted together as a separate package concurrent with the first submittal of the building plans. The improvement plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, one Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the approval of the final map.
63. **COMMON IMPROVEMENT PLANS:** Prepare on-site common improvement plans consisting of the proposed demolition, fill, grading, retaining walls, drainage, private streets, common driveways, common utilities, public utilities, and other applicable improvements in accordance with Chapter 28 of the City Code, the Standard Design Criteria for Common Green and Townhouse-Type Condominiums, and the conditions of approval of the subdivision. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The improvement plans (nine sets) and completed infrastructure data form must be submitted together as a separate package concurrent with the first submittal of the building plans. The improvement plans must be approved and signed by the Public Works Department. After the improvement plans have been signed by the Public Works Department, 10 black-line sets, one Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the approval of the final map. Where both public and common improvement plans are required, the plans shall be combined into one set of plans.
64. **INFRASTRUCTURE QUANTITIES:** Submit a construction cost estimate form indicating the quantities of the public and private common street and utility improvements with the submittal of the improvement plans. The construction cost estimate is used to estimate the cost of public and private common street and utility improvements and to determine the Public Works plan check and inspection fees.
65. **PARKING RESTRICTION:** Parking shall be prohibited within the common driveways, excluding approved guest parking, as the parking would obstruct the use of the driveway. These parking prohibitions shall be stated within the CC&Rs. A copy of the CC&Rs with this provision highlighted shall be submitted to the Public Works Department. The common driveway shall be signed and/or striped as "No Parking" or "No Parking – Fire Lane."
66. **ENCROACHMENT RESTRICTIONS:** Private steps, fences, and retaining walls shall not encroach into the public right-of-way.
67. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, or textured concrete will not be allowed within the public street or sidewalk.
68. **SPECIAL PAVERS AND CONCRETE REPLACEMENT:** The homeowners association shall be responsible for replacing the proposed pavers or textured concrete that is removed by the City to repair, replace, or maintain the City's underground utilities within the common driveway. This requirement shall be stated in the CC&Rs. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Public Works Department for

review and approval.

69. **SIGHT DISTANCE TRIANGLE:** The architecture, on-site landscaping, and signage shall conform to the Side Street/Driveway Triangle of Safety Design Guidelines and Intersection Visibility Traffic Safety Visibility Area Design Guidelines at the driveway and street corner so as to not create any sight distance issues for vehicles.
70. **NEW STREETLIGHTS:** New streetlights shall be installed on Pacific Drive in accordance with City standards and design criteria.

UTILITIES

71. **WATER AND SEWER SERVICE:** New water meters and sanitary sewer laterals shall be installed for each residential unit in accordance with City Code Section 35.38. The existing services have outlived their useful life and must be abandoned per City standards.
72. **UTILITY MAINTENANCE PLAN:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained. CC&Rs shall include a provision that the homeowners association prepare a private utility maintenance plan for the on-site water, sanitary sewer, and storm drainage facilities. The maintenance plan shall include such elements as flushing of the sanitary sewer and storm lines, cleaning of storm drain inlets and grates, and inspection of the water system (including flushing and exercising of valves and blowoffs). CC&Rs shall also include a provision that the homeowners association prepare a sanitary sewer overflow plan, which includes elements such as 24-hour contact information, response times, confinement, and methods to contain and remediate spills.
73. **SEWER MAIN EXTENSION:** The sanitary sewer main shall be extended on Pacific Drive to serve the development.
74. **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.
75. **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.
76. **WATER AND SEWER APPLICATIONS:** Prior to the issuance of the building permit, 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.
77. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, water services, fire services, sewer laterals, sewer cleanouts, gate valves, and utility mains are to 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. Water services 4" or larger 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 shall be abandoned, and existing face-of-curb drains shall be removed.
78. **BACKFLOW PREVENTER:** An aboveground reduced-pressure backflow preventer is required for the irrigation service. 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.
79. **UNDERGROUND SERVICES AND ABOVEGROUND CABINETS:** All new and existing electric, telephone, and cable television services serving the site and aboveground cabinets are to be placed underground (including

transformers). The undergrounding is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site.

80. **JOINT UTILITY PLANS:** Submit joint utility plans showing the location of the proposed electric, gas, telephone, and cable television conduits and vaults. These plans shall be combined and made a part of the improvement plans. Dedicate utility easements that are necessary for the common utility on the final map.

SIDEWALKS AND DRIVEWAYS

81. **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.
82. **ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide Americans with Disabilities Act-compliant public sidewalk shall be provided behind new driveway approaches. Tapers (conforms) shall be provided to connect the proposed public sidewalk on each side of the proposed driveway.
83. **SIDEWALK IMPROVEMENTS:** New sidewalk and driveways shall be installed along the project frontage on Pacific Drive. Damaged curbs and gutters must be replaced. The specific area and limits of the replacement work shall be drawn on the plans.
84. **DRIVEWAY REMOVAL:** Replace abandoned driveways with standard curb, gutter, and sidewalk and show the replacement work on the plans.
85. **RED CURB AT CROSSWALKS:** Street curbs that are located within 15' of a public crosswalk shall be painted red.
86. **RED CURB AT DRIVEWAY ENTRANCE:** Street curbs that are located 25' in advance and 5' behind driveways shall be painted red.

RECYCLING

87. **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 Mountain View City Code Sections 16.13 and 16.17 and result in Code Enforcement action.
88. **CONSTRUCTION AND DEMOLITION ORDINANCE:** This project must comply with the City's Construction and Demolition Ordinance (Mountain View City Code Chapter 16, Article III).

STREET TREES

89. **STREET TREES:** Install standard City street trees where there are gaps in the spacing of the existing street trees.
90. **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 are to be planted a minimum of 10' from sanitary sewer lines and 5' from water lines, fire lines, and driveways in accordance with Detail F-1 of the Standard Provisions. 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 (CD-51).
91. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

92. **GRADING, DRAINAGE, AND UTILITY PLANS:** On-site grading, drainage, and utility plans shall be included

in the common improvement plans.

93. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways shall not surface-drain across public sidewalks or driveway aprons.
94. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.
95. **LOT DRAINAGE:** Each residential lot shall be designed to drain toward the streets, common driveways, or common areas. The drainage system for the privately owned lots shall be designed such that the drainage system does not cross the common property lines unless an exception is approved by the Public Works Department due to unavoidable circumstances (such as to provide drainage to an existing Heritage tree).

MISCELLANEOUS

96. **CONSTRUCTION PLAN:** Submit a construction plan with the building plans showing the following: (1) truck route for construction and delivery trucks that does not include neighborhood residential streets; (2) construction phasing; and (3) on-site locations for staging, storing construction vehicles, equipment area, construction trailer, and worker parking. The public streets shall not be used for any construction-related activities, including parking for workers and storage of vehicles.
97. **MUNICIPAL OPERATIONS CENTER IMPACT:** Information on the impact of the adjacent Municipal Operations Center and its operations shall be disclosed to future residents in the CC&Rs and sales literature distributed to prospective purchasers. Purchasers shall be asked to sign the disclosure statement.
98. **WELL QUESTIONNAIRE:** Complete a Santa Clara Valley Water District well questionnaire and return it to the Public Works Department. Well questionnaire forms are available from the Public Works Department. All existing wells shall be shown on the site plans as to remain or be sealed in accordance with the Santa Clara Valley Water District standards.
99. **STREET CLEANING:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "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."
100. **OCCUPANCY RELEASE:** For residential developments, no residential units will be released for occupancy unless the improvements to be constructed to City standards and/or to be accepted for maintenance by the City, including water meters and sanitary sewer cleanouts, are substantially complete per the City of Mountain View Standard Provisions for Public Works construction. For phased developments, portions of the units may be released for occupancy, at the City's sole discretion, provided that all public and private improvements, conditions of approval, and Building Code requirements that are necessary to support the units to be released for occupancy have been completed as determined by the City. When all of the improvements are complete and/or ready for acceptance for maintenance by the City Council, the remaining units may be released for occupancy, provided that all other conditions of approval and Building Code requirements have been met. The Public Works Director shall make the determination of what public improvements are substantially complete.
101. **PRELIMINARY TITLE REPORT:** 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. This information is required for the preparation of Public Works agreements and documents.

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

Building Inspection Division – (650) 903-6313

103. **BUILDING PERMITS:** A building permit is required for this project. This review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review will be part of a separate permit application process that can be applied for once the Planning approvals have been obtained and the 10-day appeal period has passed. Submit complete sets of construction drawings at the Building Counter. Please refer to the Building Inspection Division's current "Submittal Requirements" for document submittal requirements. No construction work can be commenced without an appropriate building permit and no new occupancy shall commence without a Certificate of Occupancy. Please contact the Building Inspection Division for submittal requirements at (650) 903-6313.
104. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2013 California Codes: Building, Fire, Electrical, Mechanical, Plumbing, CALGreen, and Mountain View Green Building Code.
105. **ADDRESSES:** Street names and numbers will be processed immediately prior to the Building Inspection Division approval of the project. Apartment and suite numbers are issued by the United States Post Office.
106. **FIRE SPRINKLERS:** All proposed plans for new dwellings submitted after January 1, 2011 will be required to install a fire sprinkler system regardless of size.
107. **PHOTOVOLTAIC:** Photovoltaic systems to be a deferred submittal.
108. **SURVEY:** A survey will be required to be completed to verify structure placement.

Fire Department – (650) 903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

109. **RESIDENTIAL FIRE SPRINKLER SYSTEM:** Provide an approved automatic fire sprinkler system designed in accordance with NFPA 13D (2013 Edition) and Mountain View Fire Department specifications. Call the Building Inspection Division at (650) 903-6313 for a copy of specifications and submittal requirements. (California Residential Code, Section R313.)
110. **FIRE HYDRANTS:** Hydrants in accordance with the Department of Public Works Standard Provisions shall be located every 300'.
111. **SMOKE ALARMS:** All residential occupancies shall be provided with California State Fire Marshal-listed smoke alarms. Smoke alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 907.)

FIRE DEPARTMENT ACCESS

112. **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 Mountain View City Code, Sections

14.10.17, 14.10.18.)

113. **FIRE LANE MARKING:** “NO PARKING—FIRE LANE” signs shall be posted along fire lanes and curbs shall be painted red with the words: NO PARKING—FIRE LANE stenciled in white on the top and side of the curb. Call the Building Inspection Division at (650) 903-6313 for specifications and application. (California Fire Code, Section 503.)
114. **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.)

EGRESS AND FIRE SAFETY

115. **ON-SITE DRAWINGS:** Submit two (2) 8.5”x11” plot plan drawings according to Fire Department specifications prior to final Certificate of Occupancy.

EXTERIOR IMPROVEMENTS

116. **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. (Mountain View City Code, Section 14.10.20.)

Fire and Environmental Protection Division—(650) 903-6378

GENERAL

117. **SOIL MANAGEMENT PLAN:** The applicant shall submit a soil management plan and Phase 2 report to Santa Clara County Environmental Health for review and approval prior to issuance of building permits. A copy of the reports shall be submitted to the City of Mountain View Fire Department - Environmental Protection Division - for reference upon submittal of the Building Permit plans.

URBAN RUNOFF

For more information, guidelines, design criteria, or materials about urban runoff conditions, contact the Fire and Environmental Protection Division of the Fire Department at (650) 903-6378. “Stormwater Quality Guidelines for Development Projects” can also be accessed at the following link to the Fire Department website:

http://www.mountainview.gov/city_hall/fire/programs_n_services/environmental_safety.asp

118. **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.
119. **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.
120. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10 percent; (b) using mulches in planter areas without ground cover to avoid

sedimentation runoff; (c) installing plants with low water requirements; and (d) installing appropriate plants for the location in accordance with appropriate climate zones. Identify which practices will be used in the building plan submittal.

121. **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.
122. **PRIVATE STREET MAINTENANCE:** For residential projects with private streets, the following ongoing maintenance shall be provided: (a) private streets shall be swept at least four times per year; (b) private storm drain inlets shall be cleaned at least once per year prior to October 15; and (c) common area trash management and litter control. Attach a copy of the contract or maintenance agreement identifying the name, address, and phone number of the party carrying out these maintenance activities.
123. **PRIVATE STORM DRAIN INLET STENCILING:** For residential subdivisions with private streets, storm drain inlets shall be labeled in accordance with the City's storm drain inlet label program ("No Dumping, Flows to Bay").
124. **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.
125. **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.

Include calculations for the "self-retaining" area to show that the runoff from the path will meet the self-retaining treatment criteria. The criteria requires a 2:1 ratio of impervious area to landscape area for adequate treatment capacity.

NOTE: In compliance with the California Environmental Quality Act (CEQA), an Initial Study has been prepared and, pursuant to the mitigation measures identified in the report, a determination of no significant environmental impact was made. Therefore, a Mitigated Negative Declaration is hereby adopted.

NOTE: 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.

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.

GERRY BEAUDIN, ZONING ADMINISTRATOR

GB/SW/7/FDG
039-13-PPA

DRAFT