

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2014

A RESOLUTION CONDITIONALLY APPROVING A PLANNED COMMUNITY PERMIT FOR A TOTAL OF 1,080,867 SQUARE FEET; 107,835 SQUARE FEET OF COMMERCIAL, RETAIL, AND RESTAURANT; A 49,751 SQUARE FOOT CINEMA WITH 1,410 SEATS; 360,909 SQUARE FEET OF OFFICE; A 393,914 SQUARE FOOT PARKING GARAGE WITH 1,386 PARKING STALLS; A 128,642 SQUARE FOOT, 167-ROOM HOTEL AND RESTAURANT; APPROXIMATELY 39,816 SQUARE FEET OF RETAIL BUILDING SERVICES AND CIRCULATION AREA; AND A HERITAGE TREE REMOVAL PERMIT FOR THE REMOVAL OF SEVEN HERITAGE TREES

WHEREAS, an application was received from Merlone Geier Partners for a Planned Community Permit for The Village at San Antonio Center Phase II Project (the "Project"), a mixed-use development, and a Heritage Tree Removal Permit for the removal of seven Heritage trees at 405-425 San Antonio Road, 377 San Antonio Road, 391 San Antonio Road, and 455 San Antonio Road (APN 148-22-002, 148-22-003, 148-22-004, and 148-22-008) (the "Property") (Application No. 050-12-PPA) and

WHEREAS, the Environmental Planning Commission (EPC) held a public hearing on June 18, 2014 on said applications and unanimously recommended that the City Council not approve the Project and included specific recommendations; and

WHEREAS, on July 1, 2014, the City Council held a public hearing on said applications and received and considered the recommendations of the EPC and all evidence presented at said hearing, and requested that the applicant bring the Project back to the City Council following additional work by City staff on the City's pending update to the San Antonio Center Precise Plan; and

WHEREAS, on December 2, 2014, following additional Study Sessions and City Council meetings on the San Antonio Precise Plan update, the City Council held another public hearing on the Project and again considered the recommendations of the EPC and all evidence presented at said hearing, including the Findings Report/Zoning Permit attached hereto and incorporated herein ("Findings Report"); and

WHEREAS, the proposed Project is consistent with the provisions of the P (Planned Community) District because the P District standards have been developed around the proposed Project based on policy direction from the 2030 General Plan. The Project demonstrates superior site and building design and compatibility with surrounding uses and developments by providing appropriate building setbacks from

the public right-of-way; creation of new plazas, open space, and other gathering spaces; including pedestrian-oriented design elements such as building entrances, visible storefronts, and landscaping; and supporting improved mobility within San Antonio Center for vehicles, transit, bicyclists, and pedestrians; and

WHEREAS, the proposed Project is consistent with and implements the City of Mountain View General Plan, including the Mixed-Use Center land use designation, which promotes pedestrian-oriented mixed-use centers with integrated, complementary uses such as entertainment, restaurant, department stores, and other retail, office, hotel, convention/ assembly and/or civic uses, and public spaces that draw visitors from surrounding neighborhoods and the region; allows intensities up to 2.35 and heights up to eight stories. The Project provides LEED® Gold design office buildings and LEED Silver retail and hotel buildings; provides a Transportation Demand Management (TDM) Program which will reduce peak-hour office trips to the site by 30 percent; offers a broad selection of retail goods, including neighborhood-serving tenants; maintains and improves the City's retail base; creates an attractive, exciting district; and improves the circulation network on-site for pedestrians, bicycles, and vehicles; and

WHEREAS, the Project will not be detrimental to the public interest, health, safety, convenience, or welfare because the Project has been designed to conform to pertinent health and safety codes; is an infill project within an already developed area; is compatible with surrounding developments; will provide access to public streets and sidewalks; and develops retail opportunities to existing public transportation services; and

WHEREAS, the Project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing office, retail, and commercial uses that are consistent with, and complementary to, other developments in the area and includes features and materials that are compatible with surrounding structures; and

WHEREAS, the applicant proposes to remove seven Heritage trees from the property in connection with the Project. The City Council has reviewed and considered the arborist report prepared for the project by Mayne Tree Expert Company, Inc., dated October 15, 2013 (Appendix C to the Draft EIR for the Village at San Antonio Center Phase II). The City Council has also weighed and considered the criteria for removal of Heritage trees set forth in Article II of Chapter 32 of the Municipal Code; and

WHEREAS, it is appropriate and necessary to remove the trees, taking into account the condition and 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, particularly when weighed against the need to remove the trees in order to construct

the improvements required for the Project and its associated public benefits. The seven Heritage trees are required to be removed to make way for the grading and construction required for the Project. The applicant will mitigate the removal of seven Heritage trees by planting one hundred thirty-five (135) 36" box trees; and

WHEREAS, it is appropriate and necessary to remove the trees in order to construct the Project and to allow a reasonable and conforming use of the Property, particularly in light of the desire to advance the important objectives of locating substantial mixed-use development next to existing transit resources like Caltrain, when compared to other similarly situated properties based on the location of the trees; and

WHEREAS, 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 canopy, shape and structure, majestic stature, and visual impact on the neighborhood, particularly in light of the desire to advance the important objectives of locating substantial mixed-use development next to existing transit resources like Caltrain; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, the Project's provision of 135 new, healthy trees as part of a concerted, well-designed landscape plan, which will substantially enhance the overall health of the urban forest, supports allowing removal of the 7 Heritage trees on the Property; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, the City Council's approval of this Planned Community Permit and Heritage Tree Removal Permit complies with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, *et seq.* The City prepared an Environmental Impact Report (EIR) for the Project. A Draft EIR has been prepared and circulated for public comment for the required 45-day period, which ended on April 28,

2014. Staff received 16 comment letters on the Draft EIR and provided written responses to those comments in a Final EIR. All but one significant impact of the Project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval. The Project would cause a significant impact to the operation of the San Antonio Road and El Camino Real intersection under the Cumulative plus Project condition, and mitigation (Mitigation Measure TRA-MM-4) is available to reduce the impact to a level of less than significant, but implementation of the mitigation would require the approval of agencies other than the City and, therefore, the impact is significant and potentially unavoidable. The City Council adopted a Statement of Overriding Consideration finding that the benefits of the Project outweigh the significant and potentially unavoidable cumulative impact to the San Antonio Road and El Camino Real intersection. The City Council also adopted a Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, on July 1, 2014 and December 2, 2014, the City Council held public hearings on said applications and received and considered the recommendations of the EPC and all evidence presented at said hearings, including the Findings Report and City Council report prepared for each hearing;

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

1. The City Council of the City of Mountain View adopts each of the findings set forth above and finds that the Planned Community Permit and Heritage Tree Removal Permit described herein are consistent with the City of Mountain View's General Plan and Zoning Ordinance (including the Zoning Map Amendment rezoning the Property to the P (Planned Community) District.
2. The Planned Community Permit for the Project is hereby approved, subject to the conditions of approval included in the Findings Report, which is attached hereto and incorporated herein. The development standards and design guidelines of the Planned Community Permit and the approved Project design shall be as set forth in the plans and diagrams dated June 9, 2014 and attached hereto and incorporated herein.
3. The Heritage Tree Removal Permit for the removal of seven Heritage trees from the Property is hereby approved subject to the conditions of approval included in the Findings Report, which is attached hereto and incorporated herein.

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

Page 1 of 1
050-12-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:

Mike Grehl of Merlone Geier Partners

Street Address of Property:	Assessor's Parcel No.:	Zone:
405 San Antonio Road	148-22-002, 148-22-003, 148-22-004, and 148-22-008	P(9)

Request:

Request for a Planned Community Permit to allow a mixed-use development consisting of a total of 1,080,867 square feet; 107,835 square feet of commercial, retail, and restaurant; a 49,751 square foot cinema; 360,909 square feet of office; a 393,914 square foot parking garage; a 128,642 square foot, 167-room hotel; approximately 39,816 square feet of retail building services and circulation area, and a Heritage Tree Removal Permit for the removal of seven Heritage trees on a 9.9-acre project site.

APPROVED **CONDITIONALLY** **APPROVED** DISAPPROVED CONTINUED OTHER

******ZONING ADMINISTRATOR RECOMMENDATION TO CITY COUNCIL******

FINDINGS OF APPROVAL:

The Planned Community Permit for a mixed-use development consisting of a total of 1,080,867 square feet; 107,835 square feet of commercial, retail, and restaurant; a 49,751 square foot cinema; 360,909 square feet of office; a 393,914 square foot parking garage; a 128,642 square foot, 167-room hotel; and approximately 39,816 square feet of retail building services and circulation area with approximately 2,596 parking spaces is conditionally approved based upon the conditions contained herein and upon the following findings:

- A. The proposed mixed-use development is consistent with the provisions of the P (Planned Community) District because the P District standards have been developed around the proposed project based on policy direction from the 2030 General Plan. The proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments by providing appropriate building setbacks from the public right-of-way; creation of new plazas, open space, and other gathering spaces; including pedestrian-oriented design elements such as building entrances, visible storefronts, and landscaping; and supporting improved mobility within San Antonio Center for vehicles, transit, bicyclists, and pedestrians;

- B. The proposed mixed-use development is consistent with the General Plan Land Use Designation of Mixed-Use Center which promotes pedestrian-oriented mixed-use centers with integrated, complementary uses such as entertainment, restaurant, department stores and other retail, office, hotel, convention/assembly and/or civic uses, and public spaces that draw visitors from surrounding neighborhoods and the region; allows intensities up to 2.35 and heights up to eight stories. The project provides LEED® Gold design office buildings and LEED® Silver retail

Owner Agent File Fire Public Works

and hotel buildings; a Transportation Demand Management (TDM) Program which will reduce peak-hour trips to the site by 30 percent; offer a broad selection of retail goods, including neighborhood-serving tenants; maintain and improve the City's retail base; create an attractive, exciting district; and improve the circulation network on-site for pedestrians, bicycles, and vehicles;

- C. The proposed mixed-use development will not be detrimental to the public interest, health, safety, convenience, or welfare because the project has been designed to conform to pertinent health and safety codes; is an infill project within an already developed area; is compatible with surrounding developments; will provide access to public streets and sidewalks; and develops retail opportunities to existing public transportation services;
- D. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing office, retail, and commercial uses that are consistent with other developments in the area and including features and materials that are compatible with surrounding structures; and
- E. The proposed project complies with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended on April 28, 2014. Staff received sixteen (16) comment letters on the Draft EIR and has provided comments in the Final EIR document. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval, with the exception of one significant and potentially unavoidable intersection impact at El Camino Real and San Antonio Road for which a Statement of Overriding Considerations and Mitigation, Monitoring, and Reporting Program will be adopted.

The Heritage Tree Removal Permit to remove seven 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 condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services based on the arborist report prepared for the project by Mayne Tree Expert Company, Inc. dated October 15, 2013. These trees will be impacted by the new construction and grading. The applicant will be mitigating the removal of seven (7) Heritage trees by planting one hundred thirty-five (135) 36" box trees.
- B. It is appropriate and necessary to remove the trees in order to construct the mixed-use development and to allow a reasonable and conforming use of the property, particularly in light of the desire to advance the important objectives of locating substantial mixed-use development next to existing transit resources like Caltrain, when compared to other similarly situated properties based on the location of the trees.
- C. It is appropriate and necessary to remove the trees taking into account the nature and qualities of the trees as Heritage trees, including their maturity, aesthetic qualities such as canopy, shape and structure, stature, and visual impact on the neighborhood, particularly in light of the desire to advance the important objectives of locating substantial mixed-use development next to existing transit resources like Caltrain.
- 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 mixed-use development consisting of a total of 1,080,867 square feet; 107,835 square feet of commercial, retail, and restaurant; a 49,751 square foot cinema; 360,909 square feet of office; a 393,914 square foot parking garage; a 128,642 square foot, 167-room hotel; approximately 39,816 square feet of retail building services and circulation area, and a Heritage Tree Removal Permit for the removal of seven Heritage trees on a 9.9-acre project site located on Assessor Parcel Nos. 148-22-002, 148-22-003, 148-22-004, and 148-22-008. 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 Devcon Construction for Merlone Geier Partners dated June 9, 2014 and consisting of 71 sheets.
- b. Color and materials board prepared by Devcon Construction for Merlone Geier Partners dated June 9, 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. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The applicant 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 thirty percent (30%) peak-hour trip reduction by employees within the project. The property owner is required to maintain a TDM program for the life of the project which will achieve a thirty percent (30%) reduction in net new peak-hour vehicle trips from the average vehicle trip rates per square foot established by the Institute of Transportation Engineers (ITE) Trip Generation Manual 9th Edition (2012) for a general office building land use (ITE land use Code 220) which results in a trip cap of 571 a.m. peak-hour trips and 839 p.m. peak-hour trips generated by occupants of all office space. The specific TDM measures to be used in the program can be any combination of measures which achieve the thirty percent (30%) peak-hour trip reduction and trip-cap numbers, but shall at a minimum include the following mandatory measures:
 - a. Join and maintain ongoing membership in the Mountain View Transportation Management Agency (MVTMA) for the life of the project.
 - b. Transportation Demand Management measures shall be formally accepted by the applicant prior to building permit issuance, through a legal agreement or recorded document, as determined by the City Attorney, with contents.
 - c. Provide a transit subsidy and/or transit passes to all employees (regular, part-time, and contract) who utilize public transit and desire to have a subsidy or pass for the life of the project.
 - d. Appoint an on-site commute coordinator to manage and monitor commute-alternative programs, including, but not limited to, the following:
 - (1) Develop commute-alternative programs for employees which could include a telecommute program; Guaranteed Ride Home Program; One-Way Car Share Program; and Commute Rewards program.
 - (2) Create and maintain commuter information, emergency ride-home information, transit subsidy and/or transit pass information, transit schedules, bicycle maps, and 511.org match information and transit alerts.
 - (3) Participate in the Bay Area Air Quality Management District (BAAQMD) Spare the Air Program.

- (4) Monitor and enforce the TDM program.
- e. Provide an on-site transportation and commuter center offering one-stop shopping for transit and alternative information.
- f. Employee shower rooms and changing facilities, one each for male and female employees, shall be provided in each new building.
- g. Preferred parking for carpool and hybrid/electric vehicles.
- h. Bicycle share program.
- i. Provide a fleet of vehicles at the project site to encourage employees and visitors to leave their cars at home. The fleet shall include:
 - (i) Maintain a minimum of 20 bicycles in each office building for employee use to access transit facilities and local amenities.
 - (ii) Two shared vehicle in each building that shall be operated as a "car share" vehicle.

(PROJECT-SPECIFIC CONDITION)

2. **TDM MONITORING:** The property owner, or tenant, 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 thirty percent (30%) peak-hour vehicle trip reduction from employees within the project and the trip cap of 571 a.m. peak-hour trips and 839 p.m. peak-hour trips generated by occupants of all office space. The TDM report shall be prepared by an independent consultant and paid for by the property owner or tenant. The TDM report will include a determination of employee commute methods, which shall be informed by surveying all employees working at the office buildings and through driveway traffic counts. The driveway traffic counts shall be prepared and provided by an independent approved consultant and paid for by the property owner or tenant. The driveway counts and resulting data shall be included in the TDM report provided to the City.
- a. **TDM Reporting:** The initial TDM report for the project will be submitted one year after the granting of the Certificate of Occupancy for the first office building and subsequent reports shall be submitted to the City annually thereafter and shall include the second building after the granting of a Certificate of Occupancy for that building.
 - b. **Report Requirements:** The TDM report shall state that the project has: (1) achieved a minimum thirty percent (30%) peak-hour vehicle trip reduction from ITE average vehicle trip rates per square foot; and (2) the project does not result in more than 571 a.m. peak-hour trips and 839 p.m. peak-hour trips for all office uses. If the TDM report states that the project has not achieved the required thirty percent (30%) peak-hour vehicle trip reduction and trip cap of 571 a.m. peak-hour trips and 839 p.m. peak-hour trips for both buildings, the report shall provide an explanation of how and why the reduction and/or trip cap has not been reached and a description of additional measures that will be implemented by the property owner or tenant in order to attain the goal.
 - c. **Penalty for Noncompliance:** If, after the initial TDM report, the second annual report indicates that, in spite of the changes in the TDM program, the thirty percent (30%) peak-hour vehicle trip reduction and trip cap are still not being achieved, or if the applicant fails to submit such a TDM report at the times described above, the City may assess the property owner a penalty in the maximum amount of \$100,000 for the first percentage point below the thirty percent (30%) peak-hour vehicle trip reduction and an additional \$50,000 for each additional percentage point below the minimum thirty percent (30%) 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 the property owner a six-month “grace period” to implement additional TDM measures to meet the thirty percent (30%) peak-hour vehicle trip reduction. If the project does not achieve the thirty percent (30%) peak-hour reduction after the six-month grace period, the City may require the property owner or tenant to pay a TDM Penalty as shown in the sample table below. Any expenses that are put toward achieving the thirty percent (30%) peak-hour reduction 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
30%	-0-
29%	\$100,000
28%	\$150,000
27%	\$200,000
26%	\$250,000
25%	\$300,000
24%	\$350,000
23%	\$400,000
22%	\$450,000
21%	\$500,000
20%	\$550,000
19%	\$600,000
18%	\$650,000
17%	\$700,000
16%	\$750,000
15%	\$800,000
14%	\$850,000
13%	\$900,000
12%	\$950,000
11%	\$1,000,000
10%	\$1,050,000
9%	\$1,100,000
8%	\$1,150,000
7%	\$1,200,000
6%	\$1,250,000
5%	\$1,300,000
4%	\$1,350,000
3%	\$1,400,000
2%	\$1,450,000
1%	\$1,500,000

3. **TDM PROGRAM APPLICABILITY:** The TDM program for the project shall be applied to all office uses on the subject property. The trip cap numbers, penalty provisions, TDM monitoring, and report requirements shall only apply to the project site. **(PROJECT-SPECIFIC CONDITION)**
4. **ADDITIONAL SHUTTLE SERVICES:** If nonpeak-hour shuttle services are approved by the MVTMA during the applicant’s membership, the property owner or tenant will be required to pay their proportionate share for the shuttle operations and maintenance. The proportionate share cost shall be determined by and paid in a manner acceptable to the MVTMA. **(PROJECT-SPECIFIC CONDITION)**
5. **BICYCLE PARKING:** The minimum number of parking spaces for the office portion of the development is 160

spaces. Bicycle parking shall be provided in convenient locations throughout the project site.

- a. **Bike Storage Room:** A bike storage room inside the office buildings shall be permanently maintained for use by all tenants and employees.
- b. **Bike Fix-It Area:** A bike fix-it area shall be provided for bicycle uses on Pacchetti Way next to the parking garage driveway entry.
- c. **Monitoring:** The applicant is required to provide a monitoring report of bicycle facilities one year after project completion and every four years thereafter. Should it be found that anytime during the lifetime of the project there is a bike parking shortage, the applicant will be required to develop a plan to add bike spaces subject to the review and approval of the Zoning Administrator.

(PROJECT-SPECIFIC CONDITION)

6. **COMMUNITY BENEFITS:** The following off-site improvements are required to justify the requested increase in floor area:

- (1) Forego the reimbursements for the El Camino Real/San Antonio Road intersection improvements. If the improvements are not completed, the value of the construction costs, \$750,000, will be provided to the City for other mobility-related improvements in the area;
- (2) Reimburse a portion of the construction of the Central Expressway Underpass. If the improvements are not completed, the value of the construction costs, \$750,000, will be provided to the City for other mobility-related improvements in the area;
- (3) Redesign and construct San Antonio Road between El Camino Real and California Street to include a new median, associated landscaping, 6' bike lanes on both sides, and new lane configurations;
- (4) Dedicate an additional 5' of right-of-way on California Street for a buffered or separated bike lane.
- (5) Fund the design and construction of a buffered or separated bike lane on California Street along the project's frontage;
- (6) Fund the design and construction for improvements to the intersection of California Street and San Antonio Road by adding a left-turn lane onto California Street and add measures to increase pedestrian and bicycle safety;
- (7) Fund the design and construction of the California Street and Pacchetti Way intersection to improve pedestrian and bicycle circulation. If the improvements are not completed, the value of the construction costs, \$175,000, will be provided to the City for other mobility-related improvements in the area;
- (8) Install artwork for celebrating the Birthplace of the Silicon Valley at 391 San Antonio Road as described in the Art Pieces and Monuments section of this Findings and Conditions report;
- (9) Fund the redesign and upgrade of the existing pedestrian connection from the Caltrain Station to San Antonio Center along San Antonio Road. If the improvements are not completed, the value of the construction costs, \$400,000, will be provided to the City for other mobility-related improvements in the area.

Payments will be required prior to issuance of the building permit, unless otherwise negotiated with the City.

PLANS AND SUBMITTAL REQUIREMENTS

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 if residential); (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. **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.
10. **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.
11. **CONSTRUCTION MILESTONE:** Prior to the issuance of building permits, the developer shall demonstrate to the satisfaction of the Zoning Administrator that all private agreements or leases necessary to construct the entire project as shown in the approved plans have been secured. In the event that the developer is not able to construct a major component of the project based on the approved plans, the developer shall apply for an amendment to this permit subject to the public hearing by the Zoning Administrator and a final action by the City Council.
(PROJECT-SPECIFIC CONDITION)
12. **COMMERCIAL/OFFICE/HOTEL/PARKING GARAGE DESIGN REVIEW:** All commercial, retail, office, hotel, and parking garage elevations are conditionally approved. The applicant shall submit plans resolving design details, building materials, colors, plazas, and landscaping in accordance with the conditions below subject to the review and administrative approval of the Zoning Administrator prior to the issuance of applicable permits:
 - a. **Ground-Level Retail /Commercial Storefronts.** The design and materials shown in the approved plans shall constitute the baseline expectation for any potential changes to storefronts to reflect new tenants. The use of high-quality materials, appropriate detailing and articulation, attractive storefront window and door design, and sign location will be considered as part of the review of any modified storefront. The location and design of any sidewalk cafés adjacent to the retail spaces will also require approval of the Zoning Administrator.
 - b. **Parking Garage Elevations.** The applicant shall be required to continue to work with staff on resolving the design and detailing for the proposed Parking Garage skin as directed by the Development Review Committee subject to the review and approval of the Zoning Administrator.
 - c. **California Street Elevations.** The applicant shall be required to continue to work with staff on the design and detailing of the California Street elevations as directed by the Development Review Committee subject to the review and approval of the Zoning Administrator.
 - d. **Office Elevations.** The applicant shall be required to continue to work with staff on the design and detailing of the office building elevations as directed by the Development Review Committee subject to the review and approval of the Zoning Administrator.
 - e. **Building Entries.** The applicant shall maximize the number of building entries and storefronts along California Street, San Antonio Road, and Pacchetti Way, particularly when a tenant chooses to take multiple tenant spaces in buildings along the public streets.
 - f. **Large Material and Color Mock-Ups.** Review of on-site mock-ups prior to construction for final colors and materials, such as the metal paneling, tiles, integral colored stucco, stone veneer, etc., subject to the approval of the Zoning Administrator. The applicant is also required to provide a mock-up of all office building

components such as the proposed window systems. The colors shall not be considered approved until after inspection and approval by the Zoning Administrator.

- g. **Retail Awning Styles and Colors.** Awning details have not been provided and are intended to be resolved when tenants are selected. The applicant shall provide details of proposed awning styles and colors used throughout the development subject to the approval of the Zoning Administrator prior to installation.
- h. **Window Material.** High-quality vinyl, metal, or fiberglass windows shall be used. 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.
- i. **Special Paving.** High-quality special paving is required for this project. Interlocking pavers is the preferred material for all pedestrian areas. The use of stamped asphalt for driveways may be considered subject to the approval of the Zoning Administrator. Large expanses of stamped asphalt should be avoided and separated into distinct sections by other paving materials such as colored concrete. 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. Clear delineation must be provided for pedestrian walkways throughout the development.
- j. **Art Pieces and Monuments.** Prior to issuance of building permits, the applicant will be required to submit a process, timetable, and evidence of commitment acceptable to the City to ensure installation of a suitable, significant piece of public-oriented sculpture prior to occupancy. This shall include involving the City in reviewing preliminary concepts and final selection of artist and type of work. The applicant is required to install art features and monuments along San Antonio Road and within the Central Plaza subject to the review and approval of the Zoning Administrator prior to the occupancy of the first commercial/office tenant space.
- k. **Art Pieces/Monuments Maintenance:** The applicant will be required to maintain the public-oriented art/monuments for the lifetime of this project. Changes to the public-oriented art/monuments shall be reviewed and approved by the Community Development Director.
- l. **Graphic Art on Parking Garage:** Prior to issuance of building permits, the applicant will be required to submit a process, timetable, and evidence of commitment acceptable to the City to ensure installation of suitable and public-oriented paintings prior to occupancy. This shall include involving the City in reviewing preliminary concepts and final selection of artist and type of work. The applicant is required to install the artwork prior to the first commercial/office tenant space.
- m. **Plaza at Pacchetti Way and California Street:** The applicant shall be required to continue to work with staff on the design and landscaping detailing subject to the review and approval of the Zoning Administrator.

(PROJECT-SPECIFIC CONDITION)

- 13. **ROOFTOP DECK LIGHTING AND GARAGE LIGHTING PROGRAM:** The applicant will be required to submit photometric plans for the entire project, including for the rooftop deck parking. The applicant will be required to ensure that the proposed light poles on the rooftop deck will not be visible from the ground level. A garage lighting program for lighting proposed for the parking garage interior and the proposed exterior will also be subject to the review and approval of the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
- 14. **GAS METER FARM /AND SERVICE AREAS:** The applicant will be required to submit building and landscaping details for the proposed gas meter farm and service area along Pacchetti Way as directed by the Development Review Committee subject to the review and approval of the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**

15. **PARKING GARAGE WALKWAY TREATMENT:** The applicant will be required to submit details for the Pacchetti Way Garage entry showing details for painting, plaster-smooth finish, uplighting, wood composite material, paving seating, column graphics, and planters, subject to review and approval of the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
16. **JEWEL BUILDING DESIGN:** The applicant will be required to submit details for the jewel building as directed by the Development Review Committee subject to the review and approval of the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
17. **LANDSCAPING PLANS FOR POTS:** The applicant will be required to submit plans showing the proposed landscaping palette for each season for the proposed planter pots and planter beds throughout the Phase II development subject to the review and approval of the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
18. **CONSISTENCY WITH SITE AND ARCHITECTURAL DRAWINGS:** The project architect shall certify that all structural drawings are consistent with the architectural drawings in the building permit plan set and the Council-approved plans. In the event of a discrepancy between the structural drawings and architectural drawings, the architectural drawings shall always take precedence. In the event the construction begins and it does not match the architectural drawings, the applicant shall correct these areas or request modifications subject to Zoning Administrator approval. Revisions to architectural drawings shall require a new plan check submittal and major changes may require a Development Review Permit subject to the determination of the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
19. **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 the City Council. **(PROJECT-SPECIFIC CONDITION)**
20. **OPERATIONAL CRITERIA:** In the event that problems with operational criteria of the business arise, including, but not limited to, parking shortages, delivery truck issues, hours of operation, or noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36 of the City Code. **(PROJECT-SPECIFIC CONDITION)**
21. **SIDEWALK WIDTH (SAN ANTONIO ROAD):** Along San Antonio Road, the applicant shall provide a 6' planter strip and a 8' wide detached sidewalk. This area shall be dedicated to the City, based on the City's standard provisions for right-of-way dedication. **(PROJECT-SPECIFIC CONDITION)**
22. **SIDEWALK WIDTH (CALIFORNIA STREET):** Along California Street, the applicant shall install a 13' wide monolithic sidewalk with 5' wide tree wells. This area shall be dedicated to the City based on the City's standard provisions for right-of-way dedication. **(PROJECT-SPECIFIC CONDITION)**
23. **TRANSFORMERS:** All transformers and utility vaults shall be undergrounded unless otherwise approved by the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
24. **HETCH HETCHY DRIVEWAY:** The shared vehicular/bicycle roadway along the project site will measure 20' and shall be constructed using special grading, bicycle markings, and/or materials to moderate travel speeds to safely accommodate all travel modes. **(PROJECT-SPECIFIC CONDITION)**

SITE DEVELOPMENT AND BUILDING DESIGN

25. **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.

26. **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.
27. **OUTDOOR DINING AREAS:** The applicant will be required to submit an application for any proposed outdoor dining area in the development subject to the review and approval of the Zoning Administrator. Outdoor tables, chairs, cushions, umbrellas, planter boxes, fencing, and outdoor heating devices will be reviewed. A minimum 8' separation between the curb and the outdoor dining area will need to be maintained throughout the development. **(PROJECT-SPECIFIC CONDITION)**
28. **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.
29. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
30. **SHARED OFFICE PARKING:** The applicant is required to provide shared parking for retail/restaurant/commercial users on the first level of each subterranean office parking garage on evenings after 6:00 p.m., weekends, and for the holidays. The Zoning Administrator may hold a public hearing to review parking supply and demand, and require the applicant to implement a shared office parking plan to resolve any shortage that would require additional parking spaces. The public hearing shall be in accordance with Chapter 36, Article XVI, Division 6, of the City Code. **(PROJECT-SPECIFIC CONDITION)**
31. **PARKING (SAN ANTONIO SHOPPING CENTER TENANTS):** All above-grade and at-grade parking shall be accessible to other properties in the San Antonio Shopping Center in accordance with the existing Reciprocal Parking Agreement as stated in the San Antonio Center Precise Plan. **(PROJECT-SPECIFIC CONDITION)**
32. **CARPOOLS AND VANPOOLS (OFFICE PARKING AND PARKING GARAGE):** The applicant will be required to provide 30 preferred parking spaces for vanpools and carpool-only spaces throughout the project. Vanpool and carpool spaces may be shared between both modes. These spaces shall be provided in premium and convenient locations and subject to the review and approval of the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
33. **ELECTRIC VEHICLE CHARGING STATIONS (OFFICE):** The applicant will be required to install 30 electric vehicle (EV) charging stations with Type II chargers and the remaining parking spaces will be completely prewired for future EV charging stations in each office parking garage. The location is subject to the review and approval of the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
34. **ELECTRIC VEHICLE CHARGING STATIONS (PARKING GARAGE BUILDING 5):** The applicant will be required to install 12 EV charging stations with Type II chargers and the remaining parking spaces will be prewired for future EV charging stations. The location is subject to the review and approval of the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
35. **PARKING GARAGE SPACES (BUILDING FIVE):** Designated parking spaces allowed in the parking garage are limited to carpool, vanpool, and electric vehicles only. Time-related parking spaces such as 10- or 20-minute parking could be considered but will be subject to the review and approval of the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
36. **VALET PARKING SERVICES:** The applicant will be required to submit a Planned Community Permit subject to the review and approval by the Zoning Administrator if the applicant proposes to use a portion of the proposed

parking for valet parking for retail/restaurant users. An application for such a permit shall be accompanied by a parking management plan and a parking analysis providing data and an overview of the need to modify the parking situation. **(PROJECT-SPECIFIC CONDITION)**

37. **ACCESS:** The applicant will provide vehicular access from the subject property to the Milk Pail property only if the Milk Pail property has no right to access parking on the applicant's property unless the parties reach a mutually acceptable agreement. The Milk Pail owner will have to agree to maintain the access area. **(PROJECT-SPECIFIC CONDITION)**
38. **SINGLE-STORY BUILDING (BUILDING THREE):** The single-story commercial building shown as Building Three is not approved. Should the applicant wish to move forward with Building Three, a Planned Community Permit application shall be submitted for review and consideration by the City. **(PROJECT-SPECIFIC CONDITION)**
39. **ACCESSIBILITY THROUGHOUT PHASE II:** Each property owner will be required to retain vehicular, pedestrian, parking, and utility access throughout the site for the life of the project. Permanently blocking access to sidewalks, driveways, parking, and the Central Plaza is prohibited. Temporarily blocking access on the property shall require review and approval by the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
40. **OFFICE USE (GROUND FLOOR BUILDING ONE):** The allowed uses for the ground floor of Building One are retail/restaurant uses. Office uses are prohibited on the ground floor except for small lobby areas for the office uses occupying the upper floors as shown in the plans. **(PROJECT-SPECIFIC CONDITION)**
41. **OFFICE USE (GROUND FLOOR BUILDING TWO):** The allowed uses for the ground floor of Building Two are retail and restaurant uses. Personal service uses and banks and financial services as defined in the City of Mountain View Zoning Code are provisional uses subject to City review. In no event shall office (other than associated lobbies) be allowed to occupy ground-floor space facing the plaza. These personal service uses and banks and financial services shall be limited to space facing San Antonio Road. **(PROJECT-SPECIFIC CONDITION)**
42. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped. Double stripes shall be 12" apart, from outside edge to outside edge of the stripe. The 8-1/2' parking space width is measured from the center of one double stripe to the other, such that the space between stripes is 7'. For parallel parking spaces, only single-striped is required. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.
43. **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.
44. **BIKE RACKS:** The applicant shall provide at least 326 bike spaces. The racks shall be an "inverted U," or equivalent as approved by the Zoning Administrator, and must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or locating them there is otherwise infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault.
45. **BIKE LOCKERS:** The applicant shall provide at least 14 bike lockers, or equivalent, as approved by the Zoning Administrator. A written building management policy of permitting bicycles to be stored in private offices or in designated areas within the structure where adequate security is provided may be approved by the Zoning Administrator as an alternative to bike locker facilities.
46. **SHOWER/CHANGING FACILITY:** Two employee shower and changing room facilities, one each for male and

female employees, shall be provided for any new structure constructed or for any addition to or enlargement of any existing structure requiring over 200 employee parking spaces. This requirement is applicable to industrial, research and development, corporate office, and similar high-employment businesses.

47. **PARKING SHORTAGE:** Should a parking shortage arise at this site, the Zoning Administrator may hold a public hearing to review the parking problem and require the applicant to implement appropriate means to resolve the shortage. The public hearing shall be in accordance with Chapter 36, Article XVI, Division 6, of the City Code.

GREEN BUILDING AND SUSTAINABILITY MEASURES

48. **GREEN BUILDING – MIXED-USE:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of LEED® Gold certified. All mandatory prerequisite points and minimum point totals per category to attain GreenPoint Rated status or 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 Build It Green or U.S. Green Building Council 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

49. **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 36" 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.
50. **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.
51. **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.
52. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the remaining trees before, during, and after construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented.
53. **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

54. **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.
55. **REPLACEMENT:** The applicant shall offset the loss of seven Heritage trees with a total of 135 replacement trees. Each replacement tree shall be no smaller than 36" box and shall be noted on the landscape plan as Heritage replacement trees.

SIGNS

56. **SIGNAGE:** Signage (not included in this proposal) requires separate application.
57. **SIGN PROGRAM:** The applicant shall develop an overall sign program for this property. The program shall identify suitable sign locations, types, sizes, colors, and materials.

NOISE

58. **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.
59. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only, and the heating, ventilation, and air conditioning system shall be maintained to ensure that all windows and doors can remain closed when the restaurant is in operation.
60. **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.

CONSTRUCTION PRACTICES AND NOTICING

61. **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 prior to the release of the building permit.
62. **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.
63. **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.
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.
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 a 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 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. **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.
68. **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.
69. **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.
70. **PRECONSTRUCTION NESTING BIRD SURVEY:** To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows:

The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500' for active nests—with particular emphasis on nests of migratory birds—if construction

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

TECHNICAL REPORTS

71. **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.
72. **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.
73. **MITIGATION CERTIFICATION:** Prior to occupancy of any structure or establishment of any use, the mitigation monitoring consultant shall inspect the site and shall certify, in writing, that all mitigation measures listed in their Mitigation Monitoring and Reporting Program reports have been correctly implemented.

CC&RS

74. **CC&Rs:** Four copies of the proposed Covenants, Codes, and Restrictions (CC&Rs) shall be submitted to the Planning Division and will be subject to the review and approval of the City of Mountain View prior to building permit issuance. **(PROJECT-SPECIFIC CONDITION)**

LEGAL AGREEMENTS

75. **PROGRAMMING:** The applicant shall submit a programming plan for the Central Plaza on an annual basis subject to the review and approval of the Community Development Director. Should the applicant no longer own and/or control the Central Plaza property, the new owner/operator shall be responsible and accountable for the programming of the Central Plaza and will maintain the operation and coordination of the Central Plaza including, but not limited to, the seasonal landscaping, banners, events, and ceremonies, etc. The Central Plaza area will at a minimum include the following programs and shall be reviewed on an annual basis for compliance:
- a. A weekly Farmer's Market intended for the Plaza area when the Promenade is closed to vehicular traffic.
 - b. A continuous celebration of the Birthplace of Silicon Valley, i.e., the installation of the artwork celebration describing the evolution of the silicon transistor over time. A yearly event/celebration will be required.
 - c. Children's reading time area and book-cart possibly linked to a bookstore tenant.

- d. An annual Easter Egg Hunt will be held.
- e. An annual 4th of July demonstration will be held.
- f. An annual Oktoberfest celebration will be held.
- g. An annual Trick or Treat event shall be held in the plaza to celebrate Halloween where retail tenants shall participate.
- h. A holiday lighting ceremony along with the installation of a Christmas tree will be performed the first week of each December. The holiday lights and Christmas tree will remain in place through the first week of the following January.

These events, annual programming, and Central Plaza closings for pedestrian activity only will be incorporated into the owner's CC&Rs governing the project and will be subject to the review and approval of the Community Development Director. **(PROJECT-SPECIFIC CONDITION)**

- 76. **HOUSING IMPACT FEE FOR PROJECTS:** Prior to the issuance of the first building (foundation) permit, 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.
- 77. **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.
- 78. **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 and Heritage Tree Removal 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

- 79. **MM AQ-2a: Implement BAAQMD Basic Construction Mitigation Measures to Control Construction-Related NO_x Emissions.** The Project applicant will implement the following BAAQMD-recommended basic control measures to reduce NO_x emissions from construction equipment. Idling times will be minimized by shutting off equipment when it is not in use or by reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure of California Code of Regulations [CCR] Title 13, Section 2485). Clear signage will be provided for construction workers at all access points. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications. All equipment will be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- 80. **MM AQ-2b: Implement BAAQMD Additional Control Measures to Control Construction-Related NO_x Emissions.** The Project applicant will implement the following BAAQMD-recommended additional control measures to reduce NO_x emissions from construction equipment below BAAQMD thresholds.

Minimize the idling time of diesel-powered construction equipment to two minutes.

The Project applicant will develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a Project-wide fleet-average 20 percent NO_x reduction and 45 percent PM reduction compared to the most recent ARB fleet

average. Acceptable options for reducing emissions include the use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.

81. **MM AQ-2c: Use Clean Diesel-Powered Equipment during Construction to Control Construction-Related NOX Emissions.** The Project applicant will ensure that all off-road diesel-powered equipment used during construction will be equipped with an EPA Tier 4 Interim engine, except for specialized construction equipment for which an EPA Tier 4 Interim engine is not available. The use of Tier 4 Interim engines will reduce NO_x, ROG, and PM emissions from construction equipment.
82. **MM AQ-2d: Use Modern Fleet for On-Road Haul Trucks to Control Construction-Related NO_x Emissions.** The Project applicant will ensure that all on-road heavy-duty diesel trucks with a GWR of 19,500 pounds or greater used at the Project site will comply with EPA 2007 on-road emission standards for PM10 and NO_x (0.01 g/bhp-hr and 0.20 g/bhp-hr, respectively). These PM10 and NO_x standards were phased in through the 2007 and 2010 model years on a percent-of-sales basis (50 percent of sales in 2007 to 2009 and 100 percent of sales in 2010). This mitigation measure assumes that all on-road heavy-duty diesel trucks will be model year 2010 and newer, with all trucks compliant with EPA 2007 on-road emission standards.
83. **MM CUL-3: Stop Work If Paleontological or Unique Geologic Features Are Encountered During Ground-Disturbing Activities.** The applicant will ensure the construction specifications include a stop-work order if substantial fossil remains are discovered during Project construction. All work will stop until a registered professional geologist or qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. The City of Mountain View or the appropriate agency will be responsible for ensuring that recommendations regarding treatment and reporting are implemented. Adherence to this environmental commitment will minimize the likelihood of damage to paleontological resources, should they be discovered.
84. **MM GEO-2: Stockpile Topsoil Removed during Construction and Reuse Stockpiled Topsoil during Revegetation.** The contractor(s) retained for construction and revegetation of the Project will stockpile excavated topsoil so that it can be reused for revegetation on the Project site as needed. To ensure maximum topsoil recovery, topsoil will be stockpiled separately from other excavated materials and covered. Revegetation and landscaping will use stockpiled topsoil.
85. **MM HWQ-1:** Implement provisions for construction dewatering and long-term structural dewatering, if required.

Construction Dewatering. If construction dewatering activities lead to discharges to the storm drain system or other waterways that lead to waters of the State, water treatment measures will be designed and implemented as necessary so that water quality standards are met prior to discharge to waters of the State. As a performance standard, these measures will be selected to achieve the maximum removal of contaminants found to be present in the groundwater. Such practices would represent the BAT that is economically achievable. Measures may include the retention of dewatering effluent until particulate matter has settled before it is discharged and the use of infiltration areas. The City or its contractor will perform routine inspections of the construction area to verify that the water quality control measures are properly implemented and maintained, conduct visual observations of the water (i.e., check for odors, discoloration, or an oily sheen on groundwater), collect samples of the water and/or monitoring data prior to discharge, and properly report to the SFBRWQCB, if necessary. The final selection of water quality control measures will be subject to review by the SFBRWQCB. If the groundwater is found to not meet water quality standards and treatment measures are not effective, the water will be hauled off-site for treatment and disposal at an appropriate wastewater treatment facility.

Long-term Structural Dewatering. Long-term structural dewatering will involve measures similar to those for construction dewatering practices for sampling, treating, and reporting in the event that effluent is contaminated. The City will consult with SFBRWQCB to determine if there are any requirements for continual dewatering operations. The City or its contractor will sample the water and ensure it does not contain constituents that exceed water quality standards prior to discharge into waters of the State or a waterway that leads to waters of the State,

such as storm drains. Details, such as sampling results, volume of water discharged, and visual observations, will be recorded and provided to the SFBRWQCB, if necessary.

86. **MM HWQ-2: Implement Measures to Maintain Groundwater Levels.** Where dewatering for garages is conducted, the discharger will implement measures identified by the SFBRWQCB and local ordinances to ensure that groundwater supplies are not depleted by long-term structural dewatering activities. Depletion would occur if the structural dewatering volume is greater than the increase in infiltration resulting from the increase in pervious surface. Prior to constructing the garages, potential water discharge volumes from dewatering will be compared to estimated increases in infiltration rates. If groundwater lowering is anticipated, measures will be implemented to maintain groundwater levels. During operation, local groundwater levels will be monitored to determine if groundwater levels are lowered on a continual basis, indicating that increased infiltration rates are not great enough to maintain preexisting groundwater levels. If it is found that groundwater supplies are being depleted, then measures to increase infiltration rates, such as infiltration galleries or porous pavement in impervious areas, will be implemented.
87. **MM TRA-4: Pay a Fair-Share Contribution toward the Future Improvement at the San Antonio Road/El Camino Real Intersection.** The applicant will pay for the improvement of the San Antonio Road and El Camino Real intersection and will be reimbursed by future developers based on the impact of their respective projects on the level of service at this intersection. The Project will contribute 16.80 percent to the intersection impacts and will ultimately pay only its proportionate share, after reimbursement by future developers contributing impacts to the intersection. The proposed mitigation measure for the San Antonio Road/El Camino Real intersection, located in the City of Los Altos, includes adding a second northbound left-turn lane, and will, if constructed, improve intersection operations to an acceptable level (LOS E or better). An approximate 100' long left-turn pocket can be accommodated within the existing curb-to-curb width, although the median will have to be relocated. Signal poles, mast arms, and heads may need to be realigned or added with this change. Preliminary consultation with the City of Los Altos indicates that Los Altos accepts the need for the improvements to the intersection and would cooperate with the City of Mountain View and other agencies in ensuring it would be constructed. The final configuration of the improved intersection will require approval from the City of Mountain View, the City of Los Altos, VTA, and Caltrans to address the practical steps of implementing any improvements.
88. **MM TRA-8: Develop and Implement a Construction Traffic Control Plan.** Prior to issuance of grading permits, the construction contractor will develop the traffic control plan in accordance with the City's policies and submit for City approval. The plan will be implemented throughout the course of Project construction and may include, but will not be limited to, the following elements.
- Limit truck access to the Project site during peak commute times (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.).
 - Require that written notification be provided to contractors regarding appropriate routes to and from the Project site, and the weight and speed limits on local roads used to access the Project site.
 - Provide access for emergency vehicles at all times.
 - Provide adequate on-site parking for construction employees, site visitors, and inspectors as feasible.
 - Maintain pedestrian and bicycle access and circulation during Project construction where safe to do so. If construction encroaches on a sidewalk, a safe detour will be provided for pedestrians at the nearest crosswalk. If construction encroaches on a bike lane, warning signs will be posted that indicate bicycles and vehicles are sharing the roadway.
 - Require traffic controls in the Project area and the Project entrance driveway, including flag persons wearing bright orange or red vests and using a "Stop/Slow" paddle to control oncoming traffic.
 - Post standard construction warning signs in advance of the construction area and at any intersection that

provides access to the construction area.

- Repair or restore the road right-of-way to its original condition or better upon completion of the work.

89. **MM UTL-2: Pay Fair-Share Contribution to Upsizing Specific Wastewater Pipelines or Construct New Pipelines in the System.** Before the City can issue a building permit, the Project applicant will be responsible for preparing improvement plans and signing an improvement agreement. Based on the improvement agreement, the Public Works Director will determine whether the Project applicant will construct or pay a fair-share contribution to the City for upsizing specific wastewater pipelines in the system to achieve appropriate hydraulic capacity and continuity. A summary table of pipes with recommended diameter increases for hydraulic capacity and continuity, as well as the percent of contributed flow each agency is responsible for, is included in Appendix L. The proportionate share of the ultimate facilities recommended to be built is based on ultimate average dry weather flows (ADWF).

Public Works Department – (650) 903-6311

RIGHTS-OF-WAY

90. **STREET DEDICATIONS:** Provide the following public street dedications in fee as required by the Public Works Director:
- 7' dedication on San Antonio Road adjacent to the parcels at 377 and 391 San Antonio Road;
 - 3' dedication on San Antonio Road adjacent to the parcel at 455 San Antonio Road north of the Hetch-Hetchy (Parcel 3 on Parcel Map); and
 - 5' dedication on California Street along the project frontage to Pachedetti Way.
91. **PRIVATE EASEMENT:** Provide a defined private easement on the parcel map for ingress, egress, utility, emergency vehicle access, and surface stormwater drainage purposes on the parcel map.
92. **EASEMENT ABANDONMENT:** Vacate all existing easements that are or will no longer be needed or conflict with the proposed buildings and structures on the parcel map.
93. **ACCESS, UTILITY, AND SURFACE DRAINAGE EASEMENT:** Obtain an easement over the adjacent properties (APN 148-22-009 and 148-22-010) for vehicle and pedestrian access, utility use, and surface stormwater drainage easement along the private portion of Pachedetti Way. The easement, together with the plat and legal description, must be submitted to and approved by Public Works and recorded prior to approval of the parcel map.

FEEES

94. **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 to 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 and 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>.

Contact the Public Works Department at (650) 903-6311 for any questions related to these fees.

95. **SANITARY SEWER SYSTEM CAPACITY:** The project will increase the wastewater generation generated at the site and contribute to future capacity deficiencies of the downstream sanitary sewer system. Prior to the approval

of the parcel map, the applicant shall be required to pay the fair-share contribution, as determined by the Public Works Department, to implement any necessary sewer system improvements.

STREET IMPROVEMENTS

96. **PUBLIC 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 improvements include, but are not limited to: widening California Street to provide a striped buffered bike lane; widening San Antonio Road and constructing new median island to provide bike lanes; installing new curb, gutter, and sidewalk on California Street and San Antonio Road; modifying or installing new traffic signals at the San Antonio Road intersections with California Street, Fayette Drive, and El Camino Real; installing a high-visibility crosswalk with LED-enhanced warning signs at the intersection of San Antonio Road and Miller Avenue; signing and striping along California Street and San Antonio Road; full street overlay of San Antonio Road; and storm drain, sanitary sewer, and water improvements.
- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the approval of the parcel 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 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.
- 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 parcel 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.
97. **OFF-SITE PLANS:** Prepare off-site improvement plans in accordance with the City's Standard Design Criteria. 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. Locations of on-site parking for construction equipment and construction workers must be submitted for review and approval. Off-site 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 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 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 parcel map.
98. **INFRASTRUCTURE QUANTITIES:** Submit a construction cost estimate form indicating the quantities of the street and utility improvements with the submittal of the improvement plans. 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.
99. **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."

100. **ENCROACHMENT RESTRICTIONS:** Private steps, fences, retaining walls, bike enclosures, and other private facilities shall not encroach into the public right-of-way.
101. **ENCROACHMENT AGREEMENT:** Owner shall obtain an encroachment permit agreement from the City for the encroachment of the "Birthplace of Silicon Valley" monument into the public right-of-way.
102. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, or textured concrete will not be allowed within the public street or sidewalk.
103. **SIGHT 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.
104. **FULL STREET OVERLAY:** Due to the existing pavement conditions on San Antonio Road, the extent of the off-site improvements, and impact of the project construction traffic, a full street overlay is required (gutter to gutter) for the entire length of San Antonio Road from El Camino Real to California Street.
105. **HIGH-VISIBILITY CROSSWALK:** Install a high-visibility crosswalk (ladder-style striping), including signage with LED-enhanced warning signs activated by pedestrian push buttons at the intersection of San Antonio Road and Miller Avenue.
106. **BUS STOP:** Owner shall work with the Valley Transportation Authority (VTA) to maintain or improve the existing bus stops in accordance with VTA standards on California Street and San Antonio Road, and provide a temporary bus stop during construction of the frontage improvements.
107. **SAN ANTONIO ROAD/EL CAMINO REAL INTERSECTION IMPROVEMENTS:** Add a second northbound left-turn lane at the San Antonio Road/El Camino Real intersection as a mitigation measure to improve the intersection operations to an acceptable level (LOS E or better). If the project is unable to obtain approval from the State Department of Transportation (Caltrans) and City of Los Altos, the applicant shall pay an amount equivalent to the engineer's construction costs to the City toward the preparation of a deficiency plan and improvements required from the deficiency plan to address the impact.
108. **TRAFFIC SIGNAL IMPROVEMENTS:** Traffic signal improvements are required at the following intersections:
- **San Antonio Road/California Street:** Queuing analysis has identified operational deficiencies at this intersection, which the project will exacerbate. The installation of a second southbound turn lane from San Antonio Road to eastbound California Street is required as proposed in the application. As part of this improvement, the applicant shall install a new complete traffic signal system to match the proposed intersection geometry and lane configurations. The existing signal cannot be modified since the operation of the existing signal cannot be interrupted to allow relocation of poles and other equipment. The improvement plans for the intersection shall show the new complete traffic signal, street improvements, drainage improvements, and complete striping plans extended far enough in all directions to match the existing roadway conditions.
 - **San Antonio Road/Fayette Drive:** Modify the existing traffic signal to accommodate the new modified median island. The modifications shall include relocation of signal equipment and heads and adjusting camera detection to align properly with the new lane lines.
 - **San Antonio Road/El Camino Real:** Install a new traffic signal to match the new proposed lane geometry at the intersection. Intersection improvements must be coordinated with and approved by Caltrans and the City of Los Altos.
109. **CALIFORNIA STREET IMPROVEMENTS:** Widen California Street travelway by 3' to provide a striped buffered bike lane along the project to the Pachetti Way intersection. Material specifications must be approved by the City.

110. **MEDIAN BARRIER:** The median shall be improved on California Street at the promenade driveway to prevent unsafe left-turn movements from the project site.
111. **SAN ANTONIO ROAD IMPROVEMENTS:** The following improvements are required on San Antonio Road to accommodate 6' wide bike lanes from El Camino Real to California Street:
- 5' street widening on the east side from Miller Avenue to California Street;
 - 4' street widening on the west side from Miller Avenue to California Street; and
 - Median island and lane reconfigurations.

The design of the median island and lane configurations shall meet the following criteria, unless otherwise approved by the Public Works Director: 6' bike lane, 12' through lanes adjacent to bike lane and median island, 11' other through lanes (can be reduced to 10' minimum at intersections if necessary), 10' minimum turn lane, and 4' minimum median island.

112. **GREEN-COLOR BIKE LANES:** Provide green-color bike lanes along the full length of San Antonio Road from El Camino Real to California Street. Along California Street, the green material should be used at conflict locations (i.e., heavy turning, merging, intersections, driveways, etc.) due to the lower traffic volumes.

UTILITIES

113. **WATER AND SEWER SERVICE:** Each building or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38. The existing utility services have outlived their useful service life and shall be abandoned per City standards.
114. **SEPARATE FIRE SERVICE:** Domestic water and fire services shall have separate lines connected to the City's water main. On-site fire lines, post indicator valves, Fire Department connections, and detector checks also require approval from the City's Fire Protection Engineer.
115. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required for each parcel.
116. **WATER METER BANK:** Water meters shall be arranged in a bank of meters adjacent to the public sidewalk. The bank of water meters shall not be located next to the main driveway entrance so as not to impact the aesthetics of the entrance.
117. **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.
118. **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.
119. **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 preventers shall not be allowed to be enclosed inside buildings.

120. **UNDERGROUND SERVICES:** All new and existing electric, telephone, and cable television services serving the site are to be placed underground (including transformers) and shall not be located within the public sidewalk area. The undergrounding of the new and existing electric, telephone, and cable television services is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site.
121. **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 parcel map.

SIDEWALKS AND DRIVEWAYS

122. **SIDEWALK PERMIT:** Prior to the issuance of the building permit, submit a complete Sidewalk Permit Application for all curb, sidewalk, or driveway work within the public right-of-way. All curb, sidewalk, and driveway work within the public right-of-way shall be shown on the building plans. Submit Sidewalk Permit plans (applicable sheets of the building plans), insurance and additional endorsement, and permit fees with the application. For sites with both sidewalk and utility work in the public right-of-way, the sidewalk work is permitted through the Excavation Permit.
123. **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.
124. **CURB, GUTTER, AND SIDEWALK IMPROVEMENTS:** New curb, gutter, and sidewalk shall be installed as follows:
- 13' wide monolithic sidewalk with 5' wide tree wells on California Street along the project frontage and adjacent to 435 San Antonio Road west of Pacchetti Way;
 - 8' wide detached sidewalk and 6' landscape strip on San Antonio Road along the project frontage; and
 - 7' wide monolithic sidewalk on San Antonio Road adjacent to 365 San Antonio Road and 2595 California Street.

New curb, gutter, and sidewalk shall also be installed on the west side of San Antonio Road from Miller Avenue to California Street adjacent to 334-364 San Antonio Road as part of the road widening to accommodate the bicycle lane improvements.

125. **RED CURB AT CROSSWALKS:** Street curbs that are located within 15' of a public crosswalk shall be painted red.
126. **DRIVEWAY CONFLICTS:** All conflicts with the proposed driveways shall be resolved at the owner's expense.

RECYCLING

127. **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.
128. **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

129. **STREET TREES:** Install standard City street trees along the street frontage.
130. **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).
131. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.
132. **MEDIAN LANDSCAPING:** Provide landscape plans for the landscaping and irrigation of the San Antonio Road median island from El Camino Real to California Street.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

133. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
134. **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.
135. **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, before approval of the building permit, 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.
136. **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.
137. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, common driveways, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.
138. **LOT DRAINAGE:** Each lot shall be designed to drain toward the streets, alleys, 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.

MISCELLANEOUS

139. **ON-SITE CONSTRUCTION STAGING PLAN:** The public right-of-way shall not be used for any activities related to the on-site construction. Pedestrian access must be maintained at all times along California Street and San Antonio Road as part of the on-site construction.

To identify in advance the temporary construction measures necessary to protect the public and minimize the impact of construction on the neighborhood, provide an on-site construction staging plan with the building plans to address the following: (1) truck haul route for soil removal and construction delivery traffic; (2) on-site (or other private lot) staging areas for construction hoists/cranes, truck loading, equipment/material storage, construction trailer, and worker vehicle parking; and (3) construction phasing plan. Prior to the issuance of the building permit,

the construction staging plan must be approved by the City.

140. **ENCROACHMENT OF TEMPORARY EARTH-RETENTION SYSTEM:** Encroachments into the public right-of-way for the soil earth-retention system (soil tiebacks or soil nails) shall require approval by the Public Works Director and issuance of Excavation and Encroachment Permits. The applicant shall submit a 8.5"x11" size plat and legal description of the encroachment area prepared by a registered civil engineer or land surveyor, Encroachment Permit Fee, cost estimate of the work, and plans of the work to the Public Works Department for review and approval. The Encroachment Permit shall run with the land and be recorded on the applicant's property. The property owner shall be responsible for the cost of any future removal of the earth retention system. Soil tiebacks and soil nails shall be severed at the property line upon completion of the structural framework and walls of the underground garage. A Performance Bond and Labor and Materials Bond are also required for the work.
141. **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.
142. **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."
143. **OCCUPANCY RELEASE:** 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.
144. **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.
145. **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 final map, all prior to issuance of the building permit. The applicant will be required to submit a Preliminary Parcel Map subsequent to the City Council action on this project.

Building Inspection Division – (650) 903-6313

146. **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.
147. **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.

148. **ACCESSIBILITY:** Project will be required to comply with the accessibility requirements in the 2013 CBC, Chapter 11B.
149. **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.
150. **APPROVALS REQUIRED:** This project requires the approval of the Santa Clara County Environmental Health Department at (408) 918-3400 prior to submittal to the Building Inspection Division.
151. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate permit.
152. **EGRESS:** Site must meet accessible means of egress, 2013 CBC, Section 1007.
153. **FIRE PROTECTION:** Dwelling and sleeping units shall meet the visible alarm notification requirements of 2013 CBC, Section 907.5.2.3.
154. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer and Hazardous Materials Specialist. Specification forms will also have to be provided at the time of original submittal to the Building Inspection Division.
155. **OCCUPANCY SEPARATION:** Proper separation to be provided between occupancies. 2013 CBC, Table 508.4.
156. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Please provide sufficient information at the time of plan submittal to show how pedestrians will be protected per 2013 CBC, Section 3306.
157. **SURVEY:** A survey will be required to be completed to verify structure placement.
158. **FIRE ACCESS:** Clear fire access shall be maintained around the entire project at all times during the course of construction. **(PROJECT-SPECIFIC CONDITION)**

Fire Department – (650) 903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

159. **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. All work shall conform to NFPA 13 (2013 Edition), NFPA 72 (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. (Mountain View City Code, Sections 14.10.27, 14.10.28, and California Fire Code, Section 903.)
160. **STANDPIPE SYSTEM:** Provide a Class III standpipe system. (Mountain View City Code, Sections 14.10.29, 14.10.30, 14.10.31, and 14.10.32 and California Fire Code, Section 905.)
161. **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.)

162. **FIRE HYDRANTS:** Hydrants shall be located in accordance with the Department of Public Works Standard Provisions.
 163. **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.)
 164. **FIRE EXTINGUISHERS:** Install Class K fire extinguishers in the commercial cooking equipment areas. (California Code of Regulations, Title 19, Chapter 3, and California Fire Code, Section 904.11.5.)
 165. **FIRE EXTINGUISHING SYSTEMS:** Submit three (3) sets of shop-quality drawings for the cooking appliance fire extinguishing system(s). Call the Building Inspection Division at (650) 903-6313 for a copy of specifications and submittal requirements. (California Fire Code, Section 904.2.1.)
 166. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Three (3) complete sets of fire alarm system shop-quality drawings shall be submitted for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. Call the Building Inspection Division at (650) 903-6313 for a copy of specifications and submittal requirements. (California Fire Code, Section 907 and Mountain View City Code, Section 14.10.33.)
 167. **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
168. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Call the Building Inspection Division at (650) 903-6313 for instructions. (California Fire Code, Section 506.)
 169. **KEYSWITCH:** Install an approved key switch per the Fire Protection Engineer's directions. Call the Building Inspection Division at (650) 903-6313 for instructions. (California Fire Code, Section 506.)
 170. **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.)
 171. **FIRE APPARATUS TURNAROUNDS:** Dead-end fire apparatus access roads in excess of 150' in length shall be provided with approved provisions for the turning around of apparatus. "Approved provisions" shall mean that turnarounds, in accordance with Mountain View Fire Department specifications, are provided in locations such that fire apparatus shall never be more than 150' away from the closest turnaround. Call the Building Inspection Division at (650) 903-6313 for specifications. (California Fire Code, Section 503.)
 172. **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.)
 173. **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.)

174. **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

175. **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 1006.)
176. **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 1011.)
177. **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 1011.)
178. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code, Section 1008.1.10.)
179. **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.)
180. **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.)
181. **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.
182. **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.)
183. **UPHOLSTERED SEATING FURNITURE:** All upholstered seating furniture intended for use in nursing homes, board and care facilities, convalescent homes, child day-care centers, public auditoriums, and stadiums and public assembly areas in hotels, motels, and lodging houses shall conform to State of California Department of Consumer Affairs, Bureau of Home Furnishings, Technical Bulletin 133. (California Business and Professions Code.)
184. **ON-SITE DRAWINGS:** Submit two (2) 8.5"x11" plot plan drawings according to Fire Department specifications prior to final Certificate of Occupancy.
185. **EMERGENCY PROCEDURE MAPS:** 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.)

186. **EMERGENCY PROCEDURE MAPS:** In hotels, motels, and lodging houses, every guest room available for rental shall have clearly visible emergency procedures information printed on a floor plan representative of the floor level and posted on the interior of each entrance door or immediately adjacent to such door. The bottom of the information shall not be located more than 4' above the floor level. 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, 911; and (4) the prohibition of elevator use during emergencies, if any. (California Code of Regulations, Title 19, Section 3.09.)

HAZARDOUS CONDITIONS

187. **HAZARDOUS PROCESSES:** Comply with all applicable provisions of the Uniform Fire Code and the Uniform Building Code. Submit a completed FPE – Hazardous Materials Inventory Statement. FPE – Hazardous Materials Inventory Statements shall be obtained from the Building Inspection Division and submitted for review by the Fire Protection Engineer. (Additional hazardous materials forms, disclosure statements, and/or other documentation will be required by the Environmental Safety Section of the Fire and Environmental Protection Division.)
188. **STATIONARY LEAD-ACID BATTERY SYSTEMS:** Stationary lead-acid battery systems shall comply with the California Fire Code, Section 608 and Mountain View City Code, Section 14.10.24.

EXTERIOR IMPROVEMENTS

189. **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.)

OTHER

190. **FIRE PROTECTION CONSULTANT:** Provide a technical opinion and report, which shall be prepared by a fire protection consultant (a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the Fire Chief), that shall analyze the fire safety properties of the design, operation, or use of the buildings or premises and the facilities and appurtenances situated thereon and incorporate any changes as may be necessary based on the recommendations.

Sample duties of the consultant may include (1) review of architectural, mechanical, electrical, fire sprinkler, and fire alarm drawings as they pertain to fire protection; (2) prepare a written report identifying deficiencies; (3) attend meetings that may be required by the Fire Department; (4) review changes to drawings and specifications; and (5) make visits to construction sites to assist the Fire Protection Engineer as requested.

191. **EMERGENCY ESCAPE OPENING ACCESS:** Provide clear space and ladder pads at ground level for emergency escape opening access in R and I-1 occupancies. Ladder pads shall be accessible by fire crews with a three-section, 12' long ladder. Awnings and window shades shall be designed to not interfere with ladder access. (California Building Code, Section 1029.)
192. **EMERGENCY RESPONDER RADIO COVERAGE:** All buildings shall have approved radio coverage for

emergency responders within the building. (California Fire Code, Section 510.)

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

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

193. **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. The underground garages must be designed with waterproofing systems to avoid the need for post-construction de-watering, as longterm discharge shall not be allowed into the City storm drain and sanitary sewer due to capacity issues in the systems.
194. **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.
195. **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.
196. **SWIMMING POOLS, SPAS, AND FOUNTAINS:** Swimming pools, spas, and fountains shall be installed with a sanitary sewer cleanout in a readily accessible nearby area to allow for draining.
197. **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.
198. **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.
199. **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”).
200. **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.

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

Submit the revised stormwater plan with the building plan submittal: (1) the stormwater plan references SUSMP requirements which are specific to Los Angeles area stormwater permits. Revise the plan to reference Bay Area-wide Municipal Regional Permit (MRP) requirements and verify that MRP criteria and sizing calculations are used for the plan submittal; (2) include all the information required in the City's guidelines described above, including a completed C3 data form; (3) the project proposes a 45 percent special project reduction credit for the Low-Impact Development treatment control requirement. Include data to show that less than 45 percent of the stormwater treatment will be treated using the non-LID treatment controls (or that greater than 55 percent of the project will be treated with the LID-type treatment controls); and (4) contact the City's Environmental Safety Coordinator at (650) 903-6225 for more information. **(PROJECT-SPECIFIC CONDITION)**

203. **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.scourppp-w2k.com/consultants2012.htm>.

GERRY BEAUDIN, ZONING ADMINISTRATOR

GB/NM/7/FDG
050-12-PPA