

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2014

A RESOLUTION CONDITIONALLY APPROVING A
PLANNED UNIT DEVELOPMENT PERMIT, A DEVELOPMENT REVIEW
PERMIT, AND A HERITAGE TREE REMOVAL PERMIT FOR A
FOUR-UNIT RESIDENTIAL PROJECT AT 129 ADA AVENUE

WHEREAS, an application was received from TRI Pointe Homes for a Planned Unit Development Permit and a Development Review Permit to construct a four-unit rowhouse residential development, and a Heritage Tree Removal Permit to remove five trees at 129 Ada Avenue (Application No. 171-13-PUD); and

WHEREAS, the Zoning Administrator held a Public Hearing on February 26, 2014 on said application and recommended that the City Council conditionally approve the Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit subject to the findings and conditions of approval contained in the Findings Report; and

WHEREAS, on April 8, 2014, the City Council held a Public Hearing on said application and received and considered all evidence presented at said hearing, including the Findings Report and staff report from the Zoning Administrator; and

WHEREAS, an addendum to the Initial Study/Mitigated Negative Declaration was prepared for the project pursuant to the requirements of the California Environmental Quality Act (CEQA) and was considered by the City Council;

NOW, THEREFORE, BE IT RESOLVED that the City Council finds said application is consistent with the General Plan and Zoning Ordinance and the City's Rowhouse Guidelines.

BE IT FURTHER RESOLVED by the City Council that the Planned Unit Development Permit and Development Review Permit for said project is hereby granted subject to the applicant's fulfillment of each and all of the conditions which are attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the City Council adopts the addendum to the Mitigated Negative Declaration because the analysis determined that all of the environmental impacts associated with the project have been avoided or reduced to a

less-than-significant level through the incorporation of mitigation measures into the project.

TIME FOR JUDICIAL REVIEW:

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

NM/7/RESO
819-02-25-14Res-E

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

Page 1 of 18

APPLICATION NO.:

171-13-PUD

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:

Bill Sadler of TRI Pointe Homes, Inc.

Street Address of Property:

Assessor's Parcel No.:

Zone:

129 Ada Avenue

160-45-002

R3-3

Request:

Request for a Planned Unit Development and Development Review Permit to allow for the construction of four detached residential rowhouse units, and a Heritage Tree Removal Permit to allow removal of five Heritage trees on a 0.50-acre parcel.

APPROVED ☐ CONDITIONALLY ☒ DISAPPROVED ☐ CONTINUED ☐ OTHER ☐
APPROVED

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

The Planned Unit Development Permit for the construction of four detached residential rowhouse units is conditionally approved based upon the conditions contained herein and upon the following findings:

- A. The proposed land use(s) are allowed within the R3-3 Zoning District and in the Medium-Density Residential (13 to 25 units per acre) Land Use Designation of the General Plan;
- B. The site is physically suitable for the type and intensity of the land use being proposed since the project is well-designed and compatible with neighboring uses;
- C. The proposed project would be harmonious and compatible with existing and future developments within the zoning district and surrounding area based on the fact that the residential project is consistent with other townhome/rowhouse-style projects in the area and includes features and materials that are compatible with surrounding structures;
- D. The proposed residential project will constitute a residential environment of sustained desirability and stability and will result in an intensity of land utilization no higher than, and standards of open space no less than, permitted for a similar development within the zone district because the project conforms to the Zoning Plan and General Plan density requirements;
- E. The location, size, design, and operating characteristics of the proposed project are not detrimental to the public interest, health, safety, convenience, or welfare of the community because the project has been designed to conform to pertinent health and safety codes, is an infill project within an already developed area, will provide access and sidewalks and complete the street at the corner of Ada Avenue and Minaret Avenue, and develops new housing opportunities to existing public transportation services;

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

- F. The proposed project is in substantial compliance with the intent of requirements of the R-3 Zoning District, and implementation of the proposed harmonious and integrated Planned Unit Development design is superior to standard development in the underlying zone; and
- G. The approval of the Planned Unit Development Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because an addendum to an existing Initial Study and Mitigated Negative Declaration for 135 Ada Avenue was prepared and found that the proposed project will not have a significant effect on the environment based on the required mitigation measures.

The Heritage Tree Removal Permit to remove five (5) Heritage trees (Tree Nos. 206, 207, 209, 210, and 301) is conditionally approved based on the conditions contained herein and the following findings:

- A. It is appropriate and necessary to remove the tree(s) due to the condition of the tree(s) with respect to age of the tree 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 by HortScience, dated January 2014, which evaluated the trees on site.
- B. It is appropriate and necessary to remove the tree(s) in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties based on the conclusions of the arborist report which states that a majority of the five (5) Heritage trees proposed for removal are in fair to poor health and are recommended for removal. Major adjustments were made to the site plan to accommodate one (1) existing Heritage Coast live oak tree so it could be retained as part of this development.
- C. It is appropriate and necessary to remove the tree(s) based on the nature and qualities of the tree as a Heritage tree, including its maturity, aesthetic qualities such as its canopy, shape and structure, majestic stature, and visual impact on the neighborhood.
- D. It is appropriate and necessary to remove the tree(s) 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.

This approval is granted to construct four (4) detached residential rowhouse units and remove five (5) Heritage trees located on Assessor Parcel No. 160-45-002. 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 William Hezmalhach Architects for TRI Pointe Homes, Inc., dated January 20, 2014, and consisting of twenty-eight (28) sheets.
- b. Color and materials board prepared by William Hezmalhach Architects for TRI Pointe Homes, Inc., dated January 20, 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

PLANS AND SUBMITTAL REQUIREMENTS

- 1. **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.
- 2. **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.

3. **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.
4. **COLOR CHIPS:** Color chips shall be attached to the title sheet of two sets of the building permit drawings and the color scheme shall be shown on the elevations.

SITE DEVELOPMENT AND BUILDING DESIGN

5. **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.
6. **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.
7. **SPECIAL PAVING MATERIALS:** The color, material, design, and product specifications for the special paving materials used on-site shall be submitted with the building permit drawings. Final paving design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
8. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit in the building permit drawings for review and approval by the Zoning Administrator prior to the issuance of building permits.
9. **COLOR SCHEME:** The applicant shall paint a portion of the building with the proposed color scheme for inspection. The color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator.
10. **COLOR AND MATERIALS:** Color and materials of the proposed addition are to be shown on permit drawings to match the existing structure.
11. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
12. **TRASH COLLECTION:** Special pickup for the trash and recycling containers shall be arranged with Recology Mountain View and charged to the homeowners association. Arrangements shall include provisions to keep the trash and recycling containers in the garage at all times. The containers shall not be left for any amount of time on the public sidewalk, street, or within the front yard area. The CC&Rs shall contain a provision that notifies the homeowners of this condition and the associated special pickup fees.
13. **RECYCLING:** The applicant shall encourage recycling, either by allowing individual garbage cans for each unit or incorporating receptacles for glass, plastic, and metal containers as part of the trash enclosure.
14. **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.

GREEN BUILDING AND SUSTAINABILITY MEASURES

15. **GREEN BUILDING—RESIDENTIAL NEW CONSTRUCTION:** The proposed project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of 116 GreenPoint Rated points. All mandatory prerequisite points and minimum point totals per category to attain GreenPoint Rated status must be achieved, unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through Build It Green is not required for compliance with the Mountain View Green Building Code (MVGBC). As such, projects that comply with the MVGBC *are not* GreenPoint Rated projects through Build It Green.

PHOTOVOLTAICS: The applicant will be required to install photovoltaics on the roofs of the detached rowhouses. Final details shall be subject to the review and approval of the Zoning Administrator prior to occupancy.

LANDSCAPING

16. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the curb must be included in the Building Inspection Division application. Minimum plant sizes are flats or 1-gallon containers for ground cover, 5-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations.
17. **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.
18. **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.
19. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the Tree No. 208 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.
20. **LANDSCAPE SCREENING:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements.
21. **WATER USE:** In order to reduce water use on site, the applicant shall comply with the City's Water Conservation in Landscape Regulations and applicable plumbing codes.

HERITAGE TREES

22. **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.
23. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree with a total of 23 replacement trees. Each replacement tree shall be no smaller than 36" and shall be noted on the landscape plan as Heritage replacement trees.

24. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by HortScience, and dated January 2014, shall be included as notes on the title sheet of all grading and landscape plans. These measures shall include, but may not be limited to, 6' chain link fencing at the drip line, a continuous maintenance and care program, and protective grading techniques. Also, no materials may be stored within the drip line of any tree on the project site. Mitigation measures listed below shall also be included as notes on the title sheet of all grading and landscape plans.
25. **PRECONSTRUCTION CONTRACTOR MEETING:** A preconstruction meeting shall be held with the project arborist, project superintendent and other parties who may encounter protected trees during construction to discuss tree protection guidelines. Trees shall be identified which are included in the project's tree protection plan. **(MITIGATION MEASURE BIO-4.1)**
26. **SOIL FILL OR REMOVAL WITHIN ROOT ZONES:** Ground surface shall not be disturbed within 10' to 20' of the tree trunk depending on tree size. When adding new fill to any root zone, it shall be no deeper than 6". This fill shall not be compacted or placed within 3' of any trunk. If compaction is necessary, 60 percent to 70 percent shall be the maximum allowed. In addition, any change in the natural grade shall provide drainage away from rather than toward tree. If soil must be removed, no more than 4" shall be allowed. This soil removal work shall be done by hand or "air spade." If roots larger than 3" in diameter are encountered, root severance guidelines shall be followed. **(MITIGATION MEASURE BIO-4.2)**
27. **ROOT EXCAVATION GUIDELINES:** The top 24" of soil shall be removed with the assistance of an air spade and assisting hand tool. Trenching shall be at 400 PSI to 600 PSI to blow soil away from root systems with minimal damage. **(MITIGATION MEASURE BIO-4.3)**
28. **ROOT SEVERANCE GUIDELINES:** Any tree under stress before root severance may not survive this procedure. The project arborist shall be consulted before damaging roots to minimize the health impact caused by root severance. The following procedure shall be followed whenever damage to any root over 3" in diameter occurs:
- The root shall be covered immediately with a board or burlap and kept moist.
 - Before backfilling, the damaged roots shall be clean cut with a handsaw or chainsaw. The root shall be cut back to a lateral (side) root. As soon as severance occurs, the root end shall be covered or wrapped with a moist plastic bag secured with tape or a rubber band. Backfill shall occur as soon as possible.
- (MITIGATION MEASURE BIO-4.4)**
29. **ROOT ZONE IRRIGATION BEFORE AND AFTER ROOT DAMAGE:** Any tree which will have or has had damage to its roots shall be irrigated. Three (3) weeks prior to excavation or grading, a soaker hose shall be placed at the drip line. Watering shall occur once a week for one (1) full day or as necessary to wet the soil to a depth of 2'. If damage has already occurred, the soaker hose shall be placed in an area where roots have not been disturbed and also over the area that was damaged. This irrigation practice shall be continued once a month for eight (8) months. **(MITIGATION MEASURE BIO-4.5)**
30. **TREE PROTECTION FENCES:** A 6' high chain link fence shall be installed with posts driven into the ground every 10' to 12'. The fencing shall be located at the drip line of the tree and shall not be disturbed for any reason. The fence shall be placed beyond the drip line. Signs stating "All Workers Keep Out" shall be placed on the fences to help prevent potential damage. All fencing shall be in place before any construction begins and left until all landscape grading and trenching is complete. Placement of underground utilities within the drip line of any tree shall be avoided. When utilities are run through the root zone of a tree, horizontal coring shall be used instead of trenching. If it is not possible to use horizontal coring, the project arborist shall be contacted before trenching begins. **(MITIGATION MEASURE BIO-4.6)**

31. **RECOMMENDED SERVICES (PRUNING, CABLING, FERTILIZATION, ETC.):** All services shall be done by a certified arborist or certified tree worker in accordance with the ANSI-A300 standards. All pruning necessary to provide clearance during construction shall be performed by a certified arborist or tree worker and not undertaken by construction personnel. Accidental damage to trees shall receive immediate corrective attention. Where deep root fertilization is recommended, a solution of four pounds of Doggett's 32-7-7 per 100 gallons of water shall be used. This shall be injected at the rate of 10 gallons per inch of trunk diameter at 200 pounds to 300 pounds of pressure. Unless otherwise stated, fertilization shall take place between May and September. Trees are to have roots inoculated with endo/ectomycorrhizal fungal inoculum. **(MITIGATION MEASURE BIO-4.7)**

32. **DESIGN GUIDELINES:**

- Fence anchors shall not be placed in close proximity to tree trunks.
- Paving or building structures shall not be installed in close proximity to trees with invasive or surface-oriented root systems (unless existing conditions are already present).
- Where structure height will require removal of large branches, construction activities shall not occur within the tree drip line.
- Chimney ventilation shall not be placed within the tree canopy area.
- Roof drainage shall be directed away from trees.
- For trees to be installed, anticipate tree height and spread at maturity. Structures shall not be placed so as to limit normal form of the tree as it matures.
- A certified arborist shall review the landscape design before it is implemented.
- Impervious materials, such as roads and walkways, shall not be installed where they will impact more than 25 percent of a drip line area (unless existing conditions are already present).
- When designing walkways within the drip line, pervious materials, such as interlocking paving, shall be used.
- Tree requirements shall be fully recognized during design, construction, installation, and maintenance of landscape.

(MITIGATION MEASURE BIO-4.8)

33. **CONSTRUCTION GUIDELINES:**

- Tree trunks shall not be used as a winch support in demolition or for moving and lifting large loads.
- Concrete residue, chemicals, solvents, etc., shall not be dumped on site.
- Trees shall not be demolished with grading equipment when trees that are to be preserved are in the vicinity. Trees uprooted by pushing or pulling may take the branches or root systems from adjacent trees with them. Trees and stumps shall be removed by a qualified company.
- Grade and trench lines radial to trees rather than tangential. If roots are encountered while trenching, follow root severance guidelines.
- In areas near or under trees where soil compaction has occurred from operation of heavy equipment or other operations, soil shall be aerated (fractured) as quickly as practical.

- If demolition of existing roads, structures, etc., is near any tree to be preserved, a small soft rubber tire loader shall be used. Any work within 6' of any trunk shall be performed by hand.

(MITIGATION MEASURE BIO-4.9)

34. **SIGNAGE:** Signing (not included in this proposal) requires separate application.

NOISE

35. **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.

36. **INTERIOR NOISE LEVELS:** Construction drawings must confirm that measures have been taken to achieve an interior noise level of 45 dB(A) L_{dn} that shall be reviewed and approved by a licensed acoustical engineer prior to building permit submittal.

37. **CONSTRUCTION NOISE-REDUCTION MEASURES:**

- Equip all internal combustion engine-driven equipment with mufflers that are in good condition and functioning properly.
- Prohibit unnecessary idling of equipment and engines.
- Control noise from construction workers' radios to a level that is not audible at existing residences that border the project site.
- Utilize "quiet" construction methods and equipment where feasible technology is available.
- Prepare and submit to the City for review and approval a detailed construction plan identifying the schedule for major noise-generating construction activities. Notify the City and neighbors in advance of the schedule for each major phase of construction and expected loud activities. Post the construction schedule on site, which includes a day and evening contact number for the job site and a day and evening contact number for the City of Mountain View.
- Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction-related heavy truck traffic in residential areas where feasible.

(MITIGATION MEASURE NOISE-1)

38. **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

39. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase unless a phased construction project schedule is approved by the Zoning Administrator (or City Council).

40. **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.
41. **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.
42. **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.
43. **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.
44. **RECYCLING OF BUILDING MATERIALS:** Demolition contractors shall be required to implement a material recycling program, including material segregation, cleaning, packaging and marketing, and possible on-site reuse of demolition materials.
45. **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: (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.
46. **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.
47. **CONSTRUCTION-RELATED TAC CANCER RISK:** The following measures shall be implemented during all phases of construction to reduce the construction-related TAC cancer risk to a less-than-significant impact:

- In order to reduce the project construction DPM emission impact to a less-than-significant level, total DPM emissions need to be reduced to about 33 pounds, which is a reduction of 7.3 pounds, or at least 18 percent. The percentage contribution to DPM emissions for each piece of construction equipment is shown in Table 4.3-1. Reducing DPM emissions by 18 percent can be achieved by retrofitting construction equipment with DPFs and/or replacing Tier 2 construction equipment with equipment that meets Tier 4 emission standards. The use of DPFs on Tier 2 construction equipment or replacing Tier 2 equipment with Tier 4 equipment reduces DPM emissions from the retrofitted/replaced equipment by at least 85 percent.
- DPM emissions during construction shall be reduced at least 18 percent. This shall be accomplished by retrofitting Tier 2 equipment with DPFs or replacing Tier 2 equipment with Tier 4 equipment. For example, as shown in Table 4.3-1, DPM emissions from the skip loader and backhoe contribute 22 percent of the cancer risk. Retrofitting these two pieces of construction equipment with DPFs would reduce project construction DPM emissions by 18 percent (i.e., 22 percent \times 0.85 = 18.7 percent reduction).

(MITIGATION MEASURE AIR QUALITY-2)

48. **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.
49. **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.
50. **HUMAN HEALTH RISK ASSESSMENT:** A human health risk assessment (HHRA) will be prepared and submitted to the Santa Clara County Department of Environmental Health (SCCDEH) for review and approval, and to establish a voluntary clean-up agreement. The HHRA will address the pesticide contaminated soil on site and the mitigation options available to reduce potential impacts to a less-than-significant level. The mitigation options include bioremediation, cap in place, and disposal of the contaminated soil at a landfill that meets the acceptance criteria for organochlorine pesticide-contaminated soil. The mitigation ultimately implemented on site will be reviewed and approved by the SCCDEH. **(MITIGATION MEASURE HAZ-1)**
51. **ACMs, LEAD-BASED PAINT, AND PCBs:** The project includes the following standard measures to reduce impacts related to ACMs, lead-based paint, and PCB-containing ballasts:
- In conformance with State and local laws, a visual inspection/predemolition survey and possible sampling shall be completed prior to the demolition of the buildings to determine the presence of ACMs, lead-based

paint, and/or PCB-containing ballasts. **(MITIGATION MEASURE HAZ-2.1)**

- All PCB-containing ballasts shall be removed and disposed of in accordance with State and local laws. **(MITIGATION MEASURE HAZ-2.2)**
- All potentially friable asbestos-containing materials shall be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to building demolition or renovation that may disturb the materials. **(MITIGATION MEASURE HAZ-2.3)**
- All demolition activities will be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than 1 percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations. **(MITIGATION MEASURE HAZ-2.4)**
- During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings will be disposed of at landfills that meet acceptance criteria for the waste being disposed. **(MITIGATION MEASURE HAZ-2.5)**

52. **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' or 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 Game (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.

53. **PALLID BAT AND OTHER BATS:** Implementation of the following measures would protect the pallid bat and other bats from construction disturbances and ensure that the project is compliant with the California Fish and Game Code:

- A detailed bat survey shall be conducted prior to demolition of on-site structures. If a nonbreeding bat colony is found, the individuals shall be humanely evicted via the partial dismantlement of the structures prior to demolition. The eviction shall be completed under the direction of a qualified bat specialist to ensure that no harm would occur to any bats as a result of demolition activities. **(MITIGATION MEASURE BIO-2.1)**
- If a maternity colony is found in the structures, then a construction-free buffer shall be established around the structure and remain in place until it has been confirmed by a qualified bat specialist that the nursery is no longer active. The structures shall be demolished between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery. **(MITIGATION MEASURE BIO-2.2)**

CC&Rs

54. **CC&Rs:** Four copies of the proposed covenants, codes, and restrictions (CC&Rs) for the Homeowners Association shall be submitted to the Planning Division and approved by the City Attorney prior to building permit issuance.

The applicant shall attach a completed CC&R checklist to the CC&Rs upon submittal. The checklist can be obtained in the Planning Division.

55. **MASTER PLAN:** The applicant shall prepare a master plan which establishes rules for modifications or additions of any building structures at this site, including fences, trellises, sunshades, accessory buildings, as well as modifications to principal buildings. These rules shall be consistent with the provisions of the R3-3 Zoning District and shall be approved by the Zoning Administrator. The CC&Rs shall specifically state that the master plan establishes the rules for additions/modifications to the complex and that changes to the master plan require approval by the Zoning Administrator. Two copies of the final master plan shall be submitted to the Planning Division to remain on file.
56. **GARAGES:** Garages are to be used for resident parking only. Storage is permitted so long as it does not prevent use of garage for required vehicle parking.
57. **GARAGE DOOR OPENER:** Garages are to be provided with “listed” automatic garage door openers and be used for resident parking and be prohibited by CC&Rs for any use that precludes vehicle parking.
58. **PROJECT INFORMATION:** All marketing and sales literature, leasing information, and the CC&Rs for the complex shall clearly state that this project is complete as built and that no further expansions to the building structures are permitted without Planning Division approval. Any revisions to the project would require a separate application to the City by the homeowners association and would need to establish rules for all units in the complex.
59. **SCHOOL POOL PROGRAM:** The CC&R’s shall specifically state that the homeowners association will be required to create and maintain a yearly school pool program to provide residents an option of carpooling students to and from schools. **(PROJECT-SPECIFIC CONDITION)**
60. **WATER USE:** Landscaping in each detached rowhouse rear and side yard will be required to comply with the City’s Water Conservation in Landscape Regulations. **(PROJECT-SPECIFIC CONDITION)**
61. **TREE MAINTENANCE GUIDELINES:**
- Services shall be performed before construction ends.
 - Trees shall be maintained after construction, including irrigation, as necessary.
 - Provide property owners with information they will require for proper maintenance of trees.

(MITIGATION MEASURE BIO-4.10)

LEGAL AGREEMENTS

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

At the time of submittal for building permits, the applicant shall contact the Administrative and Neighborhood

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

64. **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.
65. **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 Unit Development 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.

Public Works Department – (650) 903-6311

RIGHTS-OF-WAY

66. **STREET DEDICATION:** Dedicate a public street, in fee, to widen Minaret Avenue 30' from the centerline of the street.
67. **STREET DEDICATION:** Dedicate a public street, in fee, to widen Ada Avenue an additional 5'.
68. **PUBLIC ACCESS EASEMENT:** Dedicate public access easements around the existing oak tree and along the sidewalk between Lots 3 and 4 to the satisfaction of the Public Works Director.

FEES

69. **STORM DRAINAGE FEE:** Pay the off-site storm drainage fee per Section 28.51(b) and with the rates in effect at time of payment.
70. **PARK LAND DEDICATION FEE:** Pay the park land dedication fee (approximately \$15,000 to \$30,000 per unit) for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit. No credit against the park land dedication fee will be allowed for private open space and recreational facilities. Provide the most current appraisal or escrow closing statement of the property with the following information to assist the City in determining the current market value of the land: (1) a brief description of the existing use of the property; (2) square footage of the lot; and (3) size and type of each building located on the property at the time the property was acquired. Prior to the issuance of the building permit, the applicant shall either: (1) pay the park land dedication fee; or (2) sign an agreement to defer the payment of the fee in accordance with Section 66007.a of the Government Code and submit a certificate of deposit made payable to the City as security guaranteeing payment of the fee. Guidelines for certificates of deposit are available from the Public Works Department.

STREET IMPROVEMENTS

71. **PUBLIC AND PRIVATE COMMON IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the Mountain View City Code. These improvements include half-street construction of Minaret Avenue; new curb, gutter, and sidewalk on Ada Avenue; streetlight, storm, sewer, and water connections.
- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement

agreement for the installation of the public private common improvements prior to the approval of the building permit. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a letter of credit (150 percent) or certificate of deposit (150 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at <http://www.fms.treas.gov/c570/index.html>. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for certificates of deposit are available at the Public Works Department.

- b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the building permit. 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.
72. **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" x 36" 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 building permit.
73. **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.
74. **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."
75. **CORNER SIGHT TRIANGLE:** At street corners of uncontrolled intersections, no sign over 3' in height shall be located within a vehicle sight triangle formed by measuring 35' along the front and side property lines. The front porch of House 1 is acceptable based on its current design as it does not obstruct the view.

UTILITIES

76. **WATER AND SEWER SERVICE:** Each dwelling, townhouse, apartment house, restaurant, or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38.
77. **WATER AND SEWER APPLICATIONS:** Prior to the issuance of the building permit, complete applications for water and sewer service if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid.
78. **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, unless they are satisfactory for reuse as determined by the Public Services Division. Water services 4" or larger that are not reused shall be plugged at the main by removing the gate valve and installing a blind flange and thrust block at the tee. Existing sanitary sewer laterals and storm connections that are not reused shall be abandoned, and existing face-of-curb drains that are not reused shall be removed.

79. **UNDERGROUND SERVICES:** All new and existing electric, telephone, and cable television services serving the site are to be placed underground (including transformers). The undergrounding of the new and existing electric, telephone, and cable television services is to be completed prior to issuance of an occupancy certificate for any new buildings within the site. (Aboveground transformers shall be located so they are screened or not visible from the street or to the general public as approved by the Community Development and Public Works Departments.)
80. **JOINT UTILITY PLANS:** Submit joint utility plans showing the location of the proposed electric, gas, telephone, and cable television conduits and vaults. These plans shall be combined and made a part of the improvement plans. Dedicate utility easements that are necessary for the common utility on the final map.

SIDEWALKS AND DRIVEWAYS

81. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements and City standard details. Existing nonconforming access ramps shall be reconstructed to comply with the ADA requirements.
82. **RED CURB:** Street curbs that are located within 15' of a public crosswalk or along the bulb outs shall be painted red.

RECYCLING

83. **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.
84. **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

85. **STREET TREES:** Install standard City street trees along the street frontage.
86. **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).
87. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

88. **GRADING, DRAINAGE, AND UTILITY PLANS:** Prepare on-site drainage, grading, and utility plans in accordance with Chapter 28 of the City Code and the Standard Design Criteria for Common Green and Townhouse-Type Condominiums. The plans are to be drawn on 24" x 36" sheets at a minimum scale of 1" = 30'.

Drainage, grading, and utility plans (nine sets) and completed infrastructure data form must be submitted together as a separate package concurrent with the first submittal of the building plans. The drainage, grading, and utility plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 12 blue-line sets and one Xerox Mylar (4 mil) set of the plans must be submitted to the Public Works Department prior to the issuance of the building permit. Where both off-site improvement plans and on-site drainage, grading, and utility plans are required, the plans shall be combined into one set. For on-site common driveway improvements, utility improvements, and public improvements, the developer shall sign an improvement agreement prepared by the City, submit bonds, letter of credit, or certificate of deposit in a form approved by the City Attorney's Office, provide a certificate of insurance and endorsement naming the City an additional insured, and pay plan check and inspection fees for the work, prior to the issuance of a building permit.

89. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.
90. **LOT DRAINAGE:** Each residential 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 (such as to provide drainage to an existing Heritage tree).

MISCELLANEOUS

91. **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.
92. **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."
93. **OCCUPANCY RELEASE:** For residential developments, no residential units will be released for occupancy unless the improvements to be constructed to City standards and/or to be accepted for maintenance by the City, including water meters and sanitary sewer cleanouts, are substantially complete per the City of Mountain View Standard Provisions for Public Works construction. For phased developments, portions of the units may be released for occupancy, at the City's sole discretion, provided that all public and private improvements, conditions of approval, and Building Code requirements that are necessary to support the units to be released for occupancy have been completed as determined by the City. When all of the improvements are complete and/or ready for acceptance for maintenance by the City Council, the remaining units may be released for occupancy, provided that all other conditions of approval and Building Code requirements have been met. The Public Works Director shall make the determination of what public improvements are substantially complete.
94. **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.
95. **SUBDIVISION:** This site plan is a subdivision of an existing parcel(s). Any combination or division of land for purpose of sale, lease, or financing requires the filing and approval of a preliminary parcel or tentative map, completion of all conditions of subdivision approval, and the recordation of the parcel or final map, all prior to issuance of the building permit. In order to place the approval of a final map on the Council agenda, all related

materials must be completed and approved 40 calendar days prior to the Council meeting.

96. **STREETLIGHTS:** The applicant shall install a new streetlight near the corner of Minaret Avenue and Ada Avenue.

Building Inspection Division – (650) 903-6313

97. **BUILDING PERMITS:** A building permit is required for this project. This review by the Building 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.
98. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2010 California Codes: Building, Fire, Electrical, Mechanical, Plumbing, CALGreen, and Mountain View Green Building Code. Any projects submitted on or after January 1, 2014 will be subject to the adopted 2013 California Codes.
99. **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.
100. **FIRE SPRINKLERS:** All proposed plans for new dwellings submitted after January 1, 2011 will be required to install a fire sprinkler system regardless of size per the 2010 CRC, Section 313.2.
101. **SURVEY:** A survey will be required to be completed to verify structure placement.

Fire Department – (650) 903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

102. **RESIDENTIAL FIRE SPRINKLER SYSTEM:** Provide an approved automatic fire sprinkler system designed in accordance with NFPA 13D (2010 Edition) and Mountain View Fire Department specifications. Call the Building Inspection Division at (650) 903-6313 for a copy of specifications and submittal requirements. (California Residential Code, Section R313.)
103. **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.)

EXTERIOR IMPROVEMENTS

104. **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 14.10.34.)

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

105. **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.
106. **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.
107. **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.
108. **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.
109. **PRIVATE STREET MAINTENANCE:** For residential projects with private streets, the following ongoing maintenance shall be provided: (a) private streets shall be swept at least four times per year; (b) private storm drain inlets shall be cleaned at least once per year prior to October 15; and (c) common area trash management and litter control. Attach a copy of the contract or maintenance agreement identifying the name, address, and phone number of the party carrying out these maintenance activities.
110. **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.

111. **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/consultants.htm>.

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

NOTE: Zoning permits may be extended for up to an additional two years after public hearing review by the Zoning Administrator in compliance with the procedures described in the Zoning Ordinance. An application for extension must be filed with the Planning Division of the Community Development Department, including appropriate fees, prior to the original expiration date of the permit.

TERRY BLOUNT, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR/PLANNING MANAGER

TB/NM/5/FDG
171-13-PUD

DRAFT