

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2018

A RESOLUTION CONDITIONALLY APPROVING A
PLANNED COMMUNITY PERMIT AND DEVELOPMENT REVIEW PERMIT
TO CONSTRUCT A 1.85 FAR MIXED-USE DEVELOPMENT CONSISTING
OF 632 RESIDENTIAL UNITS AND UP TO 20,000 SQUARE FEET
OF COMMERCIAL SPACE WITH BELOW-GRADE PARKING,
A PROVISIONAL USE PERMIT FOR ROOFTOP AMENITIES ABOVE THE
THIRD FLOOR, AND A HERITAGE TREE REMOVAL PERMIT
TO REMOVE 78 HERITAGE TREES ON AN 8.63-ACRE SITE LOCATED AT
2580 AND 2590 CALIFORNIA STREET AND 201 SAN ANTONIO CIRCLE

WHEREAS, an application was received from Greystar for a Planned Community Permit and Development Review Permit to construct a 1.85 FAR mixed-use development consisting of 632 residential units and up to 20,000 square feet of commercial space with below-grade parking to replace an existing 70,000 square foot office building and 53,000 square feet of existing retail, a Provisional Use Permit for rooftop amenities above the third floor, and a Heritage Tree Removal Permit to remove 78 Heritage trees on an 8.63-acre project site located at 2580 and 2590 California Street and 201 San Antonio Circle (Application No. PL-2017-072); and

WHEREAS, the Environmental Planning Commission held a public hearing on June 6, 2018 on said applications and recommended approval to the City Council subject to the required findings; and

WHEREAS, on June 26, 2018, the City Council held a public hearing on said applications and received and considered all evidence presented at said hearing, including the recommendation for approval from the Environmental Planning Commission;

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

1. That the Planned Community Permit to construct a 1.85 FAR mixed-use development consisting of 632 residential units and up to 20,000 square feet of commercial space with below-grade parking is conditionally approved based on the conditions contained herein and pursuant to the following required findings in Section 36.50.55 of the City Code:

a. The proposed development is consistent with the provisions of the San Antonio Precise Plan since the project meets the applicable development standards, including height, setbacks, development intensity, and mix of uses; meets the design guidelines, including site layout, building massing, articulation, and detailing; and meets the objectives of the Precise Plan, including revitalizing the plan area, providing housing, supporting commercial vitality, creating new open space and pedestrian-oriented frontages, and promoting coordinated and well-integrated development. The project clearly demonstrates superior site and building design and compatibility with surrounding uses and developments because the project transitions in scale, height, and intensity to the adjacent residential neighborhood to the north and east; provides a new network of streets and pedestrian/bicycle paths to improve connectivity in the plan area; provides new, publicly accessible open spaces; and provides adequate off-street parking to serve the project; and

b. The proposed development is consistent with the General Plan because it implements the goals and policies of the San Antonio Change Area and the Mixed-Use Corridor Land Use Designation by providing a new mixed-use project which locates higher-density residential close to services and transit, improves circulation within the Change Area and connectivity to other neighborhoods; allows underutilized properties to be redeveloped and enhanced; and encourages new gathering places in publicly accessible open spaces; and

c. The proposed development will not be detrimental to the public interest, health, safety, convenience, or welfare because the use and development are compatible with other residential and commercial developments in the area in terms of building massing, scale, and site layout; and an environmental analysis has been completed demonstrating the project will not have new or substantially more severe impacts compared with those identified and mitigated per the San Antonio Precise Plan EIR; and

d. The project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing a new mixed-use project which offers a place for people to live and work close to services and transit; maintaining appropriate setbacks and height and massing transitions to

adjacent residences; providing building design features and materials which are attractive and compatible with surrounding structures; and meeting the development standards and design guidelines set forth in the San Antonio Precise Plan and the General Plan form and character guidelines for the El Camino Real Change Area; and

e. The approval of the Planned Community Permit for the Master Plan complies with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found, with implementation of the San Antonio Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the San Antonio Precise Plan EIR and the 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed project would not result in any new or substantially more severe environmental impacts compared with those evaluated in these EIRs.

2. That the Development Review Permit for a 1.85 FAR mixed-use development consisting of 632 residential units and up to 20,000 square feet of commercial space with below-grade parking is conditionally approved based on the conditions contained herein and pursuant to the following required findings in Section 36.44.70 of the City Code:

a. The project complies with the general design considerations as described by the purpose and intent of the Zoning Ordinance, the General Plan, and any City-adopted design guidelines since the development complies with applicable San Antonio Precise Plan development standards, including height, setbacks, development intensity, and mix of uses; meets the design guidelines, including site layout, building massing, articulation, and detailing; and meets the objectives of the Precise Plan including revitalizing the plan area, providing housing, supporting commercial vitality, creating new open space and pedestrian-oriented frontages, and promoting coordinated and well-integrated development. The project is also consistent with General Plan goals and policies for the San Antonio Change Area and the Mixed-Use Corridor Land Use Designation by providing a new mixed-use project which locates higher-density residential close to services and transit, improves circulation within the Change Area and connectivity to other neighborhoods; allows underutilized properties to be redeveloped and enhanced; and encourages new gathering places in publicly accessible open spaces; and

b. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because the buildings meet or exceed the setbacks required by the San Antonio Precise Plan; include varied rooflines and upper-story step-backs to reduce height and bulk next to adjacent residential development;

use massing variation to break up facades; and employ a mix of materials, colors, and details to provide visual interest and complement nearby development; and

c. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, because the project design provides convenient below-grade parking; wide, landscaped sidewalks and paseos providing pedestrian connections around and through the site; providing publicly accessible open spaces and paths; preserving Heritage trees in key locations; and planting new, attractive landscaping to enhance on-site amenities and public streetscapes; and

d. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by preserving Heritage trees along the north and east property lines adjacent to existing residential development, and in the future public open space; planting street trees along each street the project fronts, and along new private streets through the interior of the project; creating landscaped pedestrian/bicycle pathways and plazas; and planting a variety of landscape materials providing visual interest and complying with the City's Water Conservation in Landscaping regulations; and

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by installing new landscaped public sidewalks around the project site; providing new pedestrian/bicycle pathways through the project site, including to San Antonio Circle to access the Caltrain station; providing a new street network through the site; and locating parking below grade in garages serving in all four buildings; and

f. The approval of the Development Review Permit for the proposed project is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found, with implementation of the San Antonio Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the San Antonio Precise Plan EIR and the 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed project would not result in any new or substantially more severe environmental impacts compared with those evaluated in these EIRs.

3. That the Provisional Use Permit for rooftop amenities above the third floor is conditionally approved based on the conditions contained herein and pursuant to the following required findings in Section 36.48.25 of the City Code:

a. The proposed use is conditionally permitted within the San Antonio Precise Plan and complies with all of the applicable provisions of the Zoning Ordinance, including roof deck locations oriented away from the adjacent residential properties, in keeping with the purpose and intent of the Provisional Use Permit process for rooftop amenities above the third floor; and

b. The proposed use is consistent with the Mixed-Use Corridor Land Use Designation of the General Plan because it provides an open space amenity for residential uses in a mixed-use context; and

c. The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character and environmental conditions of existing and future land uses in the vicinity because the design of the roof decks is well-integrated into the building architecture, the location is in compliance with the purpose and intent of standards and design guidelines for balconies/roof decks (to preserve privacy for off-site residential uses), and the operating characteristics are subject to conditions of approval to reduce the potential for noise; and

d. Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Precise Plan in which it is to be located because the proposed use is provisionally allowed and the design, including roof deck features, successfully addresses architectural standards and design guidelines; and

e. The approval of the Provisional Use Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found, with implementation of the San Antonio Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the San Antonio Precise Plan EIR and the 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed project would not result in any new or substantially more severe environmental impacts compared with those evaluated in these EIRs.

4. That the Heritage Tree Removal Permit to remove 78 Heritage Trees on an 8.63-acre project site is conditionally approved based on the conditions contained herein and pursuant to the following required findings in Section 32.35 of the City Code:

a. It is appropriate and necessary to remove the 78 Heritage 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 HortScience, Inc., dated February 19, 2018. The trees proposed for removal would be impacted by new construction as they either conflict with proposed structures and paving or would be damaged by excavation and grading in a manner that cannot be reasonably prevented. The applicant will mitigate the removal of the 78 Heritage trees by planting 335 new trees; and

b. It is appropriate and necessary to remove the trees in order to construct the mixed-use development and to allow reasonable and conforming use of the property when compared to other similarly situated properties because the project is a high-density, mixed-use development located within close proximity to transit. Providing an intensity of development and site layout consistent with the Precise Plan results in building and paving locations which have unavoidable conflicts with existing trees; and

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

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; and

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; and

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; and

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; and

h. The approval of the Heritage Tree Removal Permit for the removal of 78 Heritage trees is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found, with implementation of the San Antonio Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the San Antonio Precise Plan EIR and the 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed project would not result in any new or substantially more severe environmental impacts compared with those evaluated in these EIRs.

BE IT FURTHER RESOLVED by the City Council of the City of Mountain View that the Planned Community Permit, Development Review Permit, Provisional Use Permit, and Heritage Tree Removal Permit for said project are hereby granted subject to the developer's fulfillment of all of the conditions which are attached hereto in Exhibit A and incorporated herein by reference.

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.

MH/2/RESO
802-06-26-18r-E-2

Exhibit: A. Conditions of Approval, PL-2017-072

CONDITIONS OF APPROVAL
APPLICATION NO.: PL-2017-072
2580 CALIFORNIA STREET

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

This approval is granted to construct a 1.85 FAR mixed-use development consisting of 632 residential units and up to 20,000 square feet of commercial space with below-grade parking to replace an existing 70,000 square foot office building and 53,000 square feet of existing retail, a Provisional Use Permit for rooftop amenities above the third floor, and a Heritage Tree Removal Permit to remove 78 Heritage Trees on an 8.63-acre project site, located on Assessor Parcel Nos. 148-17-002, 148-17-003, and 148-18-015. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by Seidel Architects for Greystar dated April 30, 2018.
- b. Color and materials board prepared by Seidel Architects for Greystar received on April 4, 2018, and kept on file in the Planning Division of the Community Development Department.
- c. An Initial Study of Environmental Significance per Section 15168 of the CEQA Guidelines, as prepared by the City for the project, 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. **PERMIT EXPIRATION:** The Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit shall be valid for a period of two years from the date of City Council approval. Building permits for the project shall be issued within this two-year period or the permits shall become null and void.
2. **PERMIT EXTENSION:** Zoning permits may be extended for up to an additional two years after public hearing review by the Zoning Administrator, in compliance with the procedures described in the Zoning Ordinance. An application for extension must be filed with the Planning Division of the Community Development Department, including appropriate fees, prior to the original expiration date of the permit.
3. **APPROVED USES:** This permit is granted to allow the construction and operation of a 632-unit rental apartment development, including associated residential amenities, with 19,700 square feet of ground-floor commercial space. Permitted uses for the ground-floor commercial space are:
 - a. 4,285 square feet of office space which shall be made available in perpetuity to nonprofit organizations or other qualifying cultural/public service providers to be determined by the Zoning Administrator;
 - b. Up to 6,600 square feet of restaurant or food service uses;

- c. Up to 106 outdoor dining seats associated with restaurants or food service uses;
- d. Retail stores and personal services, which shall not be limited in floor area except that the total ground-floor commercial area shall not exceed the approved 19,700 square feet; and
- e. Commercial service areas such as loading areas, service hallways, and retail trash storage, which shall not be limited in floor area except that the total ground-floor commercial area shall not exceed the approved 19,700 square feet.

Uses not listed above, or which exceed the listed floor area limitations, shall require a Conditional Use Permit subject to review and approval by the Zoning Administrator. Applications for Conditional Use Permit review shall include a detailed parking analysis and may require additional environmental review if the proposed uses exceed the maximum development potential studied in the previous environmental analysis.

- 4. **EXTERIOR TENANT IMPROVEMENTS:** Exterior tenant improvements, such as modified storefronts or outdoor seating areas, shall be subject to review and approval of a Development Review Permit by the Zoning Administrator.
- 5. **HOURS OF OPERATION:** The approved hours of operation for the commercial tenants of the development are from 6:00 a.m. to 10:00 p.m. daily. Delivery of goods and site maintenance activities (e.g., parking lot sweeping, landscape maintenance, etc.) shall be limited to within these hours. In the event there are problems with the 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 in conformance with Section 36.56 of the City Code. Any proposed change to the approved hours of operation will require review and approval by the Zoning Administrator and may require a modification to this permit.
- 6. **LIVE ENTERTAINMENT:** No live entertainment has been approved as part of this permit. Any regular program of live entertainment, either for a commercial tenant or within the publicly accessible open spaces, shall be subject to approval of a Live Entertainment Permit by the Zoning Administrator and Police Chief. Individual special events outside the uses or times approved through a Live Entertainment Permit may be considered with a Temporary Use Permit subject to review and approval by the Zoning Administrator and Police Chief, with the application to be no less than 30 days prior to the special event(s).
- 7. **PUBLIC BENEFIT PACKAGE:** In compliance with the San Antonio Precise Plan, the applicant is required to provide a public benefit in exchange for additional development intensity and to advance the goals and policies of the Precise Plan. The applicant has proposed to provide a public benefit program consisting of a cash payment estimated at \$4,037,208.07. The public benefit funds will be used for transportation-related improvements focused in the San Antonio area. The required funds shall be provided prior to building permit issuance. The final payment amount will be determined based on the minimum required public benefit value for the San Antonio Precise Plan area at the time of fee payment, applied to the project's 192,156.5 square feet of additional development intensity.

PLANS AND SUBMITTAL REQUIREMENTS

- 8. **ZONING INFORMATION:** The following information must be listed on the lower right-hand corner of the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning designation; (c) floor area ratio or density in units per acre; (d) lot area (in square feet); and (e) total number of parking spaces.
- 9. **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.

10. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a public hearing, which can be referred to City Council.
11. **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.
12. **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

13. **BUILDING DESIGN MODIFICATIONS:** The applicant shall submit revised plans addressing architectural design, building materials, colors, landscaping, and/or other site or building design details as identified below, based on direction from the Development Review Committee (DRC) and staff, and subject to review and approval by the Zoning Administrator prior to issuance of a building permit:
 - a. Continue to work with staff to refine the design of ground-floor unit entries throughout the project, with particular attention to entries along San Antonio Road and Pacchetti Way, to ensure unit entries are varied, visually prominent, and have a residential expression.
 - b. Continue to work with staff to refine the design, proportions, and integration of trellis elements in the following locations: (1) for Building 1's "A" Street (east) elevation, fourth-floor balcony trellises; and (2) for Building 1's "B" Street (north) elevation, second-floor balcony trellises.
 - c. Continue to work with staff to refine the proportions of awnings and canopies and the integration of awnings with windows throughout the project, particularly in stucco wall areas.
 - d. Continue to work with staff to provide variation of windows in Building 1 and modulate window expressions between adjacent buildings.
 - e. Develop a program of storefront improvements to be implemented in the event the ground-floor commercial spaces are not immediately leased or tenants do not propose significant Tenant Improvements to differentiate the spaces. The program should ensure high-quality exterior storefront design providing streetscape activation and some individual variation between tenant spaces.
 - f. Work with staff to refine the color palette for Building 2's Pacchetti Way (east) elevation to retain a warm color palette but provide greater contrast and variation across the facade.
14. **PUBLIC PLAZA AND OPEN SPACE DESIGN:** The building permit and off-site improvement plans shall include details for the design of the public plazas and publicly accessible open spaces, including landscape, special paving, furnishings (e.g., seating and outdoor amenity zones) and locations for public art. Landscape and paving plans should be developed to provide cues differentiating public, quasi-public, and private areas of the project. Details shall be reviewed and approved by the Zoning Administrator prior to building permit issuance. Plans shall include signage identifying the publicly accessible nature of these spaces.

15. **CIRCULATION PLAN:** The applicant shall submit revised plans addressing the following modifications to improve site circulation as identified below, based on the recommendations of the Site-Specific Traffic Analysis prepared for the project, and subject to review and approval by the Zoning Administrator, prior to issuance of a building permit:
 - a. Size all elevators to be convenient for bicycles.
 - b. Provide garage ramps with no greater than a 20 percent grade and transition grades of 10 percent.
 - c. Install mirrors at garage exits so drivers can see approaching pedestrians on the sidewalk. In addition, provide signage and pavement markings within the garages to alert vehicles of the potential for pedestrians when exiting the garages.
 - d. Develop a parking management strategy to address parking spaces located at the end of dead-end aisles near garage walls with limited back-up space.
16. **PUBLIC OPEN SPACE PROGRAMMING:** A conceptual plan shall be developed for the programming of public events and activities in the central open space and other publicly accessible areas of the project. The conceptual plan shall be submitted to the Zoning Administrator for review prior to building permit issuance, and shall be approved prior to occupancy. Events held in the open spaces, whether for public or private attendance, may require a Temporary Use Permit or other permitting by the City, the application for which shall be submitted at least 30 days prior to the event.
17. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately owned open space, improvements, and/or other facilities, including pedestrian sidewalks, walkways, plazas, and open space, which shall be publicly accessible. The applicant shall have the right to establish and enforce reasonable rules and regulations for the use of the publicly accessible open space, but shall not restrict access with fencing or other design/operational barriers.
18. **EXTERIOR MATERIALS:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as modified by the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal and shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
19. **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.
20. **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.
21. **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.
22. **RECESSED WINDOWS:** All windows shall be recessed from the face of the building a minimum of 2", unless precluded by surrounding materials or design constraints as determined by the Zoning Administrator.

23. **GROUND-FLOOR TRANSPARENCY:** Storefronts (including windows) must maintain a minimum 75 percent transparency along the ground floor of the building(s) at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Sunshades which maximize transparency while providing UV light screening for building occupants may be permitted, subject to review and approval by the Zoning Administrator.
24. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance, for final selection and approval by the Zoning Administrator. At a minimum, the mock-up shall include large samples of all exterior wall materials, bird-safe glazing, a constructed example of the plaster folded roof detail, window and door samples, and paint samples.
25. **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.
26. **ROOF DECK DESIGN:** The building permit plans shall include details for the layout, design, landscaping, and furnishing of roof decks.
27. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
28. **GROUND-FLOOR COMMERCIAL AREA:** This project is required to provide 19,700 square feet of ground-floor commercial space, of which up to 6,600 square feet may accommodate food service/restaurant uses.
29. **FLOOR AREA EXEMPTION:** This project includes 4,285 square feet of office floor area dedicated for use by a nonprofit organization or other qualifying cultural/public service provider, in accordance with the criteria in the San Antonio Precise Plan. Per the Precise Plan, the area dedicated within a new development project for use by a nonprofit organization or cultural/public service provider may be exempt from the permitted floor area ratio of a given development project (or site). This floor area (in square feet) shall be recorded on the property deed, clearly identifying the approved floor area ratio (FAR) exemption for exclusive use by the nonprofit organization or qualifying cultural/public service provider for the life of the project, prior to issuance of building permits.
30. **TRASH ENCLOSURE:** The trash enclosures/trash storage rooms shall be equipped with hot water, a drain inlet to the sanitary sewer system, and a locking device.
31. **FENCE/WALL:** All fencing and walls are to be shown on construction plans submitted for building permit review and shall not exceed 7' in height, measured from adjacent grade to the top of the fence or wall. The design and location must be approved by the Zoning Administrator and comply with all setback requirements.
32. **PUBLIC ART:** The project shall include at least three significant pieces of public-oriented sculpture or similar public art installations, conceptually shown near the southwest and northwest corners of Building 2 and near the southeast corner of Building 3. Final locations and selection of artworks shall be subject to review and approval by the Zoning Administrator. The artworks shall be installed prior to occupancy.
33. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped. Double stripes shall be 12" apart, from outside edge to outside edge of the stripe. The 8-1/2' parking space width is measured from the center of one double stripe to the other, such that the space between stripes is 7-1/2'. For parallel parking spaces, only single-striped is required. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.
34. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the application for building permit. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to

surrounding properties. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.

35. **BIKE RACKS:** The applicant shall provide at least 71 bike racks (Class II/III). 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 entrances (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.
36. **BIKE LOCKERS/SECURE STORAGE:** The applicant shall provide at least 632 bike lockers for residents (Class I), or equivalent secure bicycle storage, as approved by the Zoning Administrator.. The additional secure bicycle parking spaces in the project which are not needed to meet the minimum residential requirement shall be made available to employees of the commercial tenants.
37. **PARKING MANAGEMENT PLAN (SHARED PARKING):** Prior to building permit issuance, the applicant shall develop a parking management plan describing parking allocation for residents, guests, and commercial uses within the project, subject to administrative approval by the Zoning Administrator, prior to building permit issuance. The parking management plan shall outline a strategy to address parking spaces located at dead-end areas of garages with limited backing distance, such as assignment of these spaces to residents with small vehicles.
38. **GUEST PARKING:** The project shall provide fifteen percent (15%) of the total residential parking for guests, for a total of 115 guest parking spaces. The final location of all guest parking shall be shown on building permit plans and include appropriate signage and/or pavement markings allocating the spaces for residential guest use, subject to review and approval by the Zoning Administrator.

GREEN BUILDING AND SUSTAINABILITY MEASURES

39. **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 110 GreenPoint Rated points, for the residential portion of the project and meet the intent of LEED® Gold certified for the nonresidential portion of the project. 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.
40. **GREEN BUILDING – TENANT IMPROVEMENTS:** All nonresidential tenant improvements including building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above, must meet the mandatory measures of the California Green Building Standards Code and Title 24, Part 6.

LANDSCAPING

41. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the curb must be included in the Building Inspection Division application. Minimum plant sizes are flats or 1-gallon containers for ground cover, 5-gallon for shrubs, and 24” box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City’s Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at www.mountainview.gov/planningforms). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.

42. **CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing the landscaping has been installed in accordance with all aspects of the approved landscape plans and final inspection(s), subject to final approval by the Zoning Administrator.
43. **STREET TREE:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division or online at www.mountainview.gov/planningforms. Once completed, the applicant shall return the original to the Parks Division, located at 235 North Whisman Road, and provide a duplicate copy to the Building Inspection Division with building permit submittal.
44. **ARBORIST INSPECTIONS:** During demolition activity, upon demolition completion, during underground garage excavation activity, and upon excavation completion, a qualified arborist shall inspect and verify the measures described in the arborist report are appropriately implemented for construction activity near and around the preserved trees, including the critical root zones. The arborist shall provide an inspection letter for each inspection, including recommendations for modifications to tree care or construction activity to maintain tree health, a copy of which shall be provided to the Planning Division. Should it be determined that the root systems are more extensive than previously identified and/or concerns are raised of nearby excavation or construction activities for the project foundation or underground parking garage, the design of the building and/or parking garage may need to be altered to maintain the health of the trees.
45. **LANDSCAPE SCREENING:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.

HERITAGE TREES

46. **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.
47. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree with two replacement trees, for a total of 156 replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as Heritage replacement trees.
48. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Hortscience, Inc. and dated February 19, 2018, 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.
49. **TREE MITIGATION AND PRESERVATION PLAN:** The applicant shall develop a tree mitigation and preservation plan to avoid impacts on regulated trees and mitigate for the loss of trees that cannot be avoided. Routine monitoring for the first five years and corrective actions for trees that consistently fail the performance standards will be included in the tree mitigation and preservation plan. The tree mitigation and preservation plan will be developed in accordance with Chapter 32, Articles I and II, of the City Code, and subject to approval of the Zoning Administrator prior to removal or disturbance of any Heritage trees resulting from project activities, including site preparation activities.
50. **SECURITY DEPOSIT:** The applicant shall take all precautions during construction activities to protect the following trees: Nos. 44, 46, 47, 94, 104-106, 126-131, 133, 136, and 138 as labeled in the project plans and arborist report. Measures shall include, but not be limited to, all preservation measures identified in the arborist report dated February 19, 2018.

To demonstrate accountability for implementing tree preservation measures, the applicant shall provide a security deposit prior to building permit issuance. The deposit shall be placed into an account where no interest shall accrue with payment of a nonrefundable administrative fee. The amount of the deposit shall be determined by the Zoning Administrator based on City review and approval of a cost estimate provided by the applicant. At minimum, the cost estimate shall cover fees associated with a subsequent Heritage Tree Removal Permit process, if required, in accordance with Chapters 32 and 36 of the City Code; the cost of labor and materials for tree removal(s) for all Heritage trees identified to be preserved; and the cost of labor and materials for tree replacement(s) for all Heritage Trees identified to be preserved, based on replacement tree species and sizes approved by the Zoning Administrator. The cost estimate submittal and fee deposit shall be completed prior to building permit issuance.

Upon completion of construction, the City will return the security deposit to the applicant upon issuance of a final Certificate of Occupancy for the project if either of the following conditions exist: (1) a site inspection by a certified arborist confirms the health of the trees were maintained and no irrevocable damage or death of the trees has occurred due to the project's construction activity; or (2) upon completion of the Heritage Tree Removal Permit process and verification the trees have been removed and replaced.

51. **IRREVOCABLE DAMAGE TO HERITAGE TREES:** In the event one or more of the preserved Heritage tree(s) are not maintained and irrevocable damage or death of the tree(s) has occurred due to construction activity, a stop work order will be issued on the subject property and no construction activity shall occur for two working days per damaged tree.

SIGNS

52. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require a separate Planning and/or building permit. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.
53. **SIGN PROGRAM:** The applicant shall develop a detailed overall sign program for this property as part of a separate Planning permit. The program shall identify suitable sign locations, types, sizes, colors, and materials. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.

NOISE

54. **MECHANICAL EQUIPMENT:** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.
55. **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.
56. **SITE-SPECIFIC BUILDING ACOUSTICAL ANALYSIS:** A qualified acoustical consultant will review final site plans, building elevations, and floor plans prior to construction to calculate expected interior noise levels as required by State noise regulations. Project-specific acoustical analyses are required by the California Building Code to confirm that the design results in interior noise levels reduced to 45 dB(A) L_{dn} or lower. The specific

determination of what noise insulation treatments are necessary will be completed on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans, and approved prior to issuance of a building permit. Building sound insulation requirements will include the provision of forced-air mechanical ventilation for all residential units as recommended by the qualified acoustical consultant, so that windows can be kept closed at the occupant's discretion to control noise.

Special building techniques (e.g., sound-rated windows and building facade treatments) will be implemented as recommended by the qualified acoustical consultant, to maintain interior noise levels at or below acceptable levels. These treatments will include, but are not limited to, sound-rated windows and doors, sound-rated wall construction, acoustical caulking, protected ventilation openings, etc.

57. **COMMON AREA OPERATIONS:** The approved hours of operation for the common roof decks, outdoor lounge, and publicly accessible open space area shall be limited to 7:00 a.m. to 10:00 p.m., which may include amplified music. In the event any problems arise with the hours of operation or noise, the Zoning Administrator may hold a public hearing to review common area operations and impose new or modified conditions of approval in response to public comment received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6 of the City Code.

CONSTRUCTION PRACTICES AND NOTICING

58. **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).
59. **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.
60. **CONSTRUCTION PARKING:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project by contractors or other continued operations on-site. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
61. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 300' of the project site of the construction schedule in writing, prior to construction. For multi-phased construction, separate notices may be required for each phase of construction. A copy of the notice and the mailing list shall be submitted for review prior to issuance of building permits.
62. **DISTURBANCE COORDINATOR:** The project applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
63. **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.

64. **BASIC AIR QUALITY CONSTRUCTION MEASURES:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by the BAAQMD or contractor as appropriate, such as: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (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; (g) idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage will be provided for construction workers at all access points; and (h) 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.
65. **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.
66. **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.
67. **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.

68. **DISCOVERY OF PALEONTOLOGICAL RESOURCES:** In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
69. **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

70. **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.
71. **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's 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.
72. **SOIL MANAGEMENT PLAN:** Prepare a soil management plan for review and approval by the Santa Clara County Department of Environmental Health (SCCDEH). Proof of approval or actions for site work required by the SCCDEH must be provided to the Building Inspection Division prior to the issuance of any demolition or building permits.

LEGAL AGREEMENTS AND FEES

73. **AFFORDABLE RENTAL HOUSING UNITS, 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 conditions of approval for the project; and (b) 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, if applicable, a 10 percent deposit of the required BMR fees must be paid to the City.

74. **RENTAL HOUSING IMPACT FEE:** The building permit submittal shall identify the aggregate net new habitable square footage of all residential rental units in the project. Prior to the issuance of the first Final Certificate of Occupancy for the development, the applicant shall pay a Rental Housing Impact Fee as defined by the City fee schedule (currently \$17.86 per net new habitable square foot) for all market-rate rental housing development, unless the applicant offers an alternative to mitigate the impacts of the residential rental project development through the construction of affordable rental housing units. The required fee is estimated at \$9,337,708.08.
75. **LOT TIE AGREEMENT:** The applicant shall enter into a Lot Tie Agreement, or comparable legal document, which binds the properties within the North of California Street Master Plan area together for the life of the project. The applicant shall submit a draft agreement to the Planning Division for review and approval prior to recordation. The deed restriction shall be recorded prior to issuance of building permit.
76. **NONPROFIT FAR EXEMPTION AGREEMENT:** The project includes 4,285 square feet of ground-floor office space, which is proposed to be exempt from floor area ratio calculations in exchange for preserving the space for use by nonprofit organizations or cultural/public service providers. Qualifying organizations must be reviewed and approved by the Zoning Administrator. An agreement or similar notice of development restriction shall be recorded on the property deed to identify the approved FAR exemption and reservation of FAR exempt office space for qualified organizations to the satisfaction of the Zoning Administrator and City Attorney.
77. **INDEMNITY AGREEMENT:** Prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and its officers, agents, and employees in any action brought by a third party to void this Planned Community Permit, Development Review Permit, 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.

TRANSIT-RELATED PROGRAMS AND OFF-SITE IMPROVEMENTS

78. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner is required to maintain a TDM program for the life of the project which will achieve a minimum of an eight percent (8%) reduction in peak-hour vehicle trips. The TDM program measures shall be formally accepted by the property owner prior to building permit issuance through a legal agreement or recorded document, as determined by the City Attorney, with contents to the satisfaction of the Zoning Administrator. The mandatory TDM measures for the project include:
- a. Join and maintain ongoing membership in the MVTMA for the life of the project.
 - b. For the first three years of operation, provide new residents with a free one-year VTA SmartPass (or comparable transit pass if SmartPass is no longer available) upon move-in.
 - c. For the first 10 years of operation, provide new residents with a \$25 monthly transit subsidy (up to \$300 per

year) for the resident's first year of occupancy, to be funded via a reimbursement process with proof of purchase.

- d. Provide employees of the commercial tenants in the project with the option of a free VTA SmartPass, or comparable transit pass if SmartPass is no longer available, or a \$25 monthly transit subsidy (up to \$300 per year), for the duration of their employment. This benefit is not time limited and shall be offered for the life of the project.
- e. Provide a Transportation Coordinator who will be responsible for implementing the TDM Program, including purchasing and providing transit passes/subsidies, providing commute program assistance, producing on-site promotional events, collaborating with transit and rideshare organizations, conducting an annual survey of residents and employees, and producing an annual TDM report.
- f. Provide transportation information boards or kiosks in common gathering areas for each building containing transportation information for commuter programs.
- g. Provide written information on transit and commute options to new residents and new employees on the site.
- h. Provide car share services on-site for use by residents and employees.
- i. Provide bike share services on-site for use by residents and employees.

79. **TRANSPORTATION DEMAND MANAGEMENT (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 eight percent (8%) peak-hour vehicle trip reduction for the project (resulting in no more than 212 a.m. peak hour trips and no more than 327 p.m. peak hour trips associated with the project). The TDM report shall be prepared by an independent consultant and paid for by the property owner or tenant; the consultant shall work with the property's TDM coordinator. The TDM report will include a determination of historical employee commute methods, which shall be informed by surveying all employees working on the project site and through driveway traffic counts. All nonresponses to the employee commute survey will be counted as a drive-alone trip. The driveway traffic counts shall be prepared and provided by an independent, licensed 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 fifty percent (50%) or more of the project. Subsequent reports will be collected annually.
- b. **Report Requirements:** The TDM report shall confirm the TDM measures which have been implemented by the project and either: (1) state that the project has achieved eight percent (8%) peak-hour vehicle trip reduction or higher, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the project has not achieved the eight percent (8%) peak-hour vehicle trip reduction, providing an explanation of how and why the goal has not been reached and a description of additional measures that will be adopted in order to attain the TDM goal of eight percent (8%) peak-hour vehicle trip reduction.

80. **MITIGATION CERTIFICATION:** Prior to occupancy of any structure or establishment of any use, the applicant shall certify, in writing, that all mitigation measures listed in the conditions of approval have been correctly implemented.

81. **COMPLIANCE WITH MITIGATION MEASURE AIR-1:** The Initial Study completed for the project identified the following measure which is required to implement Mitigation Measure AIR-1 of the San Antonio Precise Plan

EIR:

As a requirement of Mitigation Measure AIR-1, the project is required to conduct a construction health risk assessment (HRA) to assess health risk impacts on residential receptors within 1,000' of the project from all construction equipment during each phase of construction prior to issuance of building permits. An HRA was completed for the project, which indicated that equipment use modifications are needed to meet the standards in Mitigation Measure AIR-1. Therefore, Mitigation Measure 4.3-1 is included below to reflect the necessary modifications and satisfy the project-specific requirements pertaining to Mitigation Measure AIR-1. The following mitigation measure shall be implemented to reduce construction-related emissions associated with development of the project:

MM 4.3-1

All diesel-powered construction equipment operating on-site shall meet EPA particulate matter emissions standards for Tier 4 engines, equivalent to reducing diesel PM emissions by 89 percent over the project on-site construction emissions of 349 pounds per year of PM_{2.5}. The construction contractor may use other measures to minimize construction period diesel PM emissions to an equivalent degree by using equipment that includes CARB-certified level 3 diesel particulate filters, alternatively-fueled equipment (e.g., nondiesel), added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce risk impacts to a less-than-significant level (achieving a minimum 89 percent reduction in diesel PM emissions and reaching a level not to exceed 38 pounds per year).

82. **COMPLIANCE WITH MITIGATION MEASURE NOISE-1:** The Initial Study completed for the project identified the following conditions of approval which are required to implement Mitigation Measure NOISE-1 of the San Antonio Precise Plan EIR:
- a. In the event that pile driving would be required for any project within the San Antonio Precise Plan area, all residents within 300' of the project site shall be notified of the schedule for its use a minimum of one week prior to its commencement. The contractor shall implement "quiet" pile driving technology (such as predrilling of piles, the use of more than one pile driver to shorten the total pile driving duration, or the use of portable acoustical barriers) where feasible, in consideration of geotechnical and structural requirements and conditions.
 - b. To the extent feasible, the project contractor shall phase high-vibration generating construction activities, such as pile-driving/ground-impacting operations, so they do not occur in the same period with demolition and excavation activities in locations where the combined vibrations would potentially impact sensitive areas.
 - c. The project contractor shall select demolition methods not involving impact, where possible (for example, milling generates lower vibration levels than excavation using clamshell or chisel drops).
 - d. The project contractor shall avoid using vibratory rollers and packers near sensitive areas whenever possible.

Public Works Department – 650-903-6311

RIGHTS-OF-WAY

83. **PEDESTRIAN ACCESS EASEMENT (SIDEWALKS):** Dedicate a 7' wide pedestrian access easement along San Antonio Road and California Street and 5' wide pedestrian access easement along San Antonio Circle to the satisfaction of the Public Works Director. The dedications are required to widen the public street and sidewalk in accordance with the San Antonio Precise Plan.

84. **PUBLIC ACCESS EASEMENT, COVENANTS AND DEED RESTRICTIONS):** Dedicate the following public access easement, covenants, agreements and deed restrictions (PAE) on the property:

- a. 56' wide PAE over "A" Street and 62' wide PAE over "B" Street to serve as a flexible connection for public vehicular, pedestrian, and bicycle access;
- b. 14' wide PAE to serve as a flexible connection for public pedestrian and bicycle access from "B" Street to San Antonio Circle;
- c. 11' wide PAE for access to the public utility mains across the property. The easement shall have a hard, drivable surface, such as Grasscrete or asphalt concrete; and
- d. Public access over the open space area between Buildings 3 and 4.

The dedication shall indicate the following:

- a. Owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);
- b. The PAE shall run with the land and be binding upon any successors;
- c. If Owner shall fail to abide by PAE, Owner agrees to pay all reasonable costs and expenses incurred by City in enforcing the performance of such obligations; and
- d. Owner agrees to defend, and hold City, its officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in performance of services or operations under the Dedication, including maintenance operations performed on the PAE by Owner or Owner's contractors, subcontractors, agents, or employees.

85. **PUBLIC UTILITY EASEMENT:** Dedicate the following public utility easements (PUE) to the satisfaction of the Public Works Director:

- a. 39' wide PUE for the existing City 8" water, 8" sewer, and 80" storm drain mains across the property. The easement shall be kept clear of new trees, shrubs, and structures. Existing trees within the easement may remain until they have reached the end of their tree life cycles. No new trees shall be planted with the PUE.
- b. PUE along the property frontage on San Antonio Road, San Antonio Circle, California Street, and Pacchetti Way, as determined necessary to accommodate the public joint utility facilities, including gas, electric, communication, and cable television conduits and vaults. Joint utility vaults are not allowed to encroach into the public sidewalk, and must fit either entirely within the landscape strip or within the PUE.

The property owner shall maintain the surface improvements over the PUEs, and must not modify or obstruct the easement areas in a manner contrary to the intent of the easement. The dedication statement shall specify that the easements be kept free and clear of buildings and other permanent structures/facilities.

86. **PLAT AND LEGAL DESCRIPTION:** For the proposed dedication(s) of public easements, submit a legal description (metes and bounds), plat (drawing), and other required documents per the City's Legal Description and Plat Requirements to the Public Works Department for review and approval. The legal description and plat must be prepared and stamped by a registered civil engineer or land surveyor.

87. **PRIVATE UTILITY EASEMENT:** Dedicate private utility easements over “A” Street and “B” Street for the shared private utilities. The recorded grant deed for the dedication shall be submitted to the City prior to issuance of the building permit.
88. **EXISTING INGRESS/EGRESS AND PRIVATE UTILITY EASEMENT:** The existing ingress/egress and private utility easement over the northeast corner of the property for Tract 9033 New Mill Neighborhood shall be maintained. The rights of access to the public street and utilities shall be maintained during construction, unless otherwise agreed upon between the property owners.

FEES

89. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size and the building area and building use, respectively. Credit is given for the existing site use(s) and meter size(s) as applicable.
90. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.36 of the City Code per the rates in effect at time of payment.

An initial plan check fee based on the Public Works fee schedule shall be paid at the time of initial improvement plan check submittal based on the initial cost estimate for constructing street improvements and other public facilities; public and private utilities and structures located within the public right-of-way; and utility, grading, and driveway improvements for common green and townhouse-type condominiums.

Once the plans have been approved, the approved cost estimate will be used to determine the final bond amounts, plan check fees, and inspection fees. Any paid initial plan check fee will be deducted from the approved final plan check fee.

91. **PARK LAND DEDICATION FEE:** Prior to issuance of any building permits, the applicant shall pay the Park Land Dedication Fee (approximately \$20,000 to \$40,000 per unit) for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit. 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.

STREET IMPROVEMENTS

92. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the project and as required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to: street overlay and new curb, gutter, and sidewalk along the project frontage on San Antonio Road, San Antonio Circle, and Pacchetti Way; landscaping and irrigation of the public landscape strips; water and sewer services; fire hydrants; storm laterals; streetlights; and joint utilities.

- 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 building permit. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a cash deposit (100 percent) or provide a letter of credit (150 percent) securing the installation and warranty of the off-site 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: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.

- 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 Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
93. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating, but not limited to, 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 (10 sets), an initial plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. 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. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.
94. **INFRASTRUCTURE QUANTITIES:** Submit a construction cost estimate form indicating the quantities of the street and utility improvements with the initial 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.
95. **POTHOLE PERMIT:** Obtain an Excavation Permit from the Public Works Department to conduct potholing in order to determine the depths and locations of existing subsurface utilities. Potholing shall be completed prior to the first submittal of the building plans as required by the Project's Land Development Engineer.
96. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, handrails, fences, and retaining walls, shall not encroach into the public easements, including, but not limited to, the public rights-of-way, street easements, or public utility easements, unless otherwise allowed by an adopted Precise Plan.
97. **TIE-BACK ENCROACHMENTS:** Temporary tie-backs or earthen nails for construction purposes require a separate Encroachment Agreement, plat and legal description, and bond (100 percent) or provide a letter of credit (100 percent) or cash security (100 percent) securing the installation and warranty of the temporary tie-backs.
98. **CORNER STREET SIGHT TRIANGLE:** At street corners of controlled and/or 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.

99. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle sight triangle(s), fences, shrubs, bushes or hedges shall not exceed 3' in height while tree canopies shall maintain a minimum 6' vertical clearance at the driveway location.
100. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, or textured concrete shall not be allowed with the public street or sidewalk.
101. **STREET OVERLAY:** Provide a half-street overlay (curb to median curb) along the project frontage on San Antonio Road and California Street, and full street overlay (curb to curb) along San Antonio Circle and Pacchetti Way due to the amount of trenching for utilities and anticipated impact from construction traffic.
102. **STREETLIGHTS:** Install new streetlights along the project street frontages in accordance with City standards and design criteria.
103. **"A" STREET/CALIFORNIA STREET TRAFFIC SIGNAL IMPROVEMENTS:** Install a new traffic signal at the intersection of "A" Street and California Street to facilitate the operational safety of the new crosswalk and left-turn lane movement. The new traffic signal shall be synchronized and interconnected with the existing traffic signals on California Street at San Antonio Road and Pacchetti Way to optimize the signal timing to avoid backups at the San Antonio Road intersection.
104. **SAN ANTONIO ROAD IMPROVEMENTS:** Widen San Antonio Road travelway approximately 5' to provide three 11' travel lanes and one 15' travel lane to be shared with bicycles to connect to the San Antonio Caltrain Station.
105. **CALIFORNIA STREET IMPROVEMENTS:** Widen California Street travelway approximately 2' to 4' to provide a striped buffered bike lane along the project frontage from San Antonio Road to Pacchetti Way. Green-colored bike lane shall be provided at conflict locations (i.e., heavy turning, merging, intersections driveways etc.). Material specifications shall be approved by the City.

The design and lane configurations shall meet the following criteria in accordance with the San Antonio Precise Plan: 6' bike lane, 3' striped bike lane buffer, 11' travel lane, and 10' minimum turn lane.

106. **PACCHETTI WAY IMPROVEMENTS:** Along the Pacchetti Way travelway, provide 11' travel lane, 6' bike lane, and 8' parking lane along the project frontage.
107. **CALIFORNIA STREET CROSSWALK:** Realign the westerly crosswalk on California Street at Pacchetti Way to be more perpendicular with the road to enhance pedestrian safety.
108. **PACCHETTI WAY CROSSWALK:** Provide a raised crosswalk and pedestrian caution signage on Pacchetti Way at "B" Street to provide traffic calming and help pedestrians cross at the offset driveways.
109. **VTA BUS STOP:** Coordinate with the Valley Transportation Authority (VTA) to maintain or improve the existing bus stop on San Antonio Road in accordance with VTA standards, and provide a temporary bus stop during construction of the frontage improvements. The new bus stop bench shall not encroach into the 7' wide detached public sidewalk.

UTILITIES

110. **WATER AND SEWER SERVICES:** The existing utility services have outlived their useful service lives and shall be abandoned per City standards. Each building shall have its own water and sewer services, and the commercial and

residential uses within each building shall have separate water meters and sanitary sewer laterals in accordance with City Code Section 35.38. If one water meter is provided for the combined commercial use (retail and restaurant), the utilities shall be billed at the higher restaurant rate.

111. **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.
112. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required for each legal parcel.
113. **WATER AND SEWER APPLICATIONS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit 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.
114. **EXCAVATION PERMIT:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit a complete Excavation Permit Application to the Public Works Department for all applicable work within the public right-of-way. Permit applications are available from the Public Works Department. All work within City right-of-way must be consolidated on the off-site improvement plans.
115. **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.
116. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division and screened from view with landscaping. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.
117. **FIRE HYDRANTS:** Install new fire hydrants along the project street frontage, as required by the Fire Protection Engineer.
118. **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 a Certificate of Occupancy for any new buildings within the site.
119. **JOINT UTILITY PLANS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit joint utility plans showing the location of the proposed electric, gas, telephone, cable television, and telecommunication conduits and vaults. These plans shall be combined and made a part of the improvement plans.

Dedicate public utility easements that are necessary for the common utilities. Joint utility vaults shall not encroach into the public sidewalk, and must fit either entirely within the landscape strip or within the dedicated public utility easements.

SIDEWALKS AND DRIVEWAYS

120. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements. Existing nonconforming access ramps shall be reconstructed to comply with the ADA

requirements.

121. **ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide Americans with Disabilities Act-compliant public sidewalk shall be provided behind driveway approaches.
122. **CURB, GUTTER, AND SIDEWALK IMPROVEMENTS:** New curb, gutter, and sidewalk shall be installed along the project street frontages in accordance with City standards and the San Antonio Precise Plan, as follows:
 - 8' detached sidewalk and 6' amenity/planter zone on San Antonio Road, San Antonio Circle, and California Street; and
 - 6' detached sidewalk and 4' amenity/planter zone on Pacchetti Way.
123. **RED CURB AT CROSSWALKS:** Street curbs that are located within 15' of a public crosswalk shall be painted red.
124. **RED CURB AT DRIVEWAY ENTRANCE:** Street curbs on Pacchetti Way that are located within 15' of the driveway entrances to "B" Street shall be painted red for driver visibility.

SOLID WASTE AND RECYCLING

125. **RECOLOGY MOUNTAIN VIEW:** Recology Mountain View is the City's exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Recology. Using another hauler may violate City Code Sections 16.13 and 16.17 and result in Code Enforcement action.
126. **CONSTRUCTION AND DEMOLITION ORDINANCE:** This project must comply with the City's Construction and Demolition Ordinance (City Code Chapter 16, Article III).
127. **SOLID WASTE COLLECTION:** All trash, recycling, and compost containers shall be transported by the property owner/manager to the approved holding area on service day for collection and removed promptly following service. The final location and dimensions of the holding area must be approved by the Solid Waste and Recycling Section prior to issuance of a building permit. On-street parking shall be prohibited during pickup hours adjacent to the holding area to ensure access by collection vehicles. Collection vehicles may not park in driveways where the public sidewalk is blocked.

Collection vehicles do not enter underground or enclosed structures with exceptions granted on a case-by-case basis by the Solid Waste Program Manager. Roll-out fees charged by the City's trash hauler will apply for containers that must be rolled more than 30' from any holding area to the truck.

STREET TREES

128. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees.
129. **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 available online at www.mountainview.gov/planningforms.
130. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.

131. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
132. **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.
133. **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.
134. **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.
135. **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.

MISCELLANEOUS

136. **CONSTRUCTION PLAN:** Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall provide a construction traffic and parking management plan with the building plans showing the following:
 1. Truck route for construction and delivery trucks pursuant to City Code Section 19.58 and 19.59 and which does not include neighborhood residential streets;
 2. Building construction phasing/construction equipment storage/construction parking plans: Show construction vehicles and equipment parking area and construction trailer location. All construction vehicles/equipment and trailer shall be located on-site or at a site nearby (not on a public street or public parking) arranged by the contractor. No construction equipment or vehicles shall be stored or parked on residential streets or public parking lots. Construction contractors/workers are required to park on-site or at a private property arranged by the contractor and shall not be allowed to use neighboring residential streets for parking/storage; and
 3. Sidewalk closure or narrowing is not allowed during any on-site construction activities.

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

137. **TRAFFIC CONTROL PLANS:** Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall provide Traffic Control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans.
138. **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."

139. **OCCUPANCY RELEASE:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "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. 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. The Public Works Director shall make the determination of what public improvements are substantially complete."
140. **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. Include all easements and agreements referenced in the title report.
141. **LOT MERGER:** The applicant's site is located on separate parcels of land, and a proposed building is located over an interior property line. Prior to the issuance of the building permit, the applicant must legally merge two of the properties into a single lot with a lot line adjustment, or provide satisfactory evidence to the Public Works Department that the subject properties were legally merged. To merge properties by a lot line adjustment, submit an application and plat (8.5"x11" map showing the lot lines to be removed prepared by a land surveyor or civil engineer) of the proposed merged property to the Community Development Department for review by the Subdivision Committee. After receiving conditions of approval from the Subdivision Committee, submit the plat, legal description of the merged property, preliminary title report, and proposed deed to merge the properties to the Public Works Department. (The owner eventually will need to deed the properties to himself/herself as one single property.) The Public Works Department will prepare a Notice of Lot Line Adjustment Approval document that must be signed and notarized by the property owner and trustees. After the documents have been approved and signed by the Public Works Department, the applicant's title company must record the Notice of Lot Line Adjustment Approval concurrent with the deed to merge the properties.

Building Inspection Division – 650-903-6313

142. **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 any appeal period has passed. To submit for building permits, please refer to the Building Inspection Division's "Submittal Requirements" for document requirements and project review times online at www.mountainview.gov/submitbuildingpermit.

No construction work can commence without the appropriate building permit(s) and no new occupancy shall commence without a Certificate of Occupancy. Please visit City of Mountain View – Building & Fire Division online at www.mountainview.gov/building or by phone at 650-03-6313 to obtain information and submittal

requirements.

143. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2016 California Codes: Building, Fire, Electrical, Mechanical, Plumbing, CALGreen, CALEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
144. **ACCESSIBILITY REQUIREMENTS:** The project is required to comply with:
 - **CHAPTER 11A:** Project will be required to comply with the accessibility requirements in the 2016 CBC, Chapter 11A.
 - **CHAPTER 11B:** Project will be required to comply with the accessibility requirements in the 2016 CBC, Chapter 11B.
 - **PARKING (CHAPTER 11A):** Project will be required to comply with the accessible parking requirements in the 2016 CBC, Chapter 11A.
 - **PARKING (CHAPTER 11B):** Project will be required to comply with the accessible parking requirements in the 2016 CBC, Chapter 11B.
 - **GUEST PARKING:** At least 5 percent of the guest parking spaces are required to be accessible per the 2016 CBC, 1109A.5.
 - **ASSIGNED PARKING:** At least 2 percent of the assigned parking spaces are required to be accessible per the 2016 CBC, 1109A.4.
145. **ELECTRIC VEHICLE STATIONS:** Project is required to provide electric vehicle (EV) charging facilities per the 2016 CalGreen Section 5.106.5.3 and MVCC Sections 8.20.42 to 8.20.45.
146. **ADDRESSES:** All street names, street numbers, and residential apartment numbers will be processed prior to the Building Inspection Division approval of the project. Commercial suite numbers are issued by the United States Postal Service (USPS).
147. **APPROVALS REQUIRED:** This project requires the approval of the Santa Clara County Environmental Health Department (SCCHD) prior to submittal to the Building Inspection Division. Please visit SCCHD online at www.sccgov.org or by phone at 408-918-3400 to obtain information and requirements for approval.
148. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate building permit.
149. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the 2016 CBC.
150. **EGRESS:** Site must meet accessible means of egress per the 2016 CBC, Section 1009.
151. **FIRE PROTECTION:** Dwelling and sleeping units shall meet the visible alarm notification requirements of 2016 CBC, Section 907.5.2.2.
152. **FIRE PROTECTION (PROJECTIONS):** Overhangs and other projections will not be permitted to cross property lines, including any property lines between units.

153. **FIRE SPRINKLERS:** An automatic sprinkler system shall be installed for structures identified with Group R occupancy per 2016 CBC, Section 903.2.8.
154. **FIRE WALLS:** Provide the required Fire Wall Resistance Ratings per 2016 CBC Table 706.4c as amended in MVCC Section 8.10.22.
155. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer *and* the Hazardous Materials Specialist. Please visit City of Mountain View – Fire & Environmental Protection Division online at www.mountainview.gov/fep or by phone at 650-903-6378 to obtain information and submittal requirements.
156. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the 2016 CBC.
157. **OCCUPANCY SEPARATION:** Proper separation to be provided between occupancies per 2016 CBC, Chapter 5.
158. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans per requirements of 2016 CBC, Section 1004.
159. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Please provide sufficient information at the time of building plan submittal to show how pedestrians will be protected per 2016 CBC, Section 3306.
160. **PHOTOVOLTAIC:** Photovoltaic systems are to be a deferred submittal under separate building permit application.
161. **PLAYGROUND EQUIPMENT:** A building permit will be required for all playground equipment in the common area(s). Third-party inspection by a certified playground safety inspector is required before final building inspection.
162. **SURVEY:** A survey will be required to be completed to verify structure placement.
163. **SCHOOL IMPACT FEE:** Project will be subject to School Impact fees. To obtain information, fee estimates, and procedures, please contact the following local school districts: Mountain View Los Altos High School District *and* Mountain View Whisman School District *or* Los Altos Elementary School District.
164. **ALTERNATE MATERIALS METHODS REQUEST (AMMR):** Any submittals of AMMRs are required to be formally submitted with the complete initial building submittal. AMMRs will be reviewed by the Chief Building Official during the plan check process; approvals of AMMRs are not provided or processed prior to submittal to the Building Inspection Division.

Fire Department – 650-903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

165. **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 (2016 Edition), NFPA 72 (2016 Edition), and Mountain View Fire Department specifications. Call the Building Inspection Division at 650-03-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (City Code Sections 14.10.28, 14.10.29, and

California Fire Code Section 903.)

166. **STANDPIPE SYSTEM:** Provide a Class III standpipe system. (City Code Sections 14.10.30, 14.10.31, 14.10.32, and 14.10.33 and California Fire Code Section 905.)
167. **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.)
168. **FIRE HYDRANTS:** Hydrants in accordance with the Department of Public Works Standard Provisions shall be located every 300' apart, and within 150' of all exterior walls.
169. **ON-SITE WHARF HYDRANTS:** Provide ground-level wet standpipes (wharf hydrants). On-site wharf hydrants shall be so located as to reach any portion of combustible construction with 150' of hose. Installation shall be complete and the system shall be tested prior to combustible construction. The wharf hydrant shall be capable of providing a combination flow of 500 GPM with two 2.5" outlets flowing. Three (3) complete sets of shop-quality drawings shall be submitted for review and approval. (NFPA 24 (2016 Edition) and Mountain View Fire Department requirements.)
170. **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.)
171. **FIRE EXTINGUISHERS (COOKING AREAS):** Install Class K fire extinguishers in the commercial cooking equipment areas. (California Code of Regulations, Title 19, Chapter 3, and California Fire Code Section 904.12.5.)
172. **FIRE EXTINGUISHING SYSTEMS:** Submit three (3) sets of shop-quality drawings for the cooking appliance fire extinguishing system(s). Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (California Fire Code Section 904.2.2.)
173. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Three (3) complete sets of fire alarm system shop-quality drawings shall be submitted for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (California Fire Code Section 907 and City Code Section 14.10.34.)
174. **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

175. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions or visit online at www.mountainview.gov/firerequirements.

(California Fire Code Section 506.)

176. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions. (California Fire Code Section 506.) **Required for gates for parking garage.**
177. **FIRE APPARATUS ACCESS ROADS:** Access roads shall have 13'6" unobstructed vertical clearance, 20' of unobstructed width (26' where building occupied floors exceed 30' height), and minimum turning radii of 21' (inside turning radius). Unobstructed width shall mean a clear travelway, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds. Unobstructed width shall not include the width of rolled curbs, sidewalks, or nondrivable surfaces. (California Fire Code Section 503, and City Code Sections 14.10.15, 14.10.16 and 14.10.17.)
178. **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.)
179. **FIRE LANE MARKING:** "NO PARKING – FIRE LANE" signs shall be posted along fire lanes and curbs shall be painted red with the words: NO PARKING – FIRE LANE stenciled in white on the top and side of the curb. Call the Building Inspection Division at 650-903-6313 for specifications and application or visit online at www.mountainview.gov/firerequirements. (California Fire Code Section 503.)
180. **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.)
181. **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

182. **EXIT ILLUMINATION:** Exit paths shall be illuminated any time the building is occupied with a light having an intensity of not less than one footcandle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination shall be indicated on the Electrical Plans. (California Building Code Section 1008.)
183. **EXIT SIGNS:** Exit signs shall be internally or externally illuminated and provided with battery backup per Uniform Building Code Chapter 10. Exit signs shall be posted above each required exit doorway and wherever otherwise required to clearly indicate the direction of egress. (California Building Code Section 1013.)
184. **FLOOR-LEVEL EXIT SIGNS:** Floor-level exit signs shall be provided in all interior exit corridors of Group A, E, I, and Group R2.1 occupancies and in all interior rated exit corridors serving guest rooms of hotels in R1 occupancies. (California Building Code Section 1013.)
185. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code Section 1010.1.10.)

186. **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.)
187. **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.)
188. **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.
189. **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.)
190. **ON-SITE DRAWINGS:** Submit CAD (.dwg) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
191. **EMERGENCY PROCEDURE MAPS (OFFICE BUILDINGS):** In all office buildings two (2) or more stories in height, except high-rise buildings, a floor plan providing emergency procedures information shall be posted at every stairway landing, at every elevator landing, and immediately inside all public entrances to the building. The information shall be posted so that it describes the represented floor level and can be easily seen immediately upon entering the floor level or the building. Emergency procedures information shall be printed with a minimum of 3/16" high nondecorative lettering providing a sharp contrast to the background. Emergency procedures information shall include, but not be limited to, the following: (1) location of exits and fire alarm initiating stations, if required; (2) what the fire alarm, if required, sounds and looks like (audible and visual warning devices); (3) Fire Department emergency telephone number, 9-1-1; and (4) the prohibition of elevator use during emergencies, if any. (California Code of Regulations, Title 19, Section 3.09.)
192. **STAIRWAY IDENTIFICATION SIGNS:** In buildings four (4) or more stories in height, approved stairway identification signs shall be located at each floor level in all enclosed stairways. The sign shall identify the stairway and indicate whether there is roof access, the floor level, and the upper and lower terminus of the stairway. The sign shall be located 5' above the floor landing in a position which is readily visible when the door is in the open or closed position. (California Building Code Section 1023.9.)
193. **TWO-WAY COMMUNICATION:** A two-way communication system shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge. (California Building Code Section 1009.8.)

HAZARDOUS CONDITIONS

194. **FLAMMABLE FINISHES:** Application of flammable finishes shall comply with the California Fire Code Chapter 24.

EXTERIOR IMPROVEMENTS

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

304.3.)

196. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 6" in height. (City Code, Section 14.10.19.)

OTHER

197. **EMERGENCY ESCAPE OPENING ACCESS:** Provide clear space and ladder pads at ground level for emergency escape opening access in R and I-1 occupancies. Ladder pads shall be accessible by fire crews with a three-section, 12' long ladder. Awnings and window shades shall be designed to not interfere with ladder access. (California Building Code Section 1030.) **(Not required in Type IIIA construction.)**
198. **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

ENVIRONMENTAL SAFETY

For more information, guidelines, design criteria, or materials about urban runoff conditions, contact the Fire and Environmental Protection Division of the Fire Department at 650-903-6378 or online at www.mountainview.gov/fep. "Stormwater Quality Guidelines for Development Projects" can be accessed on the Fire Department website: www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=13392.

199. **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.
200. **FOOD SERVICE CHECKLIST:** Complete a "Food Service Checklist: Grease Control and Stormwater Pollution Prevention" for building plan review. All applicable items in the checklist should be completed and shown on the building plan submittal.
201. **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.
202. **CONSTRUCTION BEST MANAGEMENT PRACTICES:** All construction projects shall be conducted in a manner which prevents the release of hazardous materials, hazardous waste, polluted water, and sediments to the storm drain system. Refer to the City of Mountain View document, "It's In the Contract But Not In the Bay," for the specific construction practices required at the job site.
203. **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.

204. **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.
205. **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.
206. **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.
207. **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.
208. **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").
209. **OUTDOOR VEHICLE/EQUIPMENT WASHING FACILITIES:** Outdoor vehicle/equipment washing areas 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) sloping the area inward (negative slope) or installing a berm or curb around its perimeter; (c) installing a roof over the wash pad area; and (d) discharging the wash water to an approved wastewater treatment system connected to the sanitary sewer.
210. **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.
211. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
212. **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.

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

HAZARDOUS MATERIALS

For more information, materials, and worksheets, contact the Fire and Environmental Protection Division of the Fire Department online at <http://www.mountainview.gov/fep> or by phone at 650-903-6378.

215. **HAZARDOUS MATERIALS:** If hazardous materials will be stored or used on-site (including paints, thinners, compressed gases, propane, diesel, gasoline, etc.), complete an Environmental Compliance Plan (ECP) application. Attach a copy of the completed ECP to your building plan submittal.
216. **INSTALLATION OR UPGRADE OF HAZARDOUS MATERIALS STORAGE:** Complete an "Installation or Upgrade of Hazardous Materials Storage or Use Areas" check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.
217. **ABOVEGROUND DIESEL TANKS FOR EMERGENCY AND STANDBY GENERATORS:** Complete an "Aboveground Diesel Tanks for Emergency and Standby Generators" check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.

NOTE: The applicant shall file a Lot Line Adjustment for approval and recordation in accordance with the approved Planned Community Permit (PCP) and Development Review Permit (DRP), the City Code, and the State Map Act. The permit authorizing approval of the PCP and DRP is conditioned upon obtaining an approved lot line adjustment. Failure to obtain an approved subdivision shall render the PCP and DRP invalid.

NOTE: In compliance with the California Environmental Quality Act (CEQA), an Initial Study has been prepared pursuant to Section 15168 of the CEQA Guidelines and a determination was made that the project is consistent with analysis in and within the scope of the San Antonio Precise Plan EIR (2014).

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

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

MH/2/CDD
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