

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW APPROVING A PLANNED COMMUNITY PERMIT AND DEVELOPMENT REVIEW PERMIT TO CONSTRUCT AN EIGHT-STORY, MIXED-USE BUILDING WITH 460 APARTMENT UNITS, UTILIZING STATE DENSITY BONUS LAW, AND APPROXIMATELY 9,371 SQUARE FEET OF GROUND-FLOOR COMMERCIAL, REPLACING AN EXISTING OFFICE BUILDING, A HERITAGE TREE REMOVAL PERMIT TO REMOVE 29 HERITAGE TREES ON A 2.86-ACRE SITE LOCATED AT 490 EAST MIDDLEFIELD ROAD (APN 160-53-004); AND FINDING THE PROJECT TO BE STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.66

WHEREAS, an application (Application No. PL-9558) was received from WTA Middlefield, LLC, for a Planned Community Permit and Development Review Permit to construct an eight-story, mixed-use building with 460 apartment units, utilizing State Density Bonus Law, and approximately 9,371 square feet of ground-floor commercial, and a Heritage Tree Removal Permit to remove 29 Heritage trees on a 2.86-acre site located at 490 East Middlefield Road; and

WHEREAS, the subject property has a General Plan Land Use Designation of East Whisman Mixed-Use; and

WHEREAS, the subject property is located in the Mixed-Use Character Area (High Intensity) of P(41) East Whisman Precise Plan (EWPP) Zoning District; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on January 21, 2026 on said application and recommended the City Council conditionally approve the Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit, based on the findings herein and subject to the conditions of approval attached hereto; and

WHEREAS, the Zoning Administrator held a duly noticed public hearing on February 11, 2026 to review a Development Agreement related to said application and recommended the City Council approve the Development Agreement for the development at 490 East Middlefield Road; and

WHEREAS, the City Council held a duly noticed public hearing on March 10, 2026 on said application and received and considered all evidence presented at said hearing, including the recommendations from the Environmental Planning Commission and Zoning Administrator, the City Council report, and project materials; now, therefore, be it

RESOLVED: that, based on substantial evidence in the record, the City Council of the City of Mountain View finds the project to be statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 as described in further detail below; and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings regarding the Planned Community Permit pursuant to City Code Section 36.50.55 to construct a mixed-use building with 460 apartment units and approximately 9,371 square feet of ground-floor commercial and at-grade podium parking, replacing an existing office building:

a. **The proposed use or development is consistent with the provisions of the applicable Precise Plan, or, if no Precise Plan exists for the subject area, the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments; or if variations from requirements in the applicable Precise Plan are granted, the proposal clearly demonstrates superior site and building design and is in substantial compliance with the intent of the requirements in the applicable Precise Plan.** The proposed use and development are consistent with applicable provisions of the EWPP, including building height, setbacks, upper-floor step-backs, and personal storage. Additionally, the project meets EWPP goals and objectives as a high-intensity mixed-use development, providing housing options for all income levels, including 60 affordable units, and offering high-quality, publicly accessible open spaces. The project will use the State Density Bonus Law to achieve waivers from certain Precise Plan Standards that would otherwise physically preclude the development at the proposed density, but such waivers are not grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program. The project meets the EWPP vision for active, street-facing urban facades and enhanced streetscapes by proposing approximately 9,371 square feet of ground-floor commercial space, retail courtyards, and public art at the project's key corner to support the plan's goals of placemaking, engagement, and wayfinding. The proposed mixed-use development offers a place for people to live and work close to employment areas, services, transit, and provides ground-floor retail to support a more active public realm;

b. **The proposed use or development is consistent with the General Plan.** The proposed use or development is consistent with the East Whisman Mixed-Use Land Use Designation of the General Plan as this designation encourages multi-family residential projects and neighborhood-serving commercial uses. Additionally, the project proposes a total of eight stories and a building height of 85' and conforms to the maximum height limits specified in the General Plan for residential projects located east of North Whisman Road. As set forth in more detail in the staff report, the project is consistent with and promotes General Plan policies, including, but not limited to, Policies LUD 3.2 (Mix of land uses), LUD 8.3 (Enhanced, publicly accessible bicycle and pedestrian connections), LUD 10.1 (Sustainable design and materials), LUD 19.2 (East Whisman—Highly sustainable development), LUD 19.1 (East Whisman—Land use and transportation), and LUD 19.3 (East Whisman—Connectivity improvements), LUD 19.8 (Residential development);

c. **The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare.** The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the project will meet all California Building Code and California Fire Code requirements as adopted by the City of Mountain View, including, but not limited to, requirements under the Americans with Disabilities Act (ADA). The project must also adhere to standard requirements during construction, which includes, but is not limited to, minimizing measures to manage work hours, reduce noise, and limit airborne dust during the construction process. A transportation demand management (TDM) program is proposed and includes measures to achieve vehicle trip reductions for the project, such as carshare parking, short- and long-term bicycle parking, and membership in the Mountain View Transportation Management Association (TMA). Additionally, although no parking is required for the project, the project will voluntarily provide an above-grade parking garage with 442 residential parking spaces as well as a surface parking lot with 20 additional residential parking spaces and 17 commercial parking spaces for a total of 499 parking spaces to support the proposed mixed-use development;

d. **The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area.** The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the proposed development substantially implements standards for allowed development on the property. Additionally, the contemporary architectural style, material palettes, and design features utilized for the mixed-use building are commonly used and compatible with surrounding contemporary commercial office developments and recently approved multi-family uses in the surrounding EWPP area. The location and configuration of the building, with ground-floor retail uses along the street frontages and parking garage in the back, help to reduce the number of vehicles viewable from street view and implements planned connections identified in the EWPP multi-modal circulation plans by providing a 3' spring easement for future publicly accessible paseo to enhance on-site pedestrian and bicycle connectivity on and through the project site. The general landscape design will increase the canopy coverage on-site over time, places trees and landscaping around pedestrian pathways and the site perimeter, and provides an appropriate landscape palette with a mix of native plant materials that are predominantly low-water usage and suitable for the local climate; and

e. **The approval of the Planned Community Permit complies with the California Environmental Quality Act (CEQA).** The approval of the development project complies with CEQA because it qualifies as a statutorily exempt project per PRC Section 21080.66 as the project is consistent with the following findings:

1. **The project site is not more than 20 acres or, if the project site is for a Builder's Remedy project, it is not more than five acres.** The proposed project site is approximately 2.857 acres in size and is not a Builder's Remedy project. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(1)(B).

2. **The project site is located within the boundaries of an incorporated municipality or it is located within an urban area, as defined by the United States Census Bureau.** The project site is located in the City of Mountain View, an incorporated municipality. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(2).

3. **The project site meets any of the following criteria: it has been previously developed with an urban use; or at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses; or at least 75% of the area within a one-quarter mile radius of the site is developed with urban uses; or, for sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.** The site meets at least one of the criteria referenced because it is currently developed with an existing commercial office building, and the area of the site is located within a one-quarter mile radius of urbanized, developed commercial and office area of the City. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(3).

4. **The project is consistent with the applicable General Plan and Zoning Ordinance as well as any applicable local coastal program.** The project is consistent with the applicable General Plan (East Whisman Mixed-Use) and Zoning Designation (High-Intensity Mixed-Use Character Area of the EWPP) as it generally complies with the Precise Plan requirements and will use State Density Bonus Law to achieve modifications and waivers from certain Precise Plan standards. Per PRC Section 21080.66(a)(4)(C), density bonus waivers or concessions are not grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(4).

5. **The project will be at least one-half of the applicable density specified in Government Code Section 65583.2(c)(3)(B).** The project will provide a density of approximately 161 dwelling units per acre, which exceeds the minimum requirement of 15 dwelling units per acre for a jurisdiction in a metropolitan county. Therefore, the proposed project would meet this criterion per PRC Section 21080.66(a)(5).

6. **The project satisfies the requirements specified in Government Code Section 65913.4(a)(6).** The project site is not designated as any of the items as specified in Government Code Section 65913.4(a)(6). The site is not located within the coastal zone and does not contain farmland, wetlands, or sensitive habitats. The site is also not located in a fire hazard, earthquake fault, or flood hazard zone. While the site has been impacted by past soil, soil gas, and groundwater contamination associated with historical operations at nearby properties, the site itself is not included on any of the Section 65962.5 lists (the Cortese List), nor is it designated as a hazardous waste site under Health and Safety Code Section 25356.29. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(6).

7. **The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application**

**was submitted for the project pursuant to Section 65941.1 of the Government Code.** The existing commercial office building to be demolished is not listed on a national, state, or local historic register. Therefore, the project would not require the demolition of a listed historic structure, and the proposed project would meet this criterion, per PRC Section 21080.66(a)(7).

**8. For a project that was deemed complete pursuant to Government Code Section 65589.5(h)(5) on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.** There is no lodging present on the site, and no portion of the site is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. Therefore, this section is not applicable, and the project would meet this criterion, per PRC Section 21080.66(a)(8); and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings regarding the Development Review Permit pursuant to Section 36.44.70 of the City Code to construct a mixed-use building with 460 apartment units and approximately 9,371 square feet of ground-floor commercial, replacing an existing office building:

a. **The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City code, the General Plan, and any City-adopted design guidelines.** The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines because a Precise Plan (the EWPP) has been adopted for the project area, with standards that are designed to promote a well-integrated mixed-use development supporting a diverse mix of households, businesses, and public spaces. The site is located within Mixed-Use (High-Intensity) Character Area at a designated key corner, where higher-intensity, mixed-use, pedestrian-oriented development is anticipated. The project supports the EWPP vision for active, street-facing urban facades and enhanced streetscapes by proposing approximately 9,371 square feet of ground-floor commercial space, retail courtyards, and public art at the project's key corner to support the plan's goals of placemaking, engagement, and wayfinding. The project meets many EWPP standards (such as building height, average street wall height and location, setbacks, personal storage, and upper-floor stepbacks) except for development standards identified that would physically preclude construction of the development at the proposed density and have been requested as waivers pursuant to State Density Bonus Law, including full dimensions for a paseo dedication, bicycle parking, minimum common open space, minimum private open space dimensions, ground-floor height, and bird-safe requirements. The general design conditions to which these concessions/incentives and waivers apply are not considered "applicable" pursuant to State Density Bonus Law. Thus, the waiver or modification of any such conditions does not create any inconsistencies between the proposed development and the general design conditions described in the Zoning Code, General Plan, and EWPP;

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.** The architectural design of structures, including colors,

materials, and design elements, is compatible with surrounding development because the project adopts a contemporary mixed-use expression that is organized into a ground-floor commercial and residential amenity base, a four-story residential middle, and two differentiated upper stories with plane changes, balconies, and upper-floor roof decks that break down perceived mass along East Middlefield Road. The project utilizes a warm stucco color palette with dark bronze metal panel accents, storefronts, and railings that complement the primary building colors. The ground-floor retail and residential leasing office feature full-height glazing, metal canopies, and inset retail courtyards to reinforce a human-scaled, pedestrian-oriented streetscape. Climbing vines, planter boxes, layered courtyard planting, and integrated artwork further soften the building edges and add visual interest and creating a more engaging pedestrian streetscape;

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.** 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 includes new active ground-floor commercial uses and the residential lobby along the street frontages, while parking is placed away from the right-of-way. Surface parking and the internal drive aisle are located along the rear and interior sides of the site, and the parking garage is fully wrapped behind active ground-floor uses, minimizing views of parking from the street. New detached sidewalks with new street trees and widened planting areas along both street frontages soften the building edge, provide shade, and enhance the pedestrian environment, while direct pedestrian connections from sidewalks to building entries, retail courtyards, and on-site open spaces ensure that the project integrates well with the existing and planned public streets and sidewalks in the surrounding area;

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.** 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 because the project proposes a comprehensive landscape plan with a total of 159 new trees between 24" to 60" box size, including 16 new street trees along the project's public street frontages. The project will also preserve two Heritage trees, which includes one street tree along Ellis Street. The podium courtyard and landscaped upper-floor roof decks feature layered planting palettes, trees, and seating areas, which soften the building's massing and provide a variety of usable outdoor spaces for residents that visually and functionally complement the architecture. Flow-through planters throughout the project site will treat stormwater runoff, supporting sustainable practices in alignment with the City's requirements for Low-Impact Development (LID). The planned landscaping complies with the City's Water Conservation in Landscaping Regulations, prioritizing low-water-using and California native plants in the proposed plant palette;

e. **The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking.** The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking because vehicular access is organized around an internal drive aisle connecting the two driveways on East Middlefield Road and Ellis Street, distributing traffic and limiting curb cuts, while the parking garage is located behind active ground-floor commercial and residential lobby uses and surface parking is located to the rear and side of the site, minimizing its visibility from public streets. On-site loading and trash areas are consolidated near the garage entry to minimize conflicts with the public realm. The project also improves pedestrian mobility through wider detached sidewalks, activated retail courtyards and key corner frontage with public art; and

f. **The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA).** The approval of the development project complies with CEQA because it qualifies as a statutorily exempt project per PRC Section 21080.66 as the project is consistent with the following findings:

1. **The project site is not more than 20 acres or, if the project site is for a builder's Remedy project, it is not more than five acres.** The proposed project site is approximately 2.857 acres in size and is not a Builder's Remedy project. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(1)(B).

2. **The project site is located within the boundaries of an incorporated municipality or it is located within an urban area, as defined by the United States Census Bureau.** The project site is located in the City of Mountain View, an incorporated municipality. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(2).

3. **The project site meets any of the following criteria: it has been previously developed with an urban use; or at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses; or at least 75% of the area within a one-quarter mile radius of the site is developed with urban uses; or, for sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.** The site meets at least one of the criteria referenced because it is currently developed with an existing commercial office building, and the area of the site is located within a one-quarter mile radius of urbanized, developed commercial and office area of the City. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(3).

4. **The project is consistent with the applicable General Plan and Zoning Ordinance as well as any applicable local coastal program.** The project is considered consistent with the applicable General Plan (East Whisman Mixed Use) and Zoning Designation (High-Intensity Mixed-Use Character Area of the EWPP) as it generally complies with the Precise Plan requirements and will use State Density Bonus Law to achieve modifications and waivers from certain Precise Plan standards. Per PRC Section 21080.66(a)(4)(C), density bonus waivers or concessions are not grounds for determining that the project is inconsistent with the applicable

general plan, zoning ordinance, or local coastal program. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(4).

5. **The project will be at least one-half of the applicable density specified in Government Code Section 65583.2(c)(3)(B).** The project will provide a density of approximately 161 dwelling units per acre, which exceeds the minimum requirement of 15 dwelling units per acre for a jurisdiction in a metropolitan county. Therefore, the proposed project would meet this criterion per PRC Section 21080.66(a)(5).

6. **The project satisfies the requirements specified in Government Code Section 65913.4(a)(6).** The project site is not designated as any of the items as specified in Government Code Section 65913.4(a)(6). The site is not located within the coastal zone and does not contain farmland, wetlands, or sensitive habitats. The site is also not located in a fire hazard, earthquake fault, or flood hazard zone. While the site has been impacted by past soil, soil gas, and groundwater contamination associated with historical operations at nearby properties, the site itself is not included on any of the Section 65962.5 lists (the Cortese List), nor is it designated as a hazardous waste site under Health and Safety Code Section 25356.29. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(6).

7. **The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.** The existing commercial office building to be demolished is not listed on a national, state, or local historic register. Therefore, the project would not require the demolition of a listed historic structure, and the proposed project would meet this criterion, per PRC Section 21080.66(a)(7).

8. **For a project that was deemed complete pursuant to Government Code Section 65589.5(h)(5) on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.** There is no lodging present on the site, and no portion of the site is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. Therefore, this section is not applicable, and the project would meet this criterion, per PRC Section 21080.66(a)(8); and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings regarding the application for a density bonus and requests for concessions and waivers pursuant to City Code Section 36.48.95:

a. **The project is a housing development that contains at least one (1) of the features described in Section 65915(b) of State Density Bonus Law to qualify for a density bonus, and all other eligibility requirements as described in Government Code Section 65915(c) have been met.** The project is a housing development that contains at least one of the features described in Government Code Section 65915(b) because it provides deed-restricted affordable rental units within a multi-family housing development, and all other eligibility requirements in Section 65915(c). The project is proposing that approximately 15% of the base units (55 units)

will be deed-restricted as Below-Market-Rate (BMR) units for lower-income households at or below 80% of Area Median Income (AMI), including 29 units (or 8%) affordable to very low-income households (50% AMI), which qualifies the project for a 27.5% density bonus under Government Code Section 65915(f)(2), or up to 100 bonus units. With the density bonus, the applicant is proposing 460 residential units, which is consistent with State Density Bonus Law. The required finding can be affirmatively made because the mixed-use development contains at least one of the features described in Section 65915(b). The project qualifies for one concession or incentive (i.e., modifications to development standards or regulations that result in identifiable and actual cost reductions to provide for affordable housing costs) and unlimited waivers or reductions of any development standards that have the effect of physically precluding the construction of the development at the permitted density;

b. **The project has provided sufficient affordable units or otherwise meets the eligibility requirements for the bonus density as described in Section 65915(f) of the State Density Bonus Law.** The project has provided sufficient affordable units or otherwise meets the eligibility requirements for the bonus density as described in Section 65915(f) of the State Density Bonus Law. Pursuant to the EWPP Bonus Floor Area Ratio (FAR) Program and the terms of the Development Agreement, the project's base density (before incorporating the eligible state density bonus) is 361 units, which equates to a 2.41 FAR. By providing 8% (29 units) to very low-income households, the project meets the criteria of Government Code Sections 65915(b)(1)(B) and 65915(f)(2) and qualifies for a 27.5% density bonus, or up to 461 total units. Although the project qualifies for 100 additional units above the base density, the applicant is only requesting 99 additional units, resulting in a total of 460 residential units;

c. **If reduced parking ratios are requested, the project meets the eligibility requirements thereof as described in Section 65915(p) of the State Density Bonus Law.** The project is located in the EWPP and is not required to provide a minimum number of parking spaces. This finding does not apply to this project as a reduced parking ratio is not necessary and is not being requested. The project voluntarily provides residential parking spaces, including accessible and electric vehicle (EV) spaces;

d. **If incentives/concessions are requested, the project meets the eligibility requirements as described in Section 65915(d) of State Density Bonus Law and the incentive/concession results in reduced cost to provide the affordable units.** The project qualifies for one concession. The applicant is requesting one concession to be used to provide the 55 BMR units in the smaller square footage product "type," although the number of bedrooms would be the same ratio as the market-rate units. The applicant's density bonus letter states that the concession will provide identifiable, financially sufficient, and actual cost reductions for the project and ensure its financial feasibility;

e. **If waivers are requested, the development standard(s) requested to be waived would physically preclude the units or incentives/concessions provided in the project as described in Section 65915(e) of State Density Bonus Law.** The applicant is requesting waiver of six development standards that would physically preclude the construction of the development

at the proposed density as described in Section 65915(e) of the State Density Bonus Law. Strict adherence to each of the development standards as described below would reduce the project's size and change the project's layout in a manner that would preclude the construction of the 460 units as proposed. The applicant is requesting waivers of the following development standards: full dimensions for a paseo dedication, minimum bicycle parking, minimum common open space, minimum private open space dimensions, minimum ground-floor height, and Public Utility Easement (PUE) dedication along the project frontage; and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings regarding the Heritage Tree Removal Permit to remove 29 Heritage trees (Tree Nos. 1307, 1308, 1309, 1321, 1323, 1326, 1327, 1335, 1345, 1350, 1354, 1359, 1360, 1363, 1368, 1369, 1370, 1379, 1380, 1381, 1386, 1387, 1388, 1390, 1395, 1399, 1400, 1412, and 1415) based on an arborist report prepared by Bob Peralta Arbor Consulting, dated September 10, 2025, and reviewed by the City arborist, and the following findings per Section 32.35 of the City Code:

a. **It is necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.** It is necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services because the mixed-use project proposes a comprehensive redevelopment of the existing site, which necessitates the removal of the noted Heritage trees. The majority of the existing trees are in poor to fair condition; additionally, there are limited locations where existing trees do not directly conflict with the proposed building footprints, site improvements, and other hardscape integral to the overall site design. An arborist report, prepared by Bob Peralta Arbor Consulting, identifies multiple Heritage trees—including groups of redwoods, deodar cedars, Pacific madrones, Bradford pears, ash, liquidambar, and other species—that are in moderate-to-severe decline, have poor structure from years of severe pruning under high-voltage PG&E lines, or are planted in overly tight clusters that create competition stress and instability. It is necessary to remove the trees because many are located within or directly adjacent to the proposed building footprint, podium excavation, grading areas, and utility corridors, where critical root zones would be substantially compromised, increasing the risk of failure and conflict with new structures and utilities, and creating long-term maintenance and safety concerns that cannot be reasonably mitigated while allowing the project to proceed;

b. **It is necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.** It is necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties because the majority of the Heritage trees are located within or immediately adjacent to the proposed building footprint, podium excavation, site grading areas, sidewalk improvements, and bioretention areas, and it would be infeasible to design the building and

parking garage to avoid conflict with the protection zones for the trees given the proposed footprint of the project;

c. **It is appropriate to remove the trees based on the nature and qualities of the trees as Heritage trees, including maturity, aesthetic qualities, such as its canopy, shape, and structure, majestic stature, and visual impact on the neighborhood.** It is appropriate 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 because, while many of the existing trees contribute to the current visual character of the site, they were planted in dense clusters, under high-voltage utility lines, or in locations that conflict with the proposed building footprint and required site circulation. It is appropriate to remove the trees because their long-term form and health have been compromised by repeated topping and clearance pruning. The project proposes a diverse, site-appropriate tree replacement plan of approximately 159 new trees that are predominantly native or low-water use and will have adequate spacing for improved long-term viability and canopy coverage, promoting enhanced visual impact to the site;

d. **It is appropriate 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.** It is appropriate to remove the trees because the comprehensive redevelopment of the site, including the extent of the proposed hardscape and landscape programs, requires removal of existing trees. The viability of trees located near the proposed building footprints and grading activity have a high likelihood of near-term/medium-term health decline or failure due to root disturbances from construction activity. The project will replace the 29 Heritage trees with minimum 24" box size trees to offset the loss of Heritage trees with a total of 159 trees (an almost 5.5:1 ratio), which greatly exceeds the typical 2:1 Heritage tree replacement ratio;

e. **The approval of the Heritage Tree Removal Permit complies with the California Environmental Quality Act (CEQA).** The approval of the 460-unit residential apartment development project complies with CEQA because it qualifies as a statutorily exempt project per PRC Section 21080.66 as the project is consistent with the following findings:

1. **The project site is not more than 20 acres or, if the project site is for a Builder's Remedy project, it is not more than five acres.** The proposed project site is approximately 2.857 acres in size and is not a Builder's Remedy project. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(1)(B).

2. **The project site is located within the boundaries of an incorporated municipality or it is located within an urban area, as defined by the United States Census Bureau.** The project site is located in the City of Mountain View, an incorporated municipality. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(2).

3. **The project site meets any of the following criteria: it has been previously developed with an urban use; or at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses; or at least 75% of the area within a one-quarter mile radius of the site is developed with urban uses; or, for sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.** The site meets at least one of the criteria referenced because it is currently developed with an existing commercial office building, and the area of the site is located within a one-quarter mile radius of urbanized, developed commercial and office area of the City. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(3).

4. **The project is consistent with the applicable General Plan and Zoning Ordinance as well as any applicable local coastal program.** The project is considered consistent with the applicable General Plan (East Whisman Mixed Use) and Zoning Designation (High-Intensity Mixed-Use Character Area of the EWPP) as it generally complies with the Precise Plan requirements and will use the State Density Bonus Law to achieve modifications and waivers from certain Precise Plan standards. Per PRC Section 21080.66(a)(4)(C), density bonus waivers or concessions are not grounds for determining that the project is inconsistent with the general plan, zoning ordinance, or local coastal program. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(4).

5. **The project will be at least one-half of the applicable density specified in Government Code Section 65583.2(c)(3)(B).** The project will provide a density of approximately 161 dwelling units per acre, which exceeds the minimum requirement of 15 dwelling units per acre for a jurisdiction in a metropolitan county. Therefore, the proposed project would meet this criterion per PRC Section 21080.66(a)(5).

6. **The project satisfies the requirements specified in Government Code Section 65913.4(a)(6).** The project site is not designated as any of the items as specified in Government Code Section 65913.4(a)(6). The site is not located within the coastal zone and does not contain farmland, wetlands, or sensitive habitats. The site is also not located in a fire hazard, earthquake fault, or flood hazard zone. While the site has been impacted by past soil, soil gas, and groundwater contamination associated with historical operations at nearby properties, the site itself is not included on any of the Section 65962.5 lists (the Cortese List), nor is it designated as a hazardous waste site under Health and Safety Code Section 25356.29. Therefore, the proposed project would meet this criterion, per PRC Section 21080.66(a)(6).

7. **The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.** The existing commercial office building to be demolished is not listed on a national, state, or local historic register. Therefore, the project would not require the demolition of a listed historic structure, and the proposed project would meet this criterion, per PRC Section 21080.66(a)(7).

8. For a project that was deemed complete pursuant to Government Code Section 65589.5(h)(5) on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. There is no lodging present on the site, and no portion of the site is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. Therefore, this section is not applicable, and the project would meet this criterion, per PRC Section 21080.66(a)(8); and be it

FURTHER RESOLVED: that the City Council hereby approves the Planned Community Permit, Development Review Permit, Density Bonus Application, and Heritage Tree Removal Permit for said project at 490 East Middlefield Road (APN 160-53-004) based on the findings above and subject to the applicant's fulfillment of all the conditions of approval, which are attached hereto as Exhibit A and incorporated by reference though fully set forth herein.

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.

NOTICE

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees and a description of the dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day appeal period in which the applicant may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) has begun as of the date this Resolution is adopted. If the applicant fails to file a protest within this 90-day period complying with all requirements of Section 66020, the applicant will be legally barred from later challenging such fees, dedications, reservations, or other exactions.

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CDD/JT-03-10-26r

Exhibit: A. Conditions of Approval

**CONDITIONS OF APPROVAL  
APPLICATION NO.: PL-9558  
490 EAST MIDDLEFIELD ROAD**

The applicant is hereby notified, as part of this application, that the applicant is required to meet the following conditions in accordance with the Mountain View City Code and the State of California. Where approval by a City Department Director or Official is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws, and regulations, and accepted practices for the item(s) under review. The applicant is hereby notified that the applicant 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 for a Planned Community Permit and Development Review Permit to construct an eight-story, mixed-use building with 460 apartment units, utilizing State Density Bonus Law, 9,371 square feet of ground-floor commercial, and at-grade podium parking, and a Heritage Tree Removal Permit to remove 29 Heritage trees, replacing an existing office building on a 2.86-acre site located at 490 East Middlefield Road; and finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code §21080.66 (AB 130). This project is located on the northwest corner of East Middlefield Road and Ellis Street in the P(41) East Whisman Precise Plan located on Assessor's Parcel No. 160-53-004. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by Stackhouse De La Pena Trachtenberg Architects for WTA Middlefield, LLC, dated January 9, 2026.
- b. Arborist Report prepared by Bob Peralta for WTA Middlefield, LLC, dated September 10, 2025.
- c. State Density Bonus Letter prepared by Brian Griggs for WTA Middlefield, LLC, dated January 12, 2026.
- d. Community Benefit Contribution Letter prepared by WTA Middlefield, LLC, dated January 12, 2026.
- e. AB 130 CEQA Exemption Peer Review Letter prepared by John Schwarz, dated January 14, 2026.

**THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

Planning Division—650-903-6306 or [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov)

1. **DEVELOPMENT AGREEMENT:** A Development Agreement (DA) for the mixed-use residential project at 490 East Middlefield Road between the City of Mountain View and MTA Middlefield, LLC, has been prepared for the project (Application No. PL-9558) and approved by the City Council. In the event of any conflict or inconsistency between this DA and the Conditions of Approval, the DA shall prevail. **(PROJECT-SPECIFIC CONDITION)**
2. **EXPIRATION:** This permit is valid for a period of two years from the date of approval. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two-year period unless a permit extension has been submitted to and approved by the Zoning Administrator at a duly noticed public hearing prior to the expiration date.
3. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years after an Administrative Zoning public hearing, in compliance with procedures described in Chapter 36 of the City Code. An application for extension must be filed with the Planning Division, including appropriate fees, prior to the original expiration date of the permit(s).
4. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.

PERMIT SUBMITTAL REQUIREMENTS

5. **COMMUNITY BENEFITS PACKAGE:** In compliance with the East Whisman Precise Plan, the applicant is required to provide community benefits in exchange for additional development intensity and to advance the goals and policies of the Precise Plan in regard to Residential Bonus Floor Area Ratio (FAR). The applicant is required to provide the following community benefits, which may be more fully described in a DA:
  - a. The project shall be designed and constructed in compliance with the mandatory measures of CALGreen, Title 24, Part 11, which satisfies the state's green building requirements, as well as achieve LEED Silver®-equivalent standards. In addition, the applicant will make the project all-electric with limited exceptions to common open area amenities, including: fire pits, cooking appliances for the ground-floor commercial or retail uses, and pool and spa heaters.
  - b. A benefit in the form of a fee payment of \$6.23 per bonus square foot for 175,476 square feet of bonus floor area above the baseline FAR of 1.0 for an estimated total contribution of \$1,100,000, which must be made payable to the City of Mountain View prior to issuance of the first Certificate of Occupancy.
  - c. Five units (three studios at 90% area median income (AMI) and two 1-bedroom units at 100% AMI) in addition to the 15% (55) affordable units that are being provided at a weighted average of 65% AMI to meet the City's below-market-rate (BMR) affordable housing requirement. These five units will be restricted to an affordability term of 10 or 15 years pursuant to terms in the DA.
6. **AIR QUALITY:** The applicant is 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.
7. **REMEDIATION:** The applicant shall work with City staff, the necessary oversight agency (e.g., the U.S. Environmental Protection Agency, the State Department of Toxic Substances Control, State Regional Water Quality Control Board, County of Santa Clara Department of Environmental Health, etc.), and responsible parties, if necessary, to address any site remediation or building design/construction requirements to ensure appropriate on-site improvements in accordance with the oversight agency standard practice; local, state, and federal regulations; and City Code requirements. Prior to the issuance of any building or fire permits, the applicant shall either: (a) submit written proof of an approval from the oversight agency of remediation activity and/or building and site design as deemed consistent with the remediation activity; or (b) provide written proof the work is not subject to approval from an oversight agency. A Certificate of Occupancy cannot be issued until final inspections have been completed by the City and the oversight agency, if required.
8. **TENANT IMPROVEMENTS:** Details of any future interior tenant improvements not shown on the building permit drawings shall be reviewed for consistency with the operational characteristics of the proposed use by the Zoning Administrator, or designee, prior to permit issuance.
9. **CERTIFICATION OF BUILDING PERMIT PLANS:** In a letter, the project architect shall certify the architectural design shown in the building permit plans matches the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify 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 Division.
10. **ACCESSORY STRUCTURE(S):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.
11. **ZONING INFORMATION:** The following information must be listed on the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning district designation; (c) total floor area ratio and residential density in units per acre, if applicable; (d) lot area (in square feet and acreage); and (e) total number of parking spaces.
12. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved project, including conditions of approval, shall require approval by the Zoning Administrator pursuant to Section 36.44.65(b)(3) (Development review procedures) of the City

Code. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.

13. **FLOOR AREA RATIO (FAR) DIAGRAM:** Building permit drawings must include a FAR diagram for each structure on-site, clearly identifying each level of the structure(s) and the gross area(s) which count toward floor area per required zoning calculations. The diagram must also clearly identify all areas that are exempt from FAR.
14. **PAINT COLOR-CODING:** At submittal of building plan check, provide color-coded elevations of each side of the building(s) detailing the location of all paint and stain colors, manufacturer, and color names.
15. **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 during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. 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 build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.
16. **TOXIC ASSESSMENT:** A toxic assessment report shall be prepared and submitted as part of the building permit submittal. 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 Fire Department (Fire and Environmental Protection Division); 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 a site toxics mitigation plan has been approved.
17. **SOIL VAPOR AND GROUNDWATER SAMPLING:** The applicant shall conduct soil vapor and groundwater sampling to determine the appropriate measures to limit human exposure to contaminants associated with the former Raytheon operations and Middlefield-Ellis-Whisman (MEW) Study Area, consistent with the Phase I recommendations. The results, findings, and recommendations of the study shall be submitted to the City at building permit intake along with proof that the results have been reviewed and that final design of any required vapor intrusion control has been accepted by the Environmental Protection Agency (EPA). **(PROJECT-SPECIFIC CONDITION)**
18. **SOIL MANAGEMENT PLAN:** Prepare a soil and groundwater management plan for review and approval by the EPA and Santa Clara County Department of Environmental Health (SCCDEH). Proof of approval or actions for site work required by the EPA and SCCDEH must be provided to the Building Division prior to issuance of any demolition or building permits.
19. **VAPOR BARRIER:** If required by the EPA, a vapor barrier shall be installed beneath all structures to mitigate any issues associated with the potential for vapor intrusion within the structure. The vapor barrier design shall be equivalent to those required for sites with known concerns in Mountain View that are also exposed to groundwater. Specifications for the vapor barrier included in the Site Management Plan shall include thickness, type, durability, and diffusion rates for VOCs of concern. The specifications shall also describe the effectiveness of the liner over the life of the building. The applicant shall provide proof of approval for the Site Management Plan from the EPA prior to issuance of any demolition or building permits.
20. **MONITORING OF NEW WELLS:** The applicant, or the MEW responsible party, shall install new wells and replace old wells as necessary based on the recommendations of the Soil Management Plan and approval by the EPA. The wells shall be installed to the satisfaction of the EPA prior to final occupancy. The applicant, property owners, or the MEW responsible party shall be responsible for ongoing compliance, maintenance, and monitoring of new wells as directed by the EPA. **(PROJECT-SPECIFIC CONDITION)**

21. **BIRD-SAFE BUILDING STANDARDS:** The project shall meet the requirements of 2025 CBC Section A5.107, Bird-Friendly Building Design, including any local amendments related to bird-safe building design requirements in place at the time of building permit submittal. **(PROJECT-SPECIFIC CONDITION)**
22. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits. Application form and submittal requirements are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms).
23. **MASTER SIGN PROGRAM:** The applicant shall develop a master sign program for this property as part of a separate planning permit. The program shall identify suitable sign locations, types, sizes, colors, and materials in written and visual forms for all buildings/tenant spaces on-site with a common theme for signage that is compatible with the structures and uses. Application form and submittal requirements are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms).

#### OPERATIONS

24. **COMMON AREA OPERATIONS:** The common area on the ground floor shall abide by all City ordinances for noise. In the event any problems arise with the hours of operation or noise, the Zoning Administrator may hold a public hearing to review the complaint. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6 of the City Code.
25. **ROOF DECK OPERATION:** The operation of the rooftop deck shall be pursuant to Section 21.26 (Stationary equipment noise) of the City Code. The approved hours of operation for the rooftop deck area shall be limited to 8:00 a.m. to 10:00 p.m. 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.
26. **PARKING MANAGEMENT PLAN:** Prior to the issuance of first Certificate of Occupancy, the applicant shall develop a parking management plan describing parking allocation for residents, guests, and/or commercial uses on the project site pursuant to the project plans and Article X (Parking and Loading) of the City Code and submit the plan to the City for review and approval.
27. **LOADING/DELIVERY PLAN:** Prior to the issuance of the first Certificate of Occupancy, the applicant shall develop a plan specifying measures to manage on-site deliveries and loading, which may include measures to tailor delivery hours and/or days to limit conflicts with peak traffic times or adjacent land uses pursuant to Division 5 (Development Standards For Off-Street Loading and Parking) of the City Code.

#### SITE DEVELOPMENT AND BUILDING DESIGN

28. **ROOFTOP EQUIPMENT SCREEN:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings.
29. **MECHANICAL EQUIPMENT (GROUND SCREENING):** All mechanical equipment, such as air condenser (AC) units or generators, shall be fully screened in accordance with Section 4.5 (Utility and Service Area Design) of the East Whisman Precise Plan.
30. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
31. **GROUND-FLOOR COMMERCIAL AREA:** This project is required to provide 9,371 square feet of ground-floor commercial space, including restaurant and retail uses. Any future use is subject to the permitted and conditionally permitted uses of the East Whisman Precise Plan Mixed-Use Character Area.
32. **FENCE(S)/WALL(S):** All fencing and walls shall comply with the requirements of Section 3.7.1 (Blocks and Streets) of the East Whisman Precise Plan. Details of the fencing and walls shall be included in the building permit drawings.

33. **PUBLIC ART:** The project will incorporate a voluntarily proposed public art installation. A separate building permit for the public art shall be required. Details of the art piece(s), including installation, shall be shown on the building permit drawings for the art and shall be reviewed and approved by staff prior to the issuance of first Certificate of Occupancy.
34. **PARKING SPACE DESIGN:** All parking spaces must adhere to the requirements of Article X (Parking and Loading) of the City Code.
35. **LIGHTING PLAN:** The applicant shall submit a lighting plan in building permit drawings. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan shall be submitted with building permit drawings and approved prior to building permit issuance.
36. **ROOFTOP DECK LIGHTING:** Proposed lighting shall avoid light spillover. Limited pedestrian-scale/building-mounted lighting along pathways may be permitted subject to review and approval of photometric lighting plan submitted as part of the building permit drawings.
37. **BIKE PARKING FACILITIES:** The applicant shall provide the following bike parking on the project site, which must be shown on building permit drawings:

Forty-six (46) short-term bicycle parking for residential visitors and eight (8) short-term spaces for commercial customers shall be provided as bike racks which ~~must~~ the user can secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or it is infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault and must include clear and visible signage leading to public bicycle parking if not visible from a street or public path. Three hundred four (304) long-term bicycle parking spaces shall be in a secure location to protect against theft and may include, but are not limited to, bike lockers, enclosed cages, or other restricted interior areas. Any area used for long-term bike parking shall not be included in zoning calculations for floor area or building coverage.

GREEN BUILDING

38. **GREEN BUILDING—MIXED-USE:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of LEED Silver®-equivalent standards for the residential portion of the project and meet the intent of LEED Silver® for the nonresidential portion of the project for the purposes of compliance with the East Whisman Precise Plan. All mandatory prerequisite points and minimum point totals per category to attain GreenPoint Rated status or LEED Silver® 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. **(PROJECT-SPECIFIC CONDITION)**
39. **ENERGY MONITORING:** To support energy management and identify opportunities for energy savings, the project shall meet the provisions outlined in the DA. **(PROJECT-SPECIFIC CONDITION)**

TREES AND LANDSCAPING

40. **LANDSCAPING:** Landscaping shall comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms)), and be planted in accordance with the approved plans prior to final occupancy.
41. **LANDSCAPE 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.

42. **STREET TREE FORM:** The applicant shall complete the “Proposed Street Tree” form available in the Planning Division or online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms). Once completed, the applicant shall email the original to the Parks Division at [parks@mountainview.gov](mailto:parks@mountainview.gov) and provide a duplicate copy to the Building Division with building permit submittal.
43. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the existing tree(s) to remain on-site before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. Arborist’s reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.
44. **ARBORIST INSPECTIONS:** During demolition activity and upon demolition completion, a qualified arborist shall inspect and verify the measures described in the arborist report are appropriately implemented for construction activity near and around the preserved trees, including the critical root zones.
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 adequately screened in a manner which respects the building design and setback requirements. All such facilities shall be in conformance with Section 4.5 4.5 (Utility and Service Area Design) of the East Whisman Precise Plan and Section 36.34.10(i) (General landscaping standards) of the City Code.
46. **TREE REMOVALS:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit for new construction is secured and the project is pursued.
47. **REPLACEMENT TREES:** The applicant shall offset the loss of each Heritage/street tree with two replacement trees, for a total of 58 replacement trees. Each replacement tree shall be no smaller than a 24” box and shall be noted on the landscape plan as Heritage or street replacement trees.
48. **STREET TREE PROTECTIONS:** All designated City street trees are to be protected throughout construction activity with protection measures shown on building permit plans.
49. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist’s report, prepared by Bob Peralta and dated September 10, 2025, 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.
50. **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, the applicant shall be subject to penalties and restitution pursuant to Section 32.38 (Penalty; Restitution) of the City Code.

NOISE

51. **MECHANICAL EQUIPMENT (NOISE):** 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 any adjoining residentially used property.
52. **INTERIOR NOISE LEVELS:** Construction drawings must confirm that measures have been taken to achieve an interior noise level of 45 dB(A)<sub>L<sub>dn</sub></sub> that shall be reviewed and approved by a qualified acoustical consultant prior to building permit submittal.
53. **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, when feasible, use electric-powered rather than diesel-powered construction equipment.

54. **SITE-SPECIFIC BUILDING ACOUSTICAL ANALYSIS:** A qualified acoustical consultant retained by the applicant shall review final site plans to calculate expected interior noise levels as required by state noise regulations. Project-specific acoustical analyses are required to meet the California Building Code. 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. 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 may include, but are not limited to, sound-rated windows and doors, sound-rated wall construction, acoustical caulking, protected ventilation openings, etc.

#### CONSTRUCTION ACTIVITIES

55. **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).
56. **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 plan shall also include a monitoring and enforcement measure which specifies on-street parking is prohibited and will be monitored by the owner/operator of the property (or primary contractor), and penalties will be enforced by the owner/operator of the property (or primary contractor) for violations of on-street parking restrictions. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
57. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 750' of the project site of the construction schedule in writing, prior to construction. For multi-phased construction, separate notices may be required for each phase of construction. A copy of the notice and the mailing list shall be submitted for review prior to issuance of building permits.
58. **DISTURBANCE COORDINATOR:** The 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.
59. **HEALTH AND SAFETY MEASURES:** The permittee/contractor is responsible for preparing and implementing an appropriate health and safety plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other state and federal requirements.
60. **HAZARDOUS MATERIALS CONTAMINATION:** To reduce the potential for construction workers and adjacent uses to encounter hazardous materials contamination from asbestos-containing materials (ACM) and lead-based paint, the following measures are to be included in the project:
- a. In conformance with local, state, and federal laws, an asbestos building survey and a lead-based paint survey shall be completed by a qualified professional to determine the presence of ACMs and/or lead-based paint on the structures proposed for demolition. The surveys shall be completed prior to demolition work beginning on the structures.
  - b. A registered asbestos abatement contractor shall be retained to remove and dispose of all potentially friable ACMs, in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, prior to building demolition that may disturb the materials. All construction activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from

exposure to asbestos. Materials containing more than 1% asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.

During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.

61. **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: (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) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; (g) all construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and (h) post a publicly visible sign with the telephone number and person to contact at the City of Mountain View regarding dust complaints. This person will respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
62. **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) the contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) the contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) the contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) the contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) the contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
63. **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.
64. **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 their authority, the Coroner 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.

65. **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 applicant 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.
66. **INDOOR FORMALDEHYDE REDUCTIONS:** If the project utilizes composite wood materials (e.g., hardwood plywood, medium density fiberboard, particleboard) for interior finishes, then only composite wood materials that are made with CARB approved, no-added formaldehyde (NAF) resins, or ultra-low emitting formaldehyde (ULEF) resins shall be utilized (CARB, Airborne Toxic Control Measure to Reduce Formaldehyde Emissions from Composite Wood Products, 17 CCR Section 93120, *et seq.*, 2009-2013).
67. **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 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 the project site, the 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. 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 five 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.

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

PUBLIC RESOURCES CODE SECTION 21080.66 REQUIREMENTS

69. **TRIBAL/ARCHEOLOGICAL RECORDS SEARCH:** Prior to the issuance of the first demolition, grading, or building permit on the project site, the applicant shall complete a California Historical Resources Information System archaeological records search and a tribal cultural records search for the project site and share such search results with the City and Tamien Nation.
70. **SACRED LANDS INVENTORY:** Prior to the issuance of the first demolition, grading, or building permit on the project site, the applicant shall submit a Sacred Lands Inventory to the Native American Heritage Commission.
71. **TRIBAL NOTIFICATIONS:** At least 60 days prior to commencing any ground-disturbing activities on the project site, the applicant shall provide the City with written notice of intent to commence, and the City shall provide such notice to the California Native American tribes (as defined by Public Resources Code section 21073) that are traditionally and culturally affiliated with the project site.
72. **TRIBAL MONITORING:** Consistent with Public Resources Code Section 21080.66(b)(4), upon request by a California Native American tribe, the applicant shall include tribal monitoring during all ground-disturbing activities, as follows:
- a. The California Native American tribe shall designate the monitor.
  - b. The tribal monitor shall comply with the project applicant's site access and workplace safety requirements.
  - c. The project applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.
73. **DISCOVERY TRIBAL CULTURAL RESOURCES:** During project construction, the applicant shall comply with Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.
74. **TRIBAL CULTURAL RESOURCES:** Pursuant to Public Resource Code 21080.66, the applicant/project shall comply with the following:
- a. Tribal cultural resources shall be avoided where feasible, in accordance with Public Resources Code Section 21084.3(a). In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.
  - b. All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Public Resources Code Section 21083.9.
  - c. The applicant shall apply tribal ecological knowledge into habitat restoration efforts undertaken in connection with the project, as applicable.
75. **CULTURAL SENSITIVITY TRAINING:** As requested during the Tribal Consultation process for the project, Cultural Sensitivity Training shall be provided to the construction crews at the beginning of the project to aid those involved in the project to become more familiar with the indigenous history of peoples in the vicinity of the project site.
76. **[INTENTIONALLY OMITTED]**
77. **DISCOVERY OF TRIBAL CULTURAL RESOURCES:** If indigenous or historic-era archaeological resources are encountered during construction activities, all activity within 100' of the find shall cease and the find shall be flagged for avoidance. The City and a qualified archaeologist, defined as one meeting the U.S. Secretary of the Interior's Professional Qualifications Standards for

Archaeology, and a Native American representative shall be immediately informed of the discovery. The qualified archaeologist and the Native American representative shall inspect the find within 24 hours of discovery and notify the City of their initial assessment. Indigenous archaeological materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-era materials might include building or structure footings and walls, 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.

78. **LABOR STANDARDS REQUIREMENTS:** The project, as approved, is not over 85' in height. As provided in Public Resources Code Section 21080.66(d)(2), if the project design exceeds 85' in height above grade, the applicant shall include the requirements specified in Government Code Section 65913.4(a)(8) in its contracts with construction contractors for any buildings over 85' in height above grade. Additionally, as provided in Public Resources Code Section 65913.4(d)(4), the provisions of Labor Code Section 218.8 shall extend to the applicant in addition to the direct contractor or subcontractor. Prior to the issuance of a building, demolition, or grading permit, or if project design changes during the building permit process result in a building exceeding 85' in height, the applicant shall certify to the City that project construction will meet the standards specified in Government Code Section 65913.4(a)(8) in a written form reasonably acceptable to the City Attorney.
79. **LABOR STANDARDS COMPLIANCE:** The project, as approved, is not over 85' in height. Prior to the issuance of the first demolition or grading permit, or if project design changes during the building permit process result in a building exceeding 85' in height, the applicant shall certify to the City that project construction will meet the standards specified in Government Code Section 65913.4(a)(8) in a written form reasonably acceptable to the City Attorney.
80. **PRELIMINARY ENDANGERMENT ASSESSMENT:** Consistent with Public Resources Code Section 21080.66(c)(1), prior to the issuance of the first demolition, grading, or building permit on the project site, the applicant shall complete a preliminary endangerment assessment, as defined in Health and Safety Code Section 78095, prepared by an environmental assessor and submit the same to the City's Community Development Department for review to determine the existence of any release of any previously unknown and identified hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
- a. If a release of a hazardous substance is found to exist on the site, the applicant shall remove the release or mitigate any effects of the release to levels required by then-current federal and state statutory and regulatory standards before the City issues the first certificate of occupancy for the project.
  - b. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the applicant shall mitigate effects of the potential exposure to levels required by then-current federal and state statutory and regulatory standards before the City issues the first certificate of occupancy for the project.

Housing Department—650-903-6190 or [housing@mountainview.gov](mailto:housing@mountainview.gov)

81. **BMR RENTAL, PROVIDING UNITS:** Prior to issuance of the first building permits for the project, the applicant shall enter into a recorded Below-Market-Rate (BMR) and Density Bonus Agreement with the City that will require the applicant to provide at least 15% of the total base density number of dwelling units within the development as BMR units consistent with Chapter 36, Article XIV, Divisions 1 and 2, of the City Code and the BMR Housing Program Administrative Guidelines and Directives. This results in a total of fifty-five (55) units being available in perpetuity. The units will be designated as follows: twenty-nine (29) at fifty percent (50%) AMI and twenty-six (26) at eighty percent (80%) AMI. This is in accordance with the units outlined in the Affordable Housing Compliance Plan and included attachments dated ~~November 13, 2025~~ January 21, 2026, including BMR unit locations indicated on the plan set dated January 9, 2026. The BMR units may be counted toward the density bonus unit requirements, providing the strictest of AMI limits are applied. The Housing Department reserves the right to review, approve, or deny any modifications to the Affordable Housing Compliance Plan or unit delivery. The applicant will also provide five (5) additional BMR units as a community benefit, as further described in Condition No. 5.

82. **BMR AND DENSITY BONUS AGREEMENT, PROCESS:** Prior to the first building permit submittal, the applicant shall contact the Housing Department at 650-903-6190 to begin preparation of a BMR and Density Bonus Agreement for the project. The applicant shall submit the following information: (a) a copy of the Findings Report or Conditions of Approval; (b) a legal description of the property; (c) a site plan indicating the location, size, and phasing of BMR units in compliance with the City’s BMR Ordinance and conditions of approval; (d) updated affordable housing compliance plan (if necessary); and (e) additional information as requested by the Housing Department. The BMR and Density Bonus Agreement must be recorded prior to the issuance of the first building permit for the project.
83. **DENSITY BONUS, AFFORDABLE HOUSING UNITS:** Under provisions of the State Density Bonus Law, the applicant must submit an offer to construct fifty-five (55) affordable rental units for fifty percent (50%) to eighty percent (80%) AMI. The applicant shall enter into an agreement with the City consistent with the Costa-Hawkins Act, as applicable, ~~to provide~~ that addresses these on-site affordable rental housing units requirements, which shall be executed and recorded against the property project prior to issuance of the first building permit for the project.
84. **DENSITY BONUS, RENTAL UNITS:** Under State Density Bonus Law, rents for the 50% AMI units that qualify the project for a density bonus shall be set at “affordable rent” as defined in Health and Safety Code (HSC) Section 50053. If there is no federal funding for the project, then the rule regarding “family size” shall be consistent with the HSC Section 50052.5(h), including the use of federal rules and regulations if applicable to the project.
85. **ADDITIONAL BELOW-MARKET-RATE (BMR) UNITS—COMMUNITY BENEFIT:** In addition to the required fifteen percent (15%) affordable housing obligation, the applicant shall provide an additional five (5) BMR dwelling units as a voluntary community benefit. These additional BMR units shall consist of three (3) studio units restricted to households earning no more than ninety percent (90%) AMI and the two (2) one-bedroom units shall be restricted to households earning no more than one hundred percent (100%) AMI. The additional five (5) BMR units shall comply with all other applicable City BMR regulations, policies, and guidelines in effect at the time of approval, including, but not limited to, requirements related to unit design, size, location, comparability, income qualification, amenity access, rent limits, monitoring, any applicable tenant relocation, and administration. The additional five (5) BMR units shall be and in the locations as reflected in the plan set dated January 9, 2026. Prior to issuance of the first building permit, if different than shown on the project plans, the applicant shall submit for review by the City a detailed BMR Unit Location Map identifying the specific location, unit type, and unit number of all BMR units within the project, including the additional five (5) BMR units provided as a community benefit. The affordability restrictions applicable to these additional five (5) BMR units shall be memorialized through a recorded agreement. Such agreement shall state that the additional five (5) BMR units provided as a community benefit be subject to a deed restriction for a minimum term of ten (10) years from the date of issuance of the first certificate of occupancy. The deed restriction term shall be extended to a total of fifteen (15) years in the event the City exercises any option available to it pursuant to a rent guarantee option applicable to the project that will be further developed as part of the DA. **(PROJECT-SPECIFIC CONDITION)**
86. **HOUSING IMPACT FEE:** Prior to the issuance of the first grading or building permit, the applicant shall pay a Housing Impact Fee based on the net new floor area and the adopted fees in effect at the time of building permit issuance. For purposes of calculating the fee, the project includes the construction of approximately 9,731 square feet of commercial.

Building Division—650-903-6313 or [building@mountainview.gov](mailto:building@mountainview.gov)

Entitlement review by the Building Division is preliminary. Building and Fire plan check reviews are separate permit processes applied for once the zoning approval has been obtained and appeal period has concluded; a formal permit submittal to the Building Division is required. Plan check review shall determine the specific requirements and construction compliance in accordance with adopted local, state, and federal codes for all building and/or fire permits. For more information on submittal requirements and timelines, contact the Building Division online at [www.mountainview.gov/building](http://www.mountainview.gov/building). It is a violation of the MVCC for any building occupancy or construction to commence without the proper building and/or fire permits and issued Certificate of Occupancy.

87. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2025 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).

88. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at [www.mountainview.gov/greenbuilding](http://www.mountainview.gov/greenbuilding).
89. **REACH CODES FOR MULTI-FAMILY RESIDENTIAL (NEW CONSTRUCTION):**
- a. **EV Parking Requirements:** Meet the 2025 Green Building Code requirements per [CMV Municode, Chapter 8, Green Building Code](#).
  - b. **Photovoltaic System Requirements:** Meet the 2025 Green Building Code requirements per [CMV Municode, Chapter 8, Green Building Code](#).
  - c. **Bird-Safe Glass Requirements:** Meet the 2025 Green Building Code requirements per [CMV Municode, Chapter 8, Green Building Code](#).
90. **INFORMATION ONLY:** Addressing for the redevelopment can be request prior to submitting for formal plan check with the Building Division. To request addressing, complete the form "[New or Change of Building Address Form](#)" and submit via email to [building@mountainview.gov](mailto:building@mountainview.gov).
91. **APPROVALS REQUIRED:** The project requires approval of the Santa Clara County Environmental Health Department (SCCHD) prior to building permit issuance. Visit SCCHD online at <https://ehinfo.sccgov.org/home> or by phone at 408-918-3400 to obtain information and requirements for approval.
92. **SCHOOL IMPACT FEE:** The project is subject to school impact fees. To obtain information, fee estimates, and procedures, please contact the following local school districts: Mountain View Los Altos Union High School District at [www.mvla.net](http://www.mvla.net) or 650-940-4650; *and* Mountain View Whisman School District at [www.mvwsd.org](http://www.mvwsd.org) or 650-526-3500; or Los Altos School District at [www.lasdschools.org](http://www.lasdschools.org) or 650-947-1150.
93. **DEMOLITION PERMIT(S):** Demolition permit(s) are issued under a separate permit application. Visit the City of Mountain View Building Division online at [www.mountainview.gov/building](http://www.mountainview.gov/building) or contact by phone at 650-903-6313 to obtain information and submittal requirements.
94. **WORK HOURS/CONSTRUCTION SITE SIGNAGE:** 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. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours (see job card for specifics) and contact information, including an after-hours contact. Violation of this condition of approval may be subject to the penalties outlined in Section 8.70 of the MVCC and/or suspension of building permits.
95. **RESPONSIBLE CONSTRUCTION:** This project is subject to the City's Responsible Construction Ordinance. For projects covered by this Ordinance, owners, contractors, and/or qualifying subcontractors are required to acknowledge responsibilities and make specified certifications upon completion of a project. The required certifications include that: (a) employees are provided written wage statements and notice of employers' pay practices as required under state law (or, alternatively, are covered by a valid collective bargaining agreement); and (b) they have no unpaid wage theft judgements. Acknowledgement forms are required to be submitted at building permit application, which is available online at [www.mountainview.gov/building](http://www.mountainview.gov/building). More information is available at [www.mountainview.gov/wagetheft](http://www.mountainview.gov/wagetheft).

FIRE PROTECTION SYSTEMS AND EQUIPMENT

96. **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. Shop-quality drawings shall be submitted electronically for review and approval. The underground fire service system shall be approved prior to approval of the automatic fire sprinkler system. All work shall conform to NFPA 13, NFPA 24, NFPA 72, and Mountain View Fire Department specifications. ([City Code, Chapter 14, Fire](#))
97. **STANDPIPE SYSTEM:** Provide a Class I standpipe system. ([City Code, Chapter 14, Fire](#))
98. **FIRE PROTECTION DURING CONSTRUCTION:** Every building four stories or more in height shall be provided with no fewer than one 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. On each floor, there shall be provided a 2.5" valve outlet for Fire Department use. (California Fire Code, Chapter 33.)
99. **FIRE HYDRANTS:** Hydrants in accordance with the Department of Public Works Standard Provisions shall be located every 300' (apart) and within 150' of all exterior walls. Installation shall be complete and the system shall be tested prior to combustible construction.
100. **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.
101. **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. Shop-quality drawings shall be submitted electronically 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. (California Fire Code, Section 907, and [City Code, Chapter 14, Fire](#))
102. **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 907.2.11.)
103. **CARBON MONOXIDE ALARMS:** All residential occupancies shall be provided with carbon monoxide alarms. Carbon monoxide alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 915.)

FIRE DEPARTMENT ACCESS

104. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. (California Fire Code, Section 506.)
105. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Contact the Building Division at 650-903-6313 or [building@mountainview.gov](mailto:building@mountainview.gov) for instructions.
106. **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 503, and [CMV Municode, Chapter 14, Fire](#))

107. **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. (California Fire Code, Section 503.)
108. **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.)
109. **STRETCHER REQUIREMENTS:** In all structures with one or more passenger service elevators, 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 3002.4.)

#### EGRESS AND FIRE SAFETY

110. **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 plan sheets in the drawing sets. (California Building Code, Section 1008.)
111. **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.)
112. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code, Section 1010.2.8.)
113. **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 not be 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.
114. **GROUP A, E, I, AND R1 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.
115. **INTERIOR WALL AND CEILING FINISHES:** 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.
116. **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 1004.9.)
117. **ON-SITE DRAWINGS:** Submit electronic (.pdf and CAD) drawing files according to Fire Department specifications prior to occupancy.
118. **STAIRWAY IDENTIFICATION SIGNS:** For stairs connecting three 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.)
119. **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.)

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

#### HAZARDOUS CONDITIONS

121. **FLAMMABLE FINISHES:** Application of flammable finishes shall comply with the California Fire Code, Chapter 24.
122. **ELECTRICAL ENERGY STORAGE SYSTEMS:** Electrical Energy Storage Systems shall comply with the California Fire Code, Section 1207 and NFPA 855.

#### EXTERIOR IMPROVEMENTS

123. **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 and a minimum of 0.5" in width. ([CMV Municode, Chapter 14, Fire](#))

#### OTHER

124. **EMERGENCY RESPONDER RADIO COVERAGE:** All buildings shall have approved radio coverage for emergency responders within the building. (California Fire Code, Section 510.)
125. **BUILDING HEIGHT MEASUREMENT:** Prior to any occupancy of the building, the height of the building to the highest occupiable floor level shall be measured from the lowest level of Fire Department vehicle access to confirm the height does not exceed 75'. (California Building Code, Section 403.)
126. **APPLICABLE CODES:** The building shall comply with the applicable Building and Fire Codes based on the date of building submittal for plan review.

[Public Works Department](#)—650-903-6311 or [public.works@mountainview.gov](mailto:public.works@mountainview.gov)

#### OWNERSHIP AND PROPERTY

127. **PRELIMINARY TITLE REPORT:** At first submittal of the building permit and improvement plans, the applicant shall submit to the Public Works Department a current preliminary title report or land deed (dated within six months of the first submittal) 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 in compliance with Section 27.60 of the City Code. The title report shall include all easements and agreements referenced in the title report. Depending upon the type of ownership, additional information may be required. The applicant shall provide an updated title report to the Public Works Department upon request. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

#### RIGHTS-OF-WAY

128. **STREET DEDICATION:** Dedicate a public street easement to widen ~~Ellis Street~~ Middlefield Road an additional 4' along the project frontage and project corner, as shown on sheet C2.1.
129. **PUBLIC ACCESS EASEMENT (CONNECTIONS THROUGH SITES):** Prior to the issuance of any building permits (other than a demolition permit), the owner shall, as shown on the approved plan: (1) dedicate a 3' wide public access easement (PAE) along the western property line, covenants, agreements, and deed restrictions on private property; and (2) agree to construct prior

to building occupancy a 3' wide pathway there to connect to a future shared paseo with the adjacent property, as identified in the East Whisman Precise Plan. The dedication shall indicate that:

- a. Public access shall be granted for nonautomotive use at all times;
- b. The owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);
- c. The PAE shall run with the land and be binding upon any successors;
- d. If the owner shall fail to abide by the PAE, the owner agrees to pay all reasonable costs and expenses incurred by the City in enforcing the performance of such obligations; and
- e. The owner agrees to indemnify, defend, and hold the City and the City's officers, employees, and agents 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 the performance of services or operations under the Dedication, including maintenance operations performed on the PAE by the owner or the owner's contractors, subcontractors, agents, or employees.

A legal description (metes and bounds) and plat map (drawing) of: (1) the owner's property; and (2) the PAE area shall be prepared by the owner in accordance with the City's Legal Description and Plat Requirements and submitted to the Public Works Department for review and approval. The legal description and plat must be prepared and stamped by a California-registered civil engineer or land surveyor. Associated improvements within the PAE (PAE Improvements) shall be constructed by the owner and approved by the City. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

- 130. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate four (4) public utility easement (PUE) areas along the Middlefield Road frontage as shown on sheet C2.1, for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, and telecommunication facilities, as proposed and in compliance with Section 28.9.05 (Easements) of the City Code. Utility boxes and 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 or homeowners association shall maintain the surface improvements over the easement and must not modify or obstruct the easement area in a manner contrary to the intent of the easement. The dedication statement shall specify the PUE shall be kept free and clear of buildings and other permanent structures/facilities, including, but not limited to, the following: garages, sheds, carports, and storage structures; balconies and porches; retaining walls; C.3 bioretention systems; and private utility lines running longitudinally within the PUE.
- 131. **EASEMENT VACATIONS AND QUITCLAIMS:** All existing easements that are or will no longer be needed and/or conflict with the proposed buildings and structures shall be vacated or quitclaimed. Easements in conflict with the proposed building shall be vacated prior to the issuance of the building permit.
- 132. **PLAT AND LEGAL DESCRIPTION:** For each proposed public easement, submit to the Public Works Department for review and approval a legal description (metes and bounds), plat (drawing), and other required documents per the Legal Description and Plat Requirements handout. The handout is available online at: <https://developmentpermits.mountainview.gov/about-permits/water-service-application>. The legal description and plat must be prepared and stamped by a California-registered civil engineer or land surveyor. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

#### FEES AND PARK LAND

- 133. **PLAN CHECK AND INSPECTION FEE:** Prior to the 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 adopted rates in effect at time of payment.

An initial plan check fee based on the Public Works fee schedule shall be paid at the time of the first improvement plan submittal based on the initial cost estimate (Infrastructure Quantities) 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.

134. **TRANSPORTATION IMPACT FEE:** Prior to the final inspection granting occupancy, the applicant shall pay the transportation impact fee for the development in accordance with Chapter 43 (Citywide Transportation Impact Fee) of the City Code and California Government Code Section 65589.5(o). If the project qualifies under California Government Code Section 66007(c)(4), the project may request the deferral of the payment of this fee until final inspection granting occupancy.
135. **WATER AND SEWER CAPACITY CHARGES:** Prior to the final inspection granting occupancy, the applicant shall pay the water and sewer capacity fees for the development in accordance with Section 35.41 (Additional capacity-based charges; basis for determination of cost) of the City Code and California Government Code Section 65589.5(o).
136. **EAST WHISMAN DEVELOPMENT IMPACT FEE:** For any project within the East Whisman Precise Plan, prior to the final inspection granting occupancy, the applicant shall pay the East Whisman Development Impact Fee for the development in accordance with Article 2, Chapter 47 of the City Code and California Government Code Section 65589.5(o).

#### STREET IMPROVEMENTS

137. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements required for the project and as required by Chapters 27 and 28 of the City Code (e.g., the detached 8' sidewalk and 6' landscape strip, off-site C.3 improvements, corner ramps, bike lane and roadway striping and overlay improvements, and new utility connections).
  - a. **Improvement Agreement:** Prior to the issuance of the building permit, the property owner must sign a Public Works Department improvement agreement for the installation of the public improvements.
  - b. **Bonds/Securities:** Prior to the issuance of any building permits, the property owner must sign a Public Works Department faithful performance bond (100% of Infrastructure Quantities) and materials/labor bond (100% of Infrastructure Quantities), or provide a cash deposit (100% of Infrastructure Quantities), based upon approved plans and Engineer's Estimate, or provide a letter of credit (150% of Infrastructure Quantities) securing the installation and warranty of the off-site improvements in a form approved by the City Attorney's Office in accordance with Section 27.36 of the City Code. 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 at: [www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570\\_a-z.htm](http://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm). The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department.
  - c. **Insurance:** Prior to the issuance of any building permits, the property owner must provide a Certificate of Insurance and endorsements for Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement. 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, One Million Dollars (\$1,000,000) Contractors' Pollution Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
138. **INFRASTRUCTURE QUANTITIES:** For projects with off-site improvement plans, submit with the first submittal of the building permit and improvement plans a preliminary construction cost estimate indicating the quantities of street and utility improvements. The construction cost estimate is used to estimate the cost of street and utility improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate shall be prepared by the civil engineer preparing the improvement plans.

139. **EXCAVATION PERMIT:** For projects with any work within the public right-of-way, upon first submittal of the improvement plans, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications are available online from the Development Permits website at: <https://developmentpermits.mountainview.gov/about-permits/applications>. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.
140. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, Section 27.60 of the City Code, the City’s Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24”x36” sheets at a minimum scale of 1” = 20’. The plans shall be stamped by a California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way.

Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) for work that impacts traffic on existing streets. Construction management plans of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval and shall be incorporated into the off-site improvement plans identified “For Reference Only.”

Off-site improvement plans, 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 . All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

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, two full-size and two half-size black-line set, one PDF of the signed/stamped plan set, and a USB flash drive with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit.

141. **TRAFFIC CONTROL PLANS:** For projects with any work within the public right-of-way, upon first submittal of the building permit and improvement plans, the applicant shall submit traffic control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans. Traffic control plans shall show and identify, at a minimum, work areas, delineators, signs, and other traffic-control measures required for work that impacts traffic on existing streets and shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and the latest City standards. A completed Traffic Control Checklist shall be included with each traffic control plan submittal.
142. **CONSTRUCTION MANAGEMENT PLAN:** Upon first submittal of the building permit and improvement plans, the applicant shall provide a construction traffic and parking management plan with the building plans and within the improvement plans identified “For Reference Only—See Building Permit Plans.” The plan must be approved prior to the issuance of a building permit, including demolition permits. The plan must show the following:
1. **Truck Route:** Truck route (to and from project site) for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets.
  2. **Construction Phasing, Equipment, Storage, and Parking:** Show and identify construction vehicle and equipment parking area, material storage and lay-down area, sanitation facilities, and construction trailer location for each phase of construction.
    - All construction vehicles, equipment, and trailers shall be located on-site or at a site nearby (not on a public street or public parking) arranged by the permittee/contractor.

- Construction equipment, materials, or vehicles shall not be stored or parked on public streets or public parking lots unless approved by the Public Works Director due to special conditions. Provide logistics plan and details of how equipment and materials will be transported to job site and identify on the plans where drop-offs are proposed for each phase of construction. For off-site storage, provide truck route to and from storage area to project site.
- Construction contractors/workers are required to park on-site or at a private property arranged by the permittee/contractor and shall not be allowed to use neighboring streets for parking/storage. For off-site parking, provide logistics plan and details of how workers will be transported to job site and identify on the plans where worker drop-off is proposed for each phase of construction. City parking lots and garages shall not be used for construction contractor/worker parking.

3. **Sidewalks:** Sidewalk closure or narrowing is not allowed during any on-site construction activities.

4. **Traffic Control and Detour Plans:** Submit traffic control plans, including detour plans, when on-site improvements and phases of the construction management plan require temporary roadway, lane, shoulder, and/or bike lane closure. Provide pedestrian detour plans when necessary.

Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). A completed Traffic Control Checklist shall be included with each traffic control plan submittal. A separate Excavation Permit from the Public Works Department will be required prior to the issuance of the building permit.

143. **NOTIFICATION OF ADJACENT/AFFECTED PROPERTIES:** During improvement plan design, the applicant shall provide advance written notification(s) to owners and tenants of adjacent and reasonably affected properties describing the nature of the proposed public improvements and estimated project duration, as determined necessary by the Public Works Department. The notice(s) shall be approved by the City prior to distribution.
144. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, retaining walls, seat walls, and art features shall not encroach into the public right-of-way and/or street easement. Unless otherwise authorized by the City through an executed Encroachment Agreement.
145. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, and textured concrete shall not be installed within the public street or sidewalk.
146. **CORNER STREET SIGHT TRIANGLE:** At street corners of controlled and/or uncontrolled intersections, the site shall be compliant with Corner Triangles of Safety per the Public Works Standard Details (A-23). Objects including, but not limited to landscape, hardscape, monument signs, poles, posts, mailbox banks/cluster, planters, retaining walls, seat walls, artwork, bicycle racks, parking stalls, etc., shall be in compliance with safety triangle height and clearance requirements in accordance with City Standard Detail A-23. Benches, tables, and chairs shall not be installed in this safety area.
147. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle traffic safety sight triangle(s), for the project site and adjacent properties, the site shall be compliant with height and clearance requirements per the Public Works Standard Details. Objects including, but not limited to, landscape, hardscape, poles, bollards, miscellaneous structures (including columns), signs, mailboxes, planters, retaining walls, seat walls, bicycle racks, partitions, buildings, and other structures, etc., shall be in compliance with safety triangle height and clearance requirements in accordance with City Standard Detail A-22.
148. **STREET OVERLAY:** Half-street slurry overlay along the Middlefield Road and Ellis Street project street frontages shall be required to be performed prior to the final Certificate of Occupancy to ensure new striping adheres to pavement and addresses damage by multiple utility trenches and impacts from the anticipated construction traffic. The specific areas of work shall be clearly identified and shown on the plans.

149. **ROADWAY SIGNING, STRIPING, AND PAVEMENT MARKINGS:** Signing and striping plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). All new striping and pavement markings shall be thermoplastic. All striping and markings damaged and/or removed as part of construction and pavement work shall be replaced with thermoplastic striping. The specific areas of work shall be clearly identified and shown on the plans.
150. **HIGH-VISIBILITY CROSSWALK:** Convert the existing crosswalk on Ellis Street and Middlefield Road to a high-visibility thermoplastic ladder crosswalk with updated warning signs and pavement markings. Conflicting markings and/or signage shall be removed or relocated. The specific areas of work shall be clearly identified and shown on the plans.
151. **STREET CENTERLINE:** As indicated on Sheet C2.2, install a double yellow centerline a minimum 50' from the crosswalk along Ellis Street ~~on all approaches~~ in accordance with City standards and the CA MUTCD. Any conflicting markings or signs shall be removed or relocated. The specific areas of work shall be clearly identified and shown on the plans.
152. **NO STOPPING ANYTIME ALONG PROJECT FRONTAGE:** Street curbs adjacent to a public crosswalk shall be posted with "No Parking Anytime" signs along the entire project frontages. The specific areas of work shall be clearly identified and shown on the plans.
153. **LOADING DUCKOUT AND BIKE FACILITIES ALONG PROJECT FRONTAGE/INTERSECTION:** ~~Green bike lane/bike crossings/skip boxes shall be installed along project frontage/intersection. The specific areas of work shall be clearly identified and shown on the plans. Prior to the first submittal of the off-site improvement plans and building permit, the applicant shall provide conceptual design(s) for a vehicle duckout loading area accommodating up to two vehicles along East Middlefield Road. The loading area shall be designed per standards and guidelines in PROWAG, NACTO, and AASHTO, and other relevant publications and shall accommodate the future bike improvements proposed by the City's Middlefield Road Complete Streets Project. In addition, design shall consider the roadway geometry and proximity to the proposed driveway and to the East Middlefield Road/Ellis Street intersection. The duckout shall be incorporated into the off-site improvement plans and constructed as part of the development's frontage improvements.~~
- The project shall coordinate with the City's Middlefield Road Complete Streets Project for the installation of bike improvements. If the project is constructed ~~prior~~ after the installation of the City's roadway improvements, the project shall be responsible for removing and replacing any applicable improvements installing the portion of the improvements along the project frontage.
154. **STOP-CONTROLLED SITE EGRESS:** All egress points to public streets or public easements shall be stop-controlled to address conflict points with pedestrians, bicyclists, and vehicles as they enter a public roadway. Stop-controlled egress shall include STOP signs, a limit line, and "STOP" pavement marking(s). The specific areas of work shall be clearly identified and shown on the plans.

#### CURBS, SIDEWALKS, AND DRIVEWAYS

155. **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. The specific ramp case type, ramp design, and limits of work shall be clearly identified and shown on the plans. Intersection curb ramps shall be reconstructed to be two-directional ramps. If new access ramps result in inaccessible pedestrian push buttons, new pedestrian posts with new push buttons may be needed to conform to CA MUTCD design standards. Pedestrian push buttons shall be replaced where directly impacted by the project improvements.
156. **DRIVEWAY CONFLICT:** To minimize driveway conflicts, the Middlefield Road driveways shall be designed to be a right-in/right-out, and a median directional island shall be installed ~~on the Middlefield Road Driveway~~ to deter conflicting vehicular movements, as shown on Sheet C2.2.
157. **DRIVEWAY APPROACH AND ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide Americans with Disabilities Act-compliant public sidewalk shall be provided behind new and existing driveway approaches. Tapers (conforms) may be provided to connect

the proposed public sidewalk on each side of the proposed driveway. The specific areas of work shall be clearly identified and shown on the plans.

158. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on Middlefield Road and Ellis Street out of the sidewalk and relocate to the Public Utility Easement, landscape strip, or behind the back of the curb. Utility boxes must be located so they fit entirely within the utility easement, landscape strip, or behind the curb and shall not encroach into the sidewalk. The specific areas and limits of work shall be clearly identified and shown on the plans.

#### STREET TREES

159. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees shall be planted in accordance with Detail F-1 of the Standard Provisions a minimum of 10' from sanitary sewer lines, traffic signals, stop and yield signs, and streetlights and 5' from water lines, fire lines, and driveways. New street tree species must be selected from the City's adopted Master Tree list or be an approved alternate by the City arborist. The applicant shall complete the "Proposed Street Tree" form available from the Planning Division online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms). Once completed, the applicant shall email the original to the Parks Division at [parks@mountainview.gov](mailto:parks@mountainview.gov) and provide a duplicate copy to the Building Division with building permit submittal.

160. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner(s) in accordance with Chapter 32 of the City Code.

#### UTILITIES

161. **POTHOLING:** Potholing shall be completed prior to the first submittal of the building plans and improvement plans. Utilities shall be potholed to determine the depths and locations of existing subsurface utilities where improvements are proposed for construction, including, but not limited to, new utility crossings and installation of signal and streetlight pole foundations. Existing pavement sections shall also be recorded for all potholes. Obtain an Excavation Permit from the Public Works Department prior to performing potholing. Incorporate pothole data on the first submittal of improvement plans, including, but not limited to, pothole location, depth of utility, and pavement sections.

162. **UTILITY RELOCATION:** Existing utilities which are required to be relocated as a direct result of the approved streetscape and off-site improvements, including, but not limited to, traffic signal poles, street lights, utility boxes and structures, storm drains, and any other conflicts shall be resolved during the design of offsite improvements in accordance with City Standards and design guidelines.

163. **WATER AND SEWER SERVICE:** As shown on the Preliminary Utility Plans (Sheets C4.0 and C4.1), separate water and sewer services for the residential and commercial retail portions of the project shall be provided in accordance with City Code Section 27.57 and 35.38 requirements.

164. **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.

165. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required per Section 36.34.30 of the City Code. The existing water service may be adequate to serve multiple meters, depending on size, and would require advance approval from the Public Works Director.

166. **WATER METER BANK:** Water meters shall be arranged in a bank of meters and located behind the public sidewalk in the landscaped areas only in accordance with City standards. Water meters shall not be located in driveway approaches, concrete sidewalk areas, or next to the main driveway or building entrance so as not to impact the aesthetics of the entrance.

167. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, potable water services, recycled water services, fire services, sewer laterals, sewer cleanouts, storm drain laterals, storm cleanouts/inlets, gate valves, manholes, and utility mains shall be shown on the plans. Sewer laterals, potable water services, and fire services shall have a minimum 5' horizontal separation from each other. Recycled water and potable water shall have a minimum 10' horizontal separation from each other. New potable water and recycled water services shall have a minimum 5' clearance from trees, and new sewer laterals shall have a minimum 10' clearance from trees. Angled connections within service lines shall not be allowed. Utility profiles shall be required for all new services.

Existing water services shall be shown to be disconnected and abandoned at the main in accordance with City standards, unless they are satisfactory for reuse. Water services 4" or larger that are not reused shall be abandoned at the main by removing the gate valve and installing a blind flange and thrust block at the tee. Existing sanitary sewer laterals and storm connections that are not reused shall be abandoned, and existing face-of-curb drains that are not reused shall be removed.

168. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City potable water and recycled water services per Section 35.28.20 (Requirements for backflow prevention devices) of the City Code. 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. 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. A minimum 3' clearance shall be provided around each assembly for accessibility and maintenance. A minimum 1' clearance shall be provided between the assembly and building face, as applicable. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.
169. **WATER AND SEWER APPLICATIONS:** Upon first submittal of the building permit and improvement plans, the applicant shall submit complete applications for water and sewer service to the Public Works Department if new water services, water meters, fire services, or sewer laterals are required. The applicant shall receive a credit for any existing water meters.
170. **OFF-SITE TRASH CAPTURE DEVICES:** Trash capture devices in the public right-of-way required to be installed by the Fire and Environmental Protection Division shall be shown and identified on the improvement plans.
171. **JOINT UTILITY PLANS:** Upon first submittal of the building permit and improvement plans, the improvement plans shall include joint utility plans showing the location of the proposed electric, gas, and telecommunication conduits and associated facilities, including, but not limited to, vaults, manholes, cabinets, pedestals, etc. Appropriate horizontal and vertical clearances in accordance with PG&E requirements shall be provided between gas transmission lines, gas service lines, overhead utility lines, trees, streetlights, and building structures. These plans shall be combined with and made part of the improvement plans. Joint trench intent drawings will be accepted at first improvement plan submittal. All subsequent improvement plan submittals shall include joint trench design plans. Dedicate utility easements that are necessary for the common utilities. New and replacement trees shall adhere to the terms of the existing Public Utility Easements and Wire Clearance Easements and obtain necessary approvals from underlying owners for their installation.

#### RECYCLED WATER

172. **RECYCLED WATER USE REQUIREMENT:** This site is within the City's current or future recycled water service area. Recycled water use is required per the City Code Sections 35.100.1 through 35.100.7 and the East Whisman Precise Plan (Section 3.10) for all irrigation within the City's recycled water service area.
173. **RECYCLED WATER FEES AND COSTS:** The project applicant shall be responsible for paying all applicable costs and fees in accordance with the rates in effect at the time, as part of the approval of any recycled water project, prior to the issuance of any building permits.
174. **PIPELINE DEPTH, SEPARATION, AND MARKING:** New parallel potable and recycled water pipelines for irrigation and dual plumbing shall have a minimum 4' horizontal separation on-site and 10' separation off-site. New crossing potable and recycled pipelines shall have a minimum 12" vertical separation. All new buried pipelines shall be purple-colored and labeled

“CAUTION—RECYCLED WATER.” Existing buried pipelines that will be converted to recycled water need not be marked unless the pipelines become exposed.

175. **ADVISORY SIGNS AND TAGS:** Recycled water advisory signs shall be located at water features, ends of streetscapes and medians, vehicular, bicycle, and pedestrian entrances entering recycled water use areas, and in indoor rooms supplied with recycled water as set forth in the City’s Customer Guidelines for Recycled Water Use and City Standard Details. Identification tags are required on all recycled water and potable water appurtenances.
176. **COVERAGE TEST:** After the system is installed and the Cross-Connection Test has successfully passed, a coverage test must be performed to ensure overspray and ponding do not occur in accordance with the City’s Customer Guidelines for Recycled Water Use. The Coverage Test must be performed by the Site Supervisor, and test results must be submitted to the City prior to building occupancy.

#### GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

177. **STORMWATER MANAGEMENT:** Stormwater Treatment Control Measures in the public right-of-way shall be in general conformance with the design shown in the approved planning application and shall be included in the off-site improvement plans. Whenever possible, the use of bioswales should be used rather than flow-through structures within the public right of way. The stormwater runoff within the public right-of-way shall remain separate from all on-site stormwater runoff, and any public facilities shall be placed within the public right-of-way landscaping strips. Overflow drainage shall be directly connected to the public storm drain main system, and overland release shall be directed toward the public street. The design shall minimize the number and size of treatment measures within the public right-of-way. Stormwater treatment control measures required under this condition shall be required to enter into a formal, recorded Maintenance Agreement with the City.
178. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
179. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways (other than single-family residential) shall not surface-drain across public sidewalks or driveway aprons. Storm drain laterals from the site shall be installed with a property line inlet or manhole and connect to existing storm drain manholes or curb inlets if at all possible.
180. **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. Show and identify path of surface water release on the grading and drainage plans.
181. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City’s storm mains, the owner shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage prior to approval of the building permit.
182. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** If the sanitary sewer connection(s) inside the structure(s) is/are less than 1’ above the rim elevation of the upstream sanitary sewer manhole, before approval of the building permit, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage prior to approval of the building permit.

#### SOLID WASTE AND RECYCLING

183. **RECOLOGY MOUNTAIN VIEW:** The applicant/contractor must be in compliance and shall include the following as a note on the building permit and improvement plans: “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.”
184. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE:** If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Public Works Solid Waste and Recycling Division prior to

the issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.

185. **TRASH ROOMS AND/OR ENCLOSURES:** Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers and shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."
186. **TRASH ENCLOSURE DESIGN AND DETAILS:** Include trash plan sheet and enclosure details on a separate sheet in the initial building plans.

This mixed-use property with 460 residential units and 9,371 square feet of commercial retail space must have trash, recycling, and composting services. Display on the plans the trash room layout, location, and dimensions to scale with minimum service levels indicated below. Detailed trash management plan sheets must be included in all applicable building plan sets (architecture, landscape, and civil).

**Residential Trash Room:**

- The residential trash room must have the minimum interior measurements of approximately 45'8"x19'1", not including interior curbs or footing.
- The residential trash room shall have two 2-cubic yard compost bins, six 3-cubic yard container recycling bins, one 15-cubic yard paper recycling compactor, and one 15-cubic yard trash compactor. The trash compactor will be required to be serviced twice weekly in order to meet the anticipated waste generation of 75 yards of trash weekly.
- Trash room chutes require a locking mechanism to secure closed at ground level when bins/compactors are removed from underneath for servicing (note on building plans). On collection days, remove all bins/compactors scheduled for pickup from under chutes and place in such a way as to allow easy access by the hauler. The hauler shall not move bins out of the way in order to access the ones they are collecting. The hauler shall not move or provide equipment to move the compactors in order to service them.
- The residential trash room shall have a 22' wide roll-up door for access to the compactors. The vertical clearance of the roll-up door shall be 24'4" from ground to the top of the door and 22' vertical clearance from ground to the door of the roll-up door mechanism. There shall be a 22' wide by 6' deep section of the interior that will provide the 22' minimum vertical clearance at the collection point for compactor service. There shall be a separate 8' wide roll-up door for the hauler to access the uncompacted bins in the trash room.
- The residential trash room shall maintain a minimum of 2'7.5" clearance from the compactor to the interior ceiling while compactors are serviced.

**Commercial Trash Room:**

- The commercial trash room must have the minimum interior measures of approximately 12'8"x19'1", not including interior curbs or footing.
- The commercial trash room shall have one 3-cubic yard cardboard-only recycling container, one 3-cubic yard mixed recycling container, one 3-cubic yard compost container, and one 3-cubic yard trash container.
- The commercial trash room services shall be utilized only by commercial business tenants. The property management shall maintain a separate trash utility account that will be shared by all commercial tenants. Commercial tenants shall not be permitted to have individual trash utility accounts.
- The commercial trash room shall have an 8' roll-up door for the hauler to access the trash room. There shall be a chain-link fence that fully separates the commercial trash room from the residential trash room with a 3' pedestrian door.

There shall be a 3' pedestrian access door to the commercial trash room through the parking garage. Employees of the commercial business tenants shall not be permitted to enter the residential trash room where chutes are in use.

- The resident vestibules require a three-chute system consisting of one trash chute and two recycling chutes (containers and paper collected in different chutes) and sufficient space for compost receptacles (e.g., slim jims) or carts. The chutes shall be, when facing the chutes in the vestibules, trash on the left-most side, container recycling in the center, and paper recycling on the right-most side. Property maintenance must empty the compost receptacles into the compost collection carts located at the ground floor trash room daily.
- Provide a detail sheet displaying signage in the residential trash vestibule rooms. Each chute/container must be labeled "Trash," "Paper Recycling," "Container Recycling," and "Compost" with eye-level signage installed directly above. Chute clean-outs on the top floor that do not allow placement of eye-level signage above the chute door shall have custom signs installed directly on the chute doors. All trash rooms and chute vestibules must have signage with sorting instructions according to the City's programs and all signage approved by the Solid Waste Program prior to installation.
- In trash rooms, any light switches shall be above height of a three-yard bin (5'2") so it is accessible.
- All roll-up doors shall have keypad access for the waste hauler.
- In trash rooms, the property shall maintain 1' between bins, interior curbs, and walls in trash rooms. If there is no interior berm or curb, there shall be bumpers on the walls to avoid damage from bins hitting it. Maintain a 6' wide aisle to maneuver bins around other bins.
- The entire path of travel to roll out the trash bins to the trash pick-up zone for servicing must be flat and smooth. Bins will not be rolled over curbs, pavers, or stamped surfaces. Include the bin staging plan details in trash management plan detail sheets.
- The property shall have a trash staging area that is 30'1"x16' that shall be used for bin staging and collection vehicle service circulation. The entire trash staging area shall be designed to accommodate the weight of a 60,000-pound collection vehicle. The trash pick-up zone shall have "No Parking" signage.
- The staging area must be a flat, smooth concrete surface. The containers must be brought by property maintenance and placed at staging area and removed promptly after collection. The staging area must be large enough to fit all collection bins with placement of bins in such a way that the driver does not have to move other bins to access the ones they are collecting. The final staging area design shall be approved by the Solid Waste Program prior to building permit issuance.
- There shall be a 29'x3'6" bump-out in the drive aisle directly in front of the trash pick-up zone that is required in order to provide the collection vehicles enough space to perform a back-up maneuver to service the compactors. The bump-out shall be smooth, flat, and free of landscaping or other obstructions.
- Compactors and "narrow" uncompacted bins, which are customer-owned, shall be color-coded to match the appropriate material types: gray for trash, blue for recycling, and green for compost. The final building plans must note the bin product order specifications, including the colors indicated for each waste stream.
- Property management shall provide 60-day notice, prior to occupancy, to the City's waste hauler to set up collection services and allow time to procure all equipment. For the purchase of the property's own equipment, proof of purchase, along with an installation date, must be provided during building plan review. All equipment (e.g., compactors, containers, towing mechanisms, etc.) must be in place prior to a Certificate of Occupancy (temporary or final) being granted.
- Trash rooms are for collection containers only and not for other storage and shall be labeled "Trash Room."

- Any movement of bins over 30' is subject to hauler rollout fees. The current rollout fee is \$0.75 per foot per container per month.
- Maintain overhead clearances of 15' in the travelway and 22' at the point of collection. Maintain a minimum 20' wide travelway in the entire circulation path of the collection vehicles.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

187. **SOIL AND GROUNDWATER CONTAMINATION:** The applicant/contractor is advised the project site is located in, or in close proximity to, an area of known soil and groundwater contamination, MEW-Raytheon. The applicant/contractor shall comply with all applicable requirements of the EPA, the lead regulatory agency and, if required, ~~to~~ obtain the appropriate clearances and/or recommendations for work in the contaminated area.
188. **CONSTRUCTION HEALTH AND SAFETY MEASURES:** Work within soil and groundwater contamination areas may expose construction workers to contaminants in the soil, groundwater, and associated vapors. The applicant/contractor is responsible for preparing and implementing an appropriate Health and Safety Plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other state and federal requirements.
189. **SANTA CLARA VALLEY WATER DISTRICT WELLS:** Santa Clara Valley Water District (District) records indicate that four active and four destroyed wells are located on the subject property. If the wells will continue to be used following permitted activity, they must be protected so that they do not become lost or damaged during completion of permitted activity. If the wells will not be used following permitted activity, they must be properly destroyed under permit from the District.

While the District has records for most wells located in the County, it is always possible that a well exists that is not in the District's records. If previously unknown wells are found on the subject property during grading and foundation work for the development, they must be properly destroyed under permit from the District or registered with the District and protected from damage.

For more information, please call the District's Well Ordinance Program Hotline at 408-630-2660.

190. **STREET CLEANING:** The owner/developer shall comply with and include the following note on the off-site, or grading/drainage, or utility plans: "The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development's construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as reasonably directed by the Public Works Director or designated representative in response to conditions attributable to the project."
191. **OCCUPANCY RELEASE (RESIDENTIAL):** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: "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 as well as trash rooms and/or enclosures, are substantially complete per the City of Mountain View Standard Provisions for Public Works construction. The Public Works Director shall make the determination of what public improvements are substantially complete."

TRANSPORTATION PROGRAMS AND IMPROVEMENTS

192. **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 nine percent (9%) reduction in peak hour employee vehicle trips to the site. 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 property owner, property manager(s), homeowners association (HOA), or their representative(s) (as applicable, the "TDM Representative") are required to maintain a TDM program which provides commute and transportation alternatives to residents of the project for the life of the project which is intended to reduce the peak-hour vehicle trips to the~~

site. The TDM program measures shall be formally accepted by the TDM Representative prior to the first Certificate of Occupancy through a legal agreement or recorded document, as determined by the City Attorney, with contents in accordance with the requirements set forth below. The project's TDM Plan shall include the applicable items outlined in the East Whisman Precise Plan Section 3.9.2, Residential TDM Standards ("Standards") ~~which are, and~~ included in the Transportation Demand Management Plan ("TDM Plan") dated ~~December 11, 2025~~ January 26, 2026, submitted as part of the project approval, excluding any items for which a waiver was requested under State Density Bonus Law. The items marked with (\*) below while components of the TDM Plan may be modified or eliminated by the project ownership.

Items set forth below establish the requirements of the initial TDM Standards applicable to the project:

- a. Membership in the Mountain View Transportation Management Association;
- b. Vehicular parking requirements;
- c. Bicycle parking requirements;
- d. Shared workspace;\*
- e. Site design that supports alternative modes to the single-occupancy vehicle;
- f. Accessible and secure storage space for deliveries;
- g. Bike-share service;\*
- h. Local transportation information; and
- i. Safe Routes to School. (PROJECT-SPECIFIC CONDITION)

193. **[INTENTIONALLY OMITTED]**

194. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** ~~The property owner(s) or their representative 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 nine percent (9%) peak hour vehicle trip reduction by employees within the project per Section 3.9.2.2 of the East Whisman Precise Plan. The TDM report shall be prepared by an independent consultant and paid for by the property owner(s) or their representative; 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 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(s) or tenant. The traffic counts and resulting data shall be included in the TDM report provided to the City. The TDM Representative shall prepare an annual TDM report and submit it to the City to document the effectiveness of the TDM program. The TDM report shall be prepared by the TDM Representative.~~

- a. **TDM Reporting:** The initial TDM report for the project will be submitted on December 1, or the following business day thereafter if a weekend, one year after the granting of the final Certificate of Occupancy. Subsequent reports will be collected annually on December 1.
- b. **Report Requirements:** ~~The TDM report shall either: (1) state that the project has achieved nine percent (9%) peak hour vehicle trip reduction or higher, providing supporting statistics and analysis to establish attainment of the goal and compliance with the site specific trip cap; or (2) state that the project has not achieved the nine percent (9%) 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 required for the project. The TDM report shall either: (1) state that the project has implemented the adopted TDM Plan, providing supporting information to validate said implementation to establish compliance; or (2) state that the project has not complied with the TDM Plan, providing an explanation of how and why the goal has not been satisfied and a description of measures that will be adopted in order to attain project compliance with the adopted TDM Plan. (PROJECT-SPECIFIC CONDITION)~~

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](http://www.mountainview.gov/fep). “Stormwater Quality Guidelines for Development Projects” can be accessed on the Fire Department website at [www.mountainview.gov/fepforms](http://www.mountainview.gov/fepforms).

195. **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.
196. **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.
197. **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.
198. **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.
199. **CONSTRUCTION SEDIMENT AND EROSION CONTROL PLAN:** The applicant shall submit a written plan acceptable to the City and consistent with the SWPPP, 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.
200. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings prepared by the project civil engineer.
201. **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.
202. **LOW-USE ACCESS AREA DRAINAGE:** Low-use public access areas, such as overflow parking, emergency access roads, and alleys, shall be designed to increase stormwater infiltration and decrease runoff by one or more of the following methods: (a) porous pavement; (b) pavers; (c) uncompacted bark/gravel; or (d) drain to landscaped areas or vegetative strips.
203. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10%; (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.
204. **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 irrigation 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.

205. **FIRE SPRINKLERED BUILDINGS:** New buildings that will have fire sprinkler systems shall be provided with a sanitary sewer drain in a protected area, which can adequately accommodate sprinkler water discharged during sprinkler system draining or activation of the inspector test valve. Show the location and provide a detail of the fire sprinkler drain on the plans.
206. **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").
207. **STORMWATER TREATMENT (C.3):** This project will create or replace more than five thousand (5,000) 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." Runoff from portions of the public right-of-way (e.g., sidewalks, curb extensions, pavement replacement, and curb and gutter replacement in the street frontage) that are constructed or reconstructed as part of Regulated Projects will also need to be treated using Low-Impact Development (LID) measures. The City's guidelines also describe the requirement to select 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.

208. **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: <https://scvurppp.org/wp-content/uploads/2022/12/SCVURPPP-Qualified-Consultants-List-Memo-December-2022.pdf>.
209. **FULL TRASH CAPTURE:** Projects located in "moderate," "high," or "very high" trash generating areas as outlined in the City's Long-Term Trash Load Reduction Plan that are undergoing site improvements shall install full trash capture protection within the existing storm drain system which are owned and controlled by the property owner. 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. The full-trash capture device must be selected from the list of State Water Board-approved devices: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/trash\\_implementation.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html). 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.
210. **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. The full-trash capture device must be selected from the list of State Water Board-approved devices: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/trash\\_implementation.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html). Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device, provided any off-site public storm drain improvements shall be maintained by the City upon acceptance. 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.

211. **BUILDING DEMOLITION PCB CONTROL:** Non-wood frame buildings constructed before 1981 that will be completely demolished are required to conduct representative sampling of priority building materials that may contain polychlorinated biphenyls (PCBs). If sample results of one or more priority building materials show PCBs concentrations  $\geq 50$  ppm, the applicant is required to follow applicable federal and state notification and abatement requirements prior to demolition of the building. Submit a completed "Polychlorinated Biphenyls (PCBs) Screening Assessment Applicant Package" with the building demolition plans for the project. A demolition permit will not be issued until the completed "PCBs Screening Assessment Applicant Package" is submitted and approved by the City Fire and Environmental Protection Division (FEPD). Applicants are required to comply with applicable federal and state regulations regarding notification and abatement of PCBs-containing materials. Contact the City's FEPD at 650-903-6378 to obtain a copy of the "PCBs Screening Assessment Applicant Package" and related guidance and information.

#### 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.

212. **HAZARDOUS MATERIALS:** If hazardous materials will be stored or used on-site (including paints, thinners, compressed gases, propane, diesel, gasoline, batteries, etc.), complete a [Building Occupancy Classification Inventory Form](#). Submit a copy of the completed Building Occupancy Classification Inventory Form with your building plan submittal.
213. **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.
214. **DECLARATION OF EXEMPTION:** If limited quantities of hazardous materials will be used and stored, complete and attach a ["Declaration of Exemption"](#) letter to your building plan submittal. ([Exclusions](#))
215. **CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS):** Prior to construction permit final, a complete ["CERS Submittal"](#) shall be provided.

**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. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or the adopted City fee schedules.