

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2018

A RESOLUTION RECOMMENDING CONDITIONAL APPROVAL
OF A PLANNED COMMUNITY PERMIT FOR THREE 6-STORY OFFICE BUILDINGS,
TWO 6-LEVEL PARKING STRUCTURES, AND RETAIN TWO-STORY OFFICE
BUILDINGS RESULTING IN 1.08 MILLION SQUARE FEET OF OFFICE AT A
28.7-ACRE CAMPUS SITE TO REPLACE TWO EXISTING OFFICE BUILDINGS
AND SURFACE PARKING LOTS, AND A HERITAGE TREE REMOVAL PERMIT
FOR THE REMOVAL OF 138 HERITAGE TREES, INCORPORATING THE
ATTACHED FINDINGS

WHEREAS, an application was received from LinkedIn Corporation for a Planned Community Permit and Development Review Permit for a three 6-story office buildings, two 6-level parking structures (with one-level below grade), and retain three 2-story office buildings resulting in 1.08 million square feet of office project and a Heritage Tree Removal Permit for the removal of 138 Heritage trees on a 28.7-acre project site; and

WHEREAS, the Environmental Planning Commission held a public hearing on November 7, 2018 on said applications and recommended approval to the City Council subject to the required findings;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council approve the Planned Community Permit pursuant to the following required findings in Section 36.50.55 of the City Code:

a. The proposed use or development is consistent with the provisions of the P (Planned Community) District because the P District standards have been developed around the project based on policy direction from the 2030 General Plan. The proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments by providing appropriate building setbacks from the public right-of-way; innovative architecture which responds to the project site surroundings; the implementation of bird-friendly building design strategies; all parking provided within parking structures or below the buildings; and an office use which is compatible with the surrounding uses;

b. The proposed use or development is consistent with the High-Intensity Land Use Designation of the General Plan, which allows up to 1.0 FAR for highly sustainable developments which provide innovative site, architectural, and landscape designs and transportation demand management measures which support the City's goals for reducing trips in the East Whisman Precise Plan area. The project provides LEED® Platinum-designed buildings which incorporate roof-mounted photovoltaic panels to generate energy for the sites, native plantings, planted terraces and roofs, and the use of recycled water inside the buildings and for landscaping; a Transportation Demand Management (TDM) Program which will reduce peak-hour trips to the site by 22 percent peak hour trips, which equates to 0.9 peak-hour trip per 1,000 square foot development;

c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the design of the buildings and proposed office use are compatible with the surrounding office developments;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing a proposed use that is consistent with office and commercial activities in the area, including design features such as locating the buildings near the street, providing well-designed, region-appropriate landscaping, efficient parking structures, and off-site improvements to the transportation network; and

e. The approval of the Planned Community Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended on July 16, 2018. Staff received seven comment letters on the Draft EIR and has provided a response to these comments in the Final EIR document. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval, with the exception of impacts to five project study intersections under Near-Term Cumulative with Project conditions and two study intersections under Background with Project Conditions, for which a Statement of Overriding Considerations and Mitigation, Monitoring, and Reporting Program will be adopted.

2. That the Environmental Planning Commission hereby recommends the City Council approve the Development Review Permit, pursuant to the following required findings in Section 36.44.70 of the City Code:

a. The project complies with the general design considerations as described by the purpose and intent of the Zoning Ordinance, the General Plan, and

any City-adopted design guidelines. The proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments by providing appropriate building setbacks from the public right-of-way; innovative architecture which responds to the project site surroundings; the implementation of bird-friendly building design strategies; all parking provided within parking structures or below the buildings; and an office use which is compatible with the surrounding uses;

b. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because by including design features such as contemporary architecture and high-quality materials which will complement the design of surrounding office and retail developments;

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, by providing sufficient parking on-site in parking structures, incorporating various appropriate pedestrian connections to the site, proposing bike and pedestrian improvements along the frontage road and through the site, and incorporating well-designed landscaping improvements along all the public street frontages;

d. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by providing a variety of new trees and plants in conformance with the City's Water Conservation in Landscaping Regulations, including new landscaping and street trees along Middlefield Road, Maude Avenue, Frontage Road, and through the site;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing adequate on-site parking and providing additional pedestrian access points throughout the project site, including pedestrian connections to the green quad and improved bicycle and pedestrian access to the adjacent public streets; and

f. The approval of the Development Review Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended on July 16, 2018. Staff received seven comment letters on the Draft EIR and has provided a response to these comments in the Final EIR document. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval, with the exception of impacts to five project study intersections

under Near-Term Cumulative with Project conditions and two study intersections under Background with Project Conditions, for which a Statement of Overriding Considerations and Mitigation, Monitoring, and Reporting Program will be adopted.

3. That the Environmental Planning Commission hereby recommends the City Council approve the Heritage Tree Removal Permit pursuant to the following required findings in Section 32.35 of the City Code:

a. It is appropriate and necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services based on the arborist report prepared for the project by Urban Tree Management.

4. That the Environmental Planning Commission hereby recommends the City Council approve the Heritage Tree Removal Permit pursuant to the following required findings in Section 32.35 of the City Code:

a. It is appropriate and necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services based on the arborist report prepared for the project by Urban Tree Management.

b. It is appropriate and necessary to remove the trees in order to construct the office development based on the location of the trees in the footprint of the new structures and/or the proximity of the trees to the area of excavation needed for the underground parking garages.

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

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

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

f. Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity.

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

h. The approval of the Development Review Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended on July 16, 2018. Staff received seven comment letters on the Draft EIR and has provided a response to these comments in the Final EIR document. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval, with the exception of impacts to five project study intersections under Near-Term Cumulative with Project conditions and two study intersections under Background with Project Conditions, for which a Statement of Overriding Considerations and Mitigation, Monitoring, and Reporting Program will be adopted.

5. That the Planned Community Permit, Development Review Permit and Heritage Tree Removal Permit are recommended for approval subject to the applicant's fulfillment of all of the conditions which are attached hereto in Attachment A and incorporated herein by reference.

TIME FOR JUDICIAL REVIEW:

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

DP/2/CDD
807-11-07-18epcr-3

Attachment: A. Conditions of Approval

CONDITIONS OF APPROVAL
APPLICATION NO.: PL-2017-074
700 AND 800 EAST MIDDLEFIELD ROAD AND 1101 MAUDE AVENUE

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

This approval is granted to construct three 6-story office buildings totaling approximately 612,033 square feet and two parking garages with approximately 2,913 spaces located on Assessor Parcel Nos. 165-38-007, 165-38-006, and 165-38-001. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by Studios Architecture for LinkedIn Corporation dated October 26, 2018.
- b. Color and materials board prepared by Studios Architecture for LinkedIn Corporation dated February 21, 2018, and kept on file in the Planning Division of the Community Development Department.
- c. Arborist report prepared by Urban Tree Management for LinkedIn Corporation dated November 1, 2018 and kept on file in the Planning Division of the Community Development Department.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Community Development Department – 650-903-6306

1. **DEVELOPMENT AGREEMENT:** A Development Agreement (DA) shall be prepared and approved by the City Council for the project which allows a longer permit entitlement period beyond the standard two years. If a Development Agreement is approved as part of the project, then the land use permits associated with this project shall be valid for the term of the Development Agreement. If no DA is approved as part of the project, then the land use permits associated with this project shall be valid for a period of two years from the date of Council approval. Zoning permits may be extended for up to an additional two years after Public Hearing review by the Zoning Administrator in compliance with the procedures described in the Zoning Ordinance. An application for extension must be filed with the Planning Division of the Community Development Department, including appropriate fees, prior to the original expiration date of the permit. **(PROJECT-SPECIFIC CONDITION)**

PLANS AND SUBMITTAL REQUIREMENTS

2. **ZONING INFORMATION:** The following information must be listed on the lower right-hand corner of the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning designation; (c) floor area ratio or density in units per acre; (d) lot area (in square feet); and (e) total number of parking spaces.
3. **CERTIFICATION OF BUILDING PERMIT PLANS:** The project architect shall certify in writing that the architectural design shown in the building permit plans match the plans approved by the City Council/Zoning Administrator. Any changes must be clearly noted. The project architect shall also certify that the structural plans

are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.

4. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a public hearing, which can be referred to City Council.
5. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for the framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.
6. **COLOR CHIPS:** Color chips shall be attached to the title sheet of two sets of the building permit drawings and the color scheme shall be shown on the elevations.

SITE DEVELOPMENT AND BUILDING DESIGN

7. **PUBLICLY ACCESSIBLE OPEN SPACE:** The project includes a publicly accessible private open space along the southwest property line, which will be developed in accordance with the phasing plan described in the Memorandum of Understanding between the applicant and the City. This area shall be open and accessible to the public as outlined in that certain Covenants, Agreements, and Deed Restriction Relating to Public Access to be executed by the applicant prior to the issuance of building permits. The applicant shall have the right to establish and enforce reasonable rules and regulations for the use of the open space, but shall not restrict access with fencing or other design/operational barriers, unless approved by the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
8. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes pedestrian and bicycle improvements along the Frontage Road, which shall be publicly accessible. These improvements will be developed in accordance with the phasing plan described in the Memorandum of Understanding between the applicant and the City. **(PROJECT-SPECIFIC CONDITION)**
9. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately owned open space, improvements, and/or other facilities located along public rights-of-way, including pedestrian sidewalks, walkways, plazas, and bicycle improvements, which shall be publicly accessible. The applicant shall have the right to establish and enforce reasonable rules and regulations for the use of the open space, but shall not restrict access with fencing or other design/operational barriers, unless approved by the Zoning Administrator.
10. **EXTERIOR MATERIALS:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as modified by the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal and shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
11. **TRIM MATERIALS:** Trim materials throughout the project shall be wood or high-density foam trim. Details of the specific placement and utilization of the trim materials shall be provided with the building permit drawings. Final trim design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
12. **SPECIAL PAVING MATERIALS:** The color, material, design, and product specifications for the special paving materials used on-site shall be submitted with the building permit drawings. Final paving design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.

13. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit in the building permit drawings for review and approval by the Zoning Administrator prior to the issuance of building permits.
14. **BIRD-SAFE DESIGN:** The following project design features shall be included in the project design and shown in building permit drawings to reduce bird strikes:
- a. A minimum of 90 percent of the glazing on the office building shall be treated with a bird-friendly glazing treatment, such as a frit pattern or other design as approved by the Zoning Administrator.
 - b. Any glass railings on terraces and glass corners of the building shall be treated with a bird-friendly design treatment to make them visible to birds.
 - c. Unless shading is integrated into the windows, window coverings shall be installed on windows and connected to a solar tracking system to operate efficiently and minimize the buildings light pollution.
 - d. No more than 10 percent of the surface area of facades shall have untreated glazing between the ground and 60' above ground. Examples of bird-friendly glazing treatments include:
 - i. The use of opaque glass;
 - ii. The covering of clear glass surface with patterns;
 - iii. The use of paned glass with fenestration patterns; and
 - iv. The use of external screens over nonreflective glass.
 - e. Building facade is articulated with folds, recesses, and mullions to provide visual depth for birds.
 - f. Patterns frits are within "2x4" rule where patterns are smaller than 4" tall by 2" wide. Bird-safe glass frit patterns include 0.25" vertical lines with 4" spacing and 0.0625" (1/16") dot fritted glass pattern. Both of these patterns would provide 90 percent coverage of the bird collision zone.
 - g. Other design features include low glazing reflectivity and vertical fins and overhangs which block views of birds traveling above. New construction shall avoid the funneling of flight paths along buildings or trees towards a building facade.
 - h. The proposed development does not include the following items:
 - i. Glass skyways or walkways;
 - ii. Freestanding glass walls;
 - iii. Transparent building corners; and
 - iv. Glass guardrails.
 - i. Occupancy sensors or other switch control devices shall be installed on nonemergency lights. These lights shall be programmed to shut off during nonwork hours and between 10:00 p.m. and sunrise.
15. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance, for final selection and approval by the Zoning Administrator.
16. **ROOF EQUIPMENT:** All roof equipment must be concealed behind opaque (solid) screening designed to complement the building. Details of the roof equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
17. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.

18. **TRASH ENCLOSURE:** Details of an opaque screen trash enclosure are to be shown on building permit drawings and be approved by the Zoning Administrator prior to permit issuance. The trash enclosure should match the architectural design, color, and materials of the primary structure.
19. **TRASH ENCLOSURE PAD:** An enclosure constructed to store trash/recycling/compost bins shall have a concrete pad the same width as the enclosure and extending a minimum 10' beyond the enclosure access door(s). The concrete pad will be designed to accommodate the weight of a 60,000-pound collection vehicle.
20. **FENCE/WALL:** All fencing and walls are to be shown on construction plans submitted for building permit review. The design and location must be approved by the Zoning Administrator and comply with all setback requirements.
21. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped. Double stripes shall be 12" apart, from outside edge to outside edge of the stripe. The 8-1/2' parking space width is measured from the center of one double stripe to the other, such that the space between stripes is 7-1/2'. For parallel parking spaces, only single-striped is required. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.
22. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the application for building permit. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.
23. **BIKE RACKS:** At least 540 bicycle parking spaces shall be provided and permanently maintained on-site. The short-term parking bike racks shall be an "inverted U," or equivalent as approved by the Zoning Administrator, and must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or locating them there is otherwise infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault.
24. **SHOWER/CHANGING FACILITY:** Four to six gender-neutral showers and changing room facilities per building (for a total of 18 showers) shall be provided on-site. **(PROJECT-SPECIFIC CONDITION)**
25. **PARKING SHORTAGE:** Should a parking shortage arise at this site, the Zoning Administrator may hold a public hearing to review the parking problem and require the applicant to implement appropriate means to resolve the shortage. The public hearing shall be in accordance with Chapter 36, Article XVI, Division 6, of the City Code.

GREEN BUILDING AND SUSTAINABILITY MEASURES

26. **GREEN BUILDING—NONRESIDENTIAL NEW CONSTRUCTION:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of LEED® Platinum certified. All mandatory prerequisite points and minimum point totals per category to attain the required LEED-certified status must be achieved unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through the U.S. Green Building Council (USGBC) 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.
27. **GREEN BUILDING—TENANT IMPROVEMENTS:** All nonresidential tenant improvements including building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above, must meet the mandatory measures of the California Green Building Standards Code and Title 24, Part 6.

LANDSCAPING

28. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the curb must be included in the Building Inspection Division application. Minimum plant sizes are flats or 1-gallon containers for ground cover, 5-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at www.mountainview.gov/planningforms). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
29. **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.
30. **STREET TREE:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division or online at www.mountainview.gov/planningforms. Once completed, the applicant shall return the original to the Parks Division, located at 235 North Whisman Road, and provide a duplicate copy to the Building Inspection Division with building permit submittal.
31. **LANDSCAPE SCREENING:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.
32. **MONTHLY ARBORIST INSPECTIONS:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided. A copy of the inspection letter, including recommendations for modifications to tree care or construction activity to maintain tree health, shall be provided to the Planning Division.

HERITAGE TREES

33. **IMPLEMENTATION:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit is secured and the project is pursued.
34. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree with a minimum of two new replacement trees, for a total of 276 replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as Heritage replacement trees. The project would plant approximately 1,000 new trees on-site.
35. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Urban Tree Management, Inc. and dated November 1, 2018 shall be included as notes on the title sheet of all grading and landscape plans. These measures shall include, but may not be limited to, 6' chain link fencing at the drip line, a continuous maintenance and care program, and protective grading techniques. Also, no materials may be stored within the drip line of any tree on the project site.
36. **TREE MITIGATION AND PRESERVATION PLAN:** The applicant shall develop a tree mitigation and preservation plan to avoid impacts on regulated trees and mitigate for the loss of trees that cannot be avoided. Routine monitoring for the first five years and corrective actions for trees that consistently fail the performance standards will be included in the tree mitigation and preservation plan. The tree mitigation and preservation plan will be developed in accordance with Chapter 32, Articles I and II, of the City Code, and subject to approval of the

Zoning Administrator prior to removal or disturbance of any Heritage trees resulting from project activities, including site preparation activities.

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

SIGNS

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

NOISE

40. **MECHANICAL EQUIPMENT:** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.
41. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only, and the heating, ventilation, and air conditioning system shall be maintained to ensure that all windows and doors can remain closed when the restaurant is in operation.
42. **INTERIOR NOISE LEVELS:** Construction drawings must confirm that measures have been taken to achieve an interior noise level of 45 dB(A)L_{dn} that shall be reviewed and approved by a licensed acoustical engineer prior to building permit submittal.
43. **CONSTRUCTION NOISE REDUCTION:** The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer's muffler requirements on all construction equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.
44. **SITE-SPECIFIC BUILDING ACOUSTICAL ANALYSIS:** A qualified acoustical consultant will review final site plans, building elevations, and floor plans prior to construction to calculate expected interior noise levels as required by State noise regulations. Project-specific acoustical analyses are required by the California Building Code to confirm that the design results in interior noise levels reduced to 45 dB(A)L_{dn} or lower. The specific determination of what noise insulation treatments are necessary will be completed on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans, and approved prior to issuance of a building permit. Building sound insulation requirements will include the provision of forced-air mechanical ventilation for all residential units as recommended by the qualified acoustical consultant, so that windows can be kept closed at the occupant's discretion to control noise.

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

CONSTRUCTION PRACTICES AND NOTICING

45. **BIRD STRIKE MANAGEMENT PLAN:** A bird strike management plan, which provides project design features to reduce bird strikes and a bird strike monitoring plan postconstruction shall be submitted as part of the building permit submittal with recommended provisions included in the building permit plans.
46. **WORK HOURS:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official on a case-by-case basis. At the discretion of the Chief Building Official, the general contractor or the developer may be required to erect a sign at a prominent location on the construction site to advise subcontractor and material suppliers of the working hours. Violation of this condition of approval may be subject to the penalties outlined in Section 8.6 of the City Code and/or suspension of building permits.
47. **CONSTRUCTION PARKING:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project by contractors or other continued operations on-site. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
48. **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.
49. **DISTURBANCE COORDINATOR:** The project applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
50. **AIR QUALITY:** The applicant will be required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.
51. **BASIC AIR QUALITY CONSTRUCTION MEASURES:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by the BAAQMD or contractor as appropriate, such as: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; and (f) post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. The BAAQMD's phone number will also be visible to ensure compliance with applicable regulations.

52. **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 for performing remedial tasks in the area of concern;
 - b. Soil shall be properly characterized and approved by a disposal facility prior to transportation off- site;
 - c. Contractor will water/mist soil as it is being excavated and loaded onto transportation trucks;
 - d. Contractor will place any stockpiled soil in areas shielded from prevailing winds; and
 - e. Contractor will cover the bottom of excavated areas with sheeting when work is not being performed.

(PROJECT-SPECIFIC CONDITION)

53. **HEALTH AND SAFETY MEASURES:** 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.
54. **HAZARDOUS MATERIALS CONTAMINATION:** To reduce the potential for construction workers and adjacent uses to encounter hazardous materials contamination from ACMs and lead-based paint, the following measures are 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 these structures.
 - b. A registered asbestos abatement contractor shall be retained to remove and dispose of all potentially friable asbestos-containing materials, 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 percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.
 - c. 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.
55. **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.

56. **DISCOVERY OF HUMAN REMAINS:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.
57. **DISCOVERY OF PALEONTOLOGICAL RESOURCES:** In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
58. **PRECONSTRUCTION NESTING BIRD SURVEY:** To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows:

The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500' for active nests—with particular emphasis on nests of migratory birds—if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

TECHNICAL REPORTS

59. **GEOTECHNICAL REPORT:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City prior to the issuance of building permits, and the recommendations made in the geotechnical report will be implemented as part of the project. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; method for backdraining walls to prevent the buildup of hydrostatic pressure; considerations for design of excavation shoring

system; excavation monitoring; and seismic design.

To provide a firm base for construction for the parking structure basement foundation, it may be necessary to remove and replace approximately 12" to 18" of native soil below the basement foundation level and replace it with a bridging layer, such as crushed rock, or to chemically treat the exposed soil with lime or cement.

Dewatering may be required and should be in accordance with the specifications outlined in the design-level geotechnical report prepared for the project. **(PROJECT-SPECIFIC CONDITION)**

LEGAL AGREEMENTS AND FEES

60. **HOUSING IMPACT FEE:** Prior to the issuance of the first building (foundation) permit, applicant shall pay a Housing Impact Fee based on the net new floor area of the Project and the fees in effect at the time of building permit issuance. The estimated fee for the entire project is \$16,209,507, which incorporates credit for existing floor area. Applicant prepaid a portion of the Housing Impact Fee amounting to \$10,000,000 through its investment in Housing Trust Silicon Valley's (HTSV) TECH Fund in the form of a Community Impact Note. LinkedIn's Community Impact Note shall be transferred to the City to satisfy the Note's corresponding amount of the Housing Impact Fee requirement at the time of first building permit issuance. The project is proposed to be developed in two phases. The remainder of the Housing Impact Fee (estimated at \$6,209,507) after deducting the LinkedIn's Community Impact Note amount, is also due to the City at the time of the Phase 2 building permit issuance.
61. **EAST WHISMAN IMPROVEMENT FEE:** For the net new square footage created on the property prior to the adoption of an ordinance establishing a rate for the development impact fee (including, without limitation, transportation, water, sewer and other impact fees) for the East Whisman Precise Plan (the "EWPP Impact Fee"), the applicant shall pay to the City fees in the amount of \$31.05 per net new square footage of the Building that is covered by the building permit. For this purpose, "net new square footage" means the additional square footage of floor area in new Buildings after the subtracting the floor area of any building demolished in connection with the new construction (i.e., the buildings at 1100 West Maude Avenue (89,118 square feet of floor area) and 800 East Middlefield Road (62,246 square feet of floor area)). Such EWPP Impact Fee shall be payable at the time a building permit is issued for any Building on the Property.
- Upon adoption of an ordinance establishing a rate for the EWPP Impact Fee, if the rate is less than \$31.05 per net new square foot, then the applicant shall be entitled to a credit against future EWPP Impact Fees to be assessed for any future building on the property or, if the entire EWPP Impact Fee has been paid, a refund. The amount of the credit or refund shall be determined by applying the following formula: with respect to the Building(s) for which a building permit was previously issued, the credit or refund shall equal the net new square footage of such Building(s) multiplied by the difference between: (A) Thirty-One Dollars and Five Cents (\$31.05); and (B) the rate of the EWPP Impact Fee established by the ordinance.
- For building permit applications that are approved after the City's adoption of an ordinance establishing a rate for the EWPP Impact Fee, the applicant shall pay all such impact fees required by the ordinance. Notwithstanding the previous sentence, the applicant shall not be required to pay any development impact fees adopted for new development within the Precise Plan area at a rate that exceeds \$31.05 per net new square foot. **(PROJECT-SPECIFIC CONDITION)**
62. **PUBLIC BENEFIT PACKAGE:** In compliance with the General Plan, the applicant is required to provide public benefit(s) in exchange for additional development intensity and to advance the goals and policies of the General Plan in regard to intensification of land uses in the area, pedestrian-oriented design, and better connections with surrounding areas. The applicant has proposed to provide a contribution for the City's Capital Improvements Project (CIP) Fund in the amount of \$11,000,000, with one-half of such amount being paid to the City within 30 days after the Council approval is final and the other one-half of such amount being paid to City prior to the issuance of building permits for the second phase of the project. Staff will include in the annual review of the Capital Improvement Program the allocation of these funds. A likely candidate for these funds is the planned vehicular, bicycle, and pedestrian improvements at Middlefield Road and SR 237. Final details of the public benefit package must be reviewed and approved during building permit review and received as stated above. **(PROJECT-**

SPECIFIC CONDITION)

63. **INDEMNITY AGREEMENT:** Prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and its officers, agents, and employees in any action brought by a third party to void this Planned Community Permit. The agreement shall be in a form satisfactory to the City Attorney and Zoning Administrator. It shall run with the land and shall not be amended without prior City consent.
64. **AVIGATION EASEMENT:** If deemed necessary by the Santa Clara County Airport Land Use Commission, an avigation easement shall be recorded for the property prior to the issuance of building permits. Proof of an executed avigation easement shall be provided to the Planning Division.

TRANSIT-RELATED PROGRAMS AND OFF-SITE IMPROVEMENTS

65. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** During the term of the Development Agreement (including extensions), the property owner is required to maintain a TDM program for the entire site, which will achieve a 22 percent reduction in peak-period vehicle trips from the average vehicle trip rates per square foot established by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (2017) for general office average trip rate based on the development size land use (ITE Land use Code xx) which results in a trip cap of 977 a.m. peak-period trips and 968 p.m. peak-period trips generated by occupants of all the buildings on-site, maximum of 0.90 in peak-hour vehicle trips to the site per 1,000 square feet of floor area as per the TDM plan for the project prepared by Fehr & Peers dated October 24, 2018. After the expiration of the Development Agreement, the project will be required to meet any other peak-hour trip limitation applicable under the East Whisman Precise Plan. 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 specific TDM measures to be used in the program can be any combination of measures which achieve the targeted percent peak-period trip reduction.
66. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** The property owner, or tenant, shall prepare an annual TDM report and submit it to the City to document the effectiveness of the TDM program in achieving the goal of applicable maximum peak-hour vehicle trip reduction by employees within the project. The TDM report shall be prepared by an independent consultant and paid for by the property owner or tenant; the consultant shall work with the property's TDM coordinator. The TDM report will include a determination of historical employee commute methods, which shall be informed by surveying all employees working on the project site and through driveway traffic counts. All nonresponses to the employee commute survey will be counted as a drive-alone trip. The driveway traffic counts shall be prepared and provided by an independent, licensed consultant and paid for by the property owner or tenant. The driveway counts and resulting data shall be included in the TDM report provided to the City.
- a. **TDM Reporting:** The initial TDM report for the project will be submitted one year after the granting of the Certificate of Occupancy for building or more of the project. Subsequent reports will be collected annually unless specified otherwise by East Whisman Precise Plan.
 - b. **Report Requirements:** The TDM report shall either: (1) state that the project has achieved the applicable maximum peak-hour vehicle trips, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the project has not achieved the applicable maximum peak-hour vehicle trips, 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 applicable maximum peak-hour trip goal.
 - c. **Penalty for Noncompliance:** If, after an initial TDM report shows noncompliance, the second annual report indicates that, in spite of the changes in the TDM program, the vehicle trip cap is still not being met, or if the applicant fails to submit such a TDM report at the times described above, the City may assess a penalty in the

maximum amount of \$100,000 for the first percentage point above the maximum of 22 percent peak-hour vehicle trip reduction or 0.90 in peak-hour vehicle trips per 1,000 square feet of floor area during the term of the Development Agreement and, thereafter, the peak-hour trip limitation applicable under the East Whisman Precise Plan (the “TDM Penalty”).

In determining whether the TDM Penalty is appropriate, the City may consider whether the lessee has made a good-faith effort to meet the TDM goals and allow a six-month “grace period” to implement additional TDM measures to meet the vehicle applicable peak-hour trip reduction trip cap. If the project does not achieve the necessary reductions to meet the trip cap after the six-month grace period, the City may require the property owner or lessee to pay a TDM Penalty as shown in the sample table below. Any expenses that are put towards achieving the applicable peak-hour trip reduction trip cap can be offset against the TDM Penalty. The TDM Penalty shall be paid to the MVTMA and used to promote alternatives to single-occupancy vehicle use in the City.

67. **TMA MEMBERSHIP:** The property owner or building occupant shall maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.

MITIGATION MEASURES

68. **MM AQ-3.1:** The project shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleetwide average of at least 81 percent reduction in DPM exhaust emissions or greater. One feasible plan to achieve this reduction would include the following:

- All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days shall meet, at a minimum, United States Environmental Protection Agency (EPA) particulate matter emissions standards for Tier 4 engines or equivalent.

Note that the construction contractor could use other measures to minimize construction period DPM emission to reduce the estimated cancer risk below the thresholds. The use of equipment that includes Tier 2 engines and CARB-certified Level 3 Diesel Particulate Filters* or alternatively-fueled equipment (i.e., nondiesel) could meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.

(*See <http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm>.)

69. **MM NOISE-2.1:** Mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City’s 55 dB(A) daytime threshold and 50 dB(A) nighttime threshold at the property line of the adjacent residences. A qualified acoustical consultant shall be retained to review mechanical noise as these systems are selected to determine specific noise reduction measures necessary to reduce noise to comply with the City’s noise level requirements. Noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels and/or installation of noise barriers, such as enclosures and parapet walls, to block the line-of-sight between the noise source and the nearest receptors. Alternate measures may include locating equipment in less noise-sensitive areas, such as the rooftop of the buildings away from the building’s edge nearest the noise-sensitive receptors, where feasible.
70. **MM NOISE-4.2:** The construction crew shall adhere to the following construction best management practices to reduce construction noise levels emanating from the site and minimize disruption and annoyance at existing noise-sensitive receptors in the project vicinity.

Construction Best Management Practices

Develop and implement a construction noise control plan, including, but not limited to, the following construction

best management controls:

- Where construction work along the eastern boundary of the project site would be required outside the City of Mountain View's allowable construction hours, all efforts should be made to conduct the work on Saturdays between the hours of 8:00 a.m. and 5:00 p.m., in accordance with the City of Sunnyvale's allowable hours to minimize annoyance to adjacent residences located in the City of Sunnyvale.
- Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment when located within 200' of adjoining sensitive land uses. Temporary noise barrier fences would provide a 5 dB(A) noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Unnecessary idling of internal combustion engines should be strictly prohibited.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used. Any enclosure openings or venting shall face away from sensitive receptors.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

The implementation of the reasonable and feasible controls outlined above would reduce construction noise levels emanating from the site by 5 to 10 dB(A) in order to minimize disruption and annoyance. With the implementation of these measures, the temporary increase in ambient noise levels at the site would result in a less than significant impact.

71. **MM TRANS-2.1: No. 5: Maude Avenue and SR 237 Ramps:** As a partial, near-term mitigation for the Intersection No. 5: Maude Avenue/SR 237 interchange, a second eastbound through lane between the SR 237 ramps and the City limits is recommended. This mitigation will extend the existing two eastbound lanes on Maude

Avenue from their current terminus at the City limit line to the interchange.

72. **MM TRANS-2.2: No. 20: Central Expressway and North Mary Avenue:** The project applicant will be required to contribute fair-share funding toward constructing a third westbound left-turn lane, consistent with the Tier 3 recommendation in Santa Clara County's Draft Expressway Plan 2040.
73. **MM C-TRANS-1.1: No. 2: Ellis Street/ US 101 Northbound Ramps:** The project applicant will be required to contribute fair-share funding (using Santa Clara County methodology) toward constructing a dedicated southbound right-turn lane.
74. **MM C-TRANS-1.2: No. 3: Ellis Street/U.S. 101 Southbound Ramps:** The project applicant will be required to contribute fair-share funding (using Santa Clara County methodology) toward constructing a second eastbound right-turn lane.

Public Works Department – 650-903-6311

RIGHTS-OF-WAY

75. **STREET EASEMENT DEDICATION:** Dedicate a public street easement as required by the Public Works Director, to widen Middlefield Road to allow for a 6' landscape strip and 8' sidewalk to widen Maude Avenue to allow for a second 11' travel lane, 3' bike buffer, 6' bike lane, 5' landscape strip and 7' sidewalk to widen Bernardo Avenue to allow for two southbound travel lanes and a bike lane.
76. **PUBLIC ACCESS COVENANTS AND AGREEMENT RELATING TO PUBLIC ACCESS (CONNECTIONS THROUGH SITES):** Prior to issuance of any building permits or approval of a Parcel/Final Map, the owner shall enter into a Covenants and Agreements Relating to Public Access to provide bicycle access on the approximately (and variable) 35.5' wide access road along the east side of the project site between Middlefield Road and Maude Avenue ("East Access Road"), together with pedestrian access on the sidewalk along the access road. The Covenants and Agreements shall indicate that:
 - a. Public access shall be granted for bicycle and pedestrian use. The public's use of the East Access Road is limited to bicycles only and shall not include the use of any motorized-scooters, motorcycles, ATVs, or any other motorized vehicles;
 - b. Owner shall maintain, inspect, and monitor the access road and sidewalk improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);
 - c. The Covenants and Agreements shall run with the land and be binding upon any successors;
 - d. If Owner shall fail to abide by agreement, Owner agrees to pay all reasonable cost and expenses incurred by City in enforcing the performance of such obligations.
 - e. Owner agrees to defend, and hold City, its officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in performance of services or operations under the Covenants and Agreements, including maintenance operations performed on the East Access Road by Owner or Owner's contractors, subcontractors, agents, or employees.

A legal description and plat of: (1) the owner's property; and (2) the East Access Road area shall be prepared by the owner in accordance with the City's Legal Description and Plat Requirements and submitted to the City for review.

Associated improvements within the East Access Road shall be constructed by the Owner and approved by the City.

77. **PUBLIC ACCESS EASEMENT, ALONG FRONTAGE ROAD:** Prior to issuance of any building permits or approval of a Parcel/Final Map, the owner shall dedicate an approximately 13' variable width public access easement ("Frontage Road PAE") on private property encompassing the cycle track and adjacent sidewalk. The easement dedication shall indicate that:
- a. Public access shall be granted for bicycle and pedestrian use only;
 - b. Owner shall maintain, inspect, and monitor the Frontage PAE improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);
 - c. The Frontage Road PAE shall run with the land and be binding upon any successors;
 - d. If Owner shall fail to abide by Frontage Road PAE, Owner agrees to pay all reasonable costs and expenses incurred by City in enforcing the performance of such obligations.
 - e. Owner agrees to defend, and hold City, its officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in performance of services or operations under the Easement Dedication, including maintenance operations performed on the Frontage Road PAE by Owner or Owner's contractors, subcontractors, agents, or employees.

The Frontage Road easement shall be shown on the Parcel Map.

Associated improvements within the Frontage Road PAE (Frontage Road PAE Improvements) shall be constructed by the owner and approved by the City in accordance with the phasing plan described in the Memorandum of Understanding between the applicant and the City.

78. **PUBLIC UTILITY EASEMENT:** Dedicate a public utility easement for the proposed public storm, sewer, and domestic water lines. The easement shall have a minimum width of 30' and shall have a hard, drivable surface such as Grasscrete or asphalt concrete. The dedication statement shall specify that the easement shall be kept clear of trees, shrubs, and structures and that the property owner shall maintain the vehicle surfacing over the easement.
79. **PUBLIC UTILITY EASEMENT (PUE) DEDICATION:** Dedicate a 10' wide public utility easement (PUE) along project street frontage(s) for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, communication and cable television facilities. The property owner or 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 that the easement PUE be kept free and clear of buildings and other permanent structures/facilities including but not limited to the following:
- C.3 bioretention systems;
 - Private utilities running longitudinally within the PUE;
 - Private transformers;
 - Backflow preventers (BFP)/double-check detector assembly (DCDA);
 - Structures such as garages, sheds, carports, storage structures; and

- Any projections/overhangs such as balconies, porches, building/roof overhangs, bay windows.

Exceptions to these PUE requirements may be considered by the Public Works Director in conjunction with the review and approval of the off-site improvement plans and building permit plans for the project.

80. **EGRESS EASEMENT:** Dedicate an egress easement around the entry circle to allow a vehicle on northbound Bernardo Avenue to continue around the entry circle and exit via southbound Bernardo Avenue without trespassing on private property.
81. **RIGHT-OF-WAY ABANDONMENT:** Submit an application to vacate all existing public easements that are or will no longer be needed or conflict with the proposed buildings and structures. All vacations shall be completed and recorded prior to the issuance of the first building permit. Per the City's Legal Description and Plat Requirements, submit an 8.5"x11" plat (drawing) and legal description or preliminary parcel map prepared by a registered civil engineer or land surveyor of the easement to be abandoned, request letter signed by the owner(s) of the property, and processing fee for the easement abandonment to the Public Works Department, Land Development Section.

FEES

82. **TRANSPORTATION IMPACT FEE:** If applicable and prior to issuance of any building permits, the applicant shall pay the transportation impact fees for the development per Section 43 of the City Code. The transportation impact fees for residential development are based on the number and type of dwelling units. The transportation impact fees for retail/service/office/R&D/Industrial are based on the square footage of the development. Credit is given for the existing site use(s) as applicable. The transportation impact fee is applicable to all projects that submitted a formal planning application after July 1, 2018 or that are issued a building permit after January 1, 2021.
83. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits and prior to approval of the parcel map as applicable, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for nonresidential connections are based on the water meter size and the building area and building use, respectively. Credit is given for the existing site use(s) and meter size(s) as applicable.
84. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits and prior to approval of the parcel map as applicable, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.36 of the City Code per the rates in effect at time of payment.

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

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

STREET IMPROVEMENTS

85. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the project and as required by Chapters 27 and 28 of the City Code. These improvements include:
 1. New 8' wide sidewalk along Middlefield Road. New approximately 13' wide cycle track and 5' wide sidewalk along the Frontage Road. Second 11' vehicle travel lane, 3' bike buffer, 6' bike lane, 5' landscape

strip, and 7' sidewalk along Maude Avenue. Crosswalk improvements at Middlefield Road/Frontage Road and Maude Avenue/Frontage Road.

2. Reconstruction of Bernardo Avenue north of Middlefield Road, including, but not limited to, curb, gutter, and sidewalk, median, curb returns with ADA ramps, public sewer and water mains, connections to the storm drain system, signing, and striping.
3. Removal of portions of the median on Middlefield Road to lengthen the eastbound left-turn pocket to 275'.
4. New 8-phase protected traffic signal at Middlefield Road and Bernardo Avenue to accommodate the higher vehicular, pedestrian, and bicycle volumes and new turn lanes.
5. New traffic signal at the eastern access road and Maude Avenue to accommodate left turns in and out of the project. New left-turn lane on westbound Maude Avenue into the project or equivalent improvements as approved by Caltrans and City of Sunnyvale.
6. Relocated 12" domestic water, 30" storm drain, and 10" sanitary sewer main from the interior of the site to the eastern access road. Abandonment of the existing utility mains where not needed for the private development.
7. Domestic water meters, recycled water meters, fire hydrants, DCDA, and FCDs for each building as prescribed by the Public Works Director and Fire Marshal.
8. New streetlights where the existing one is not the current City standard or relocation is required.
9. New curb, gutter, sidewalk, and cycle track on the Frontage Road.

IMPROVEMENT AGREEMENT: The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the approval of the building permit or parcel map. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a cash deposit (100 percent) or provide a letter of credit (150 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.

INSURANCE: Provide a Certificate of Insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the building permit. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.

86. **BERNARDO AVENUE/MIDDLEFIELD ROAD AND MAUDE AVENUE/EAST ACCESS ROAD INTERSECTION IMPROVEMENTS:** To address the operational safety of the intersection at Bernardo Avenue and Middlefield Road, the intersection and traffic signal shall be modified to provide protected left-turn movements and 8-phase signalization. To address the operational safety/LOS and increased left-turn movements at the intersections of Maude Avenue and East Access Road, a new traffic signal with westbound left-turn lane

pocket and signal phasing shall be provided. The signal shall be interconnected by conduits/hard wires with the existing Maude Avenue and SR 237 signal. Signal plans shall be included in the first submittal of the off-site improvement plans.

87. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. Plans shall include all the improvements in the public right of way (in fee and easement) for Bernardo Avenue, Middlefield Road, Frontage Road, Maude Avenue and Public Utility Easements. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating, but not limited to, the work areas, delineators, signs, and other traffic control measures is required for work that impacts traffic on an existing street. Locations of on-site parking for construction equipment and construction workers must be submitted for review and approval. Improvement plans (10 sets), an initial plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the first submittal of building plans. The improvement plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, one Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.
88. **INFRASTRUCTURE QUANTITIES:** Submit a construction cost estimate form indicating the quantities of the street and utility improvements with the initial submittal of the improvement plans. The construction cost estimate is used to estimate the cost of street and utility improvements and to determine the Public Works plan check and inspection fees.
89. **POTHOLE PERMIT:** Obtain an Excavation Permit from the Public Works Department to conduct potholing in order to determine the depths and locations of existing subsurface utilities. Potholing shall be completed prior to the first submittal of the building plans as required by the Project's Land Development Engineer.
90. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, handrails, fences, and retaining walls shall not encroach into the public easements, including, but not limited to, the public rights-of-way, street easements, or public utility easements, unless otherwise shown on the plans.
91. **ENCROACHMENT EXCEPTIONS:** The private recycled water main as shown on the plans may encroach into the Bernardo Avenue right-of-way. An Encroachment Agreement will be required.
92. **CORNER STREET SIGHT TRIANGLE:** At street corners of controlled and/or uncontrolled intersections, no sign over 3' in height shall be located within a vehicle sight triangle formed by measuring 35' along the front and side property lines.
93. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle sight triangle(s), fences, shrubs, bushes or hedges shall not exceed 3' in height while tree canopies shall maintain a minimum 6' vertical clearance at the driveway location.

UTILITIES

94. **WATER AND SEWER SERVICE:** Each building in the project shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38. All restaurant space (Building Occupancy A-2) in the new buildings shall have a separate water meter from the rest of the building. Restaurant space in the existing buildings shall have a separate water meter and service line run to within 5' of the outside of the building.

95. **SEPARATE FIRE SERVICE:** Domestic water and fire services shall have separate lines connected to the City's water main, except when supplying NFPA 13D fire sprinkler systems as approved by the City Fire Protection Engineer. On-site fire lines, post indicator valves, Fire Department connections, and detector checks also require approval from the City's Fire Protection Engineer.
96. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required.
97. **WATER METER BANK:** The water meters shall be arranged in a bank of meters adjacent to the public sidewalk in the landscaped areas only. The bank of meters shall not be located in driveway approaches, concrete sidewalk areas, or next to the main driveway entrance so as not to impact the aesthetics of the entrance.
98. **WATER AND SEWER APPLICATIONS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit complete applications for water and sewer service if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid.
99. **EXCAVATION PERMIT:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit a complete Excavation Permit Application to the Public Works Department for all applicable work within the public right-of-way. Permit applications are available from the Public Works Department. All work within City right-of-way must be consolidated on the site, off-site improvement or utility plans. Plans of the work, traffic control plans for work within the public roadway, insurance certificate and endorsement, and permit fees are required with the Excavation Permit Application.
100. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, water services, fire services, sewer laterals, sewer cleanouts, gate valves, and utility mains are to be shown on the plans. Sewer laterals, domestic water services, recycled water services, and fire services shall have a minimum 5' horizontal separation from each other. Existing water services shall be shown to be disconnected and plugged at the main, unless they are satisfactory for reuse as determined by the Public Services Division. Water services 4" or larger that are not reused shall be plugged at the main by removing the gate valve and installing a blind flange and thrust block at the tee. Existing sanitary sewer laterals and storm connections that are not reused shall be abandoned, and existing face-of-curb drains that are not reused shall be removed. Existing public water mains, sewer mains and storm drain that are to be abandoned shall be abandoned per City Standards. Existing public water mains, sewer mains and storm drains that are to be converted to private mains shall be retrofitted as if they were new services per City Standards.
101. **SANITARY SEWER MAIN:** The new public sanitary sewer main parallel to Maude Avenue does not meet City of Mountain View standards for cover. Therefore, fused HDPE pipe will be required. The separation from the main to trees shall be 5' minimum.
102. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City water services. Backflow preventers shall be located directly behind the water meter in the locations shown on the plans. Backflow prevention assemblies shall be conveniently located as close to the meter and public right-of-way as feasible outside of buildings and are not allowed within buildings' utility closets or basements. Enclosures similar to the trash enclosures may be considered for banks of meters and backflow preventers. Final design of enclosures must be approved by the Public Services Division.
103. **UNDERGROUND SERVICES:** All new and existing electric, telephone, and cable television services serving the site are to be placed underground. The undergrounding of the new and existing electric, telephone, and cable television services is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site. (Aboveground transformers shall be located so they are screened or not visible from the street or to the general public as approved by the Community Development and Public Works Departments.)

104. **JOINT UTILITY PLANS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit joint utility plans showing the location of the proposed electric, gas, telephone, cable television, and telecommunication conduits and vaults. These plans shall be combined and made a part of the improvement plans. Dedicate utility easements that are necessary for the common utility on the parcel map.

RECYCLED WATER

105. **RECYCLED WATER USE REQUIREMENT:** This site is within the City's future recycled water service area. Recycled water use is required per the City Code for all irrigation within the City's recycled water service area at such time as the City provides recycled water to the project site.
106. **RECYCLED WATER SOURCE:** This site is within the City's future recycled water service area, but there is not currently service to this site. The applicant wishes to use recycled water as soon as possible. Therefore, the City of Mountain View will allow a connection to the City of Sunnyvale's recycled water system at such time as the recycled water is made available by the City of Sunnyvale on the Maude Avenue frontage. If the City of Mountain View brings recycled water to the project site and notifies the applicant that such recycled water is available to the project site, the applicant shall switch to the City of Mountain View system. The recycled water system will be subject to both City of Mountain View and City of Sunnyvale standards and the standards of the City providing recycled water will apply.
107. **RECYCLED WATER USE PERMIT:** With the first plan check, submit a City of Mountain View Recycled Water Use Permit Application. Any exceptions to the recycled water ordinance, such as using domestic water for redwood trees, must be included with the permit application.
108. **RECYCLED WATER SERVICES:** Each recycled water use must have its own individual meter (i.e., exterior irrigation, dual-plumbing, cooling towers, etc.). All recycled water services must have a meter and a reduced-pressure principle backflow preventer. Irrigation within a building envelope may be served by the dual-plumbed water and meter.
109. **RECYCLED WATER PLANS:** Prepare recycled water plans in accordance with the City's Customer Guidelines for Recycled Water Use. The applicant shall follow the Guidelines, including, but not limited to, showing on the plans: size and location of all existing and new water meters, backflow preventers, new potable and recycled water pipelines, and existing potable and recycled water pipelines (if available); location of irrigation system components (controllers, quick couplers, valves, strainers, and constant pressure main lines); boundaries of the intended potable and recycled water use areas; locations of proposed recycled water advisory signs; a completed Site Information Box; and all applicable recycled water standard notes and details. If recycled water is being used for both irrigation and dual-plumbing, submit a recycled water plan package with all recycled water systems included (i.e., irrigation, plumbing, and/or mechanical), which will be reviewed by City staff and State reviewers.
1. Ensure all potable water/recycled water crossings meet requirements listed in City's Recycled Water Guidelines and Standard Details, specifically about sleeving and separation requirements (RW-6):
 2. Minimum 4' separation on-site, minimum 10' separation on public ROW.
 3. No joints within 8' of crossings.
 4. Sleeve Recycled Water line 10' on either side of potable crossing, when recycled water is crossing above.
 5. Provide Title 22 Engineering/Dual-Plumbing Report.
110. **RECYCLED WATER FEES AND COSTS:** The following are costs and fees that the owner/developer will be responsible for paying as part of the approval of any recycled water project:

- a. Plan review by the State Water Resources Control Board, Division of Drinking Water.
- b. Special Inspection, performed by an AWWA Certified Cross-Connection Specialist) for construction inspection of the on-site recycled water system.
- c. Cross-Connection Test, performed by an AWWA Certified Cross-Connection Specialist.
- d. Service Connection Fee (if applicable).

111. **RECYCLED WATER SPECIAL INSPECTION:** The project is required to undergo recycled water special inspection by the City or its representative. A certified AWWA Cross-Connection Specialist will perform the construction inspection of ALL on-site recycled water systems, pursuant to the approved plans. The following note shall be clearly shown on the first sheet of the recycled water permit plans (i.e., landscape/irrigation, plumbing, mechanical, or civil plans): "Any installation for recycled water is required to have a Special Inspection by a certified AWWA Cross-Connection Specialist to ensure that the on-site recycled water system was constructed per the approved plans and specifications." The Specialist shall submit a report/checklist to the City (Public Services Division and Building Inspection Division) verifying that the on-site recycled water system was constructed per the approved plans and specifications. Receipt of inspection report/checklist is required prior to connection of the recycled water meter and building permit final.

112. **CROSS-CONNECTION TESTING:** After confirmation of the special inspection, a cross-connection test is required prior to receiving recycled water. The following note shall be clearly shown on the first sheet of the recycled water permit plans: "A cross-connection test is required prior to receiving recycled water." The cross-connection test will be performed by the City or its representative and must be performed prior to connection of the recycled water meter and building permit final.

NOTE: For dual-plumbed buildings, the owner/tenant is required to hire an AWWA Cross-Connection Specialist to perform a visual cross-connection inspection every year, and a four-year shutdown test.

113. **SITE SUPERVISOR:** The owner/developer is required to hire a Site Supervisor who has been trained by City staff. The Site Supervisor can be the maintenance contractor in charge of operating and maintaining the recycled water systems. The Site Supervisor must be present for the cross-connection test(s). Every year, the Site Supervisor must perform a visual inspection of the recycled water systems and submit an Annual Site Inspection Report to the City. For dual-plumbed buildings, the owner/tenant is required to hire an AWWA Cross-Connection Specialist to perform a visual cross-connection inspection every year, and a four-year shutdown test. For more information, refer to the City's Customer Guidelines for Recycled Water Use.

Provide to the City:

- Contact information of Site Supervisor
- Completion of Site Supervisor Training with the City's Recycled Water Section

114. **COVERAGE TEST:** After the system is installed and the Cross-Connection Test has successfully passed, a coverage test must be performed to ensure that overspray and ponding do not occur. The Coverage Test must be performed by the Site Supervisor. Coverage Test results must be submitted to the City prior to building occupancy.

NOTE: The Division of Drinking Water does NOT allow recycled water piping inside or near food processing facilities and restaurants. Design all recycled water lines as far away from food facilities as possible.

115. **DUAL-PLUMBED BUILDINGS:** All new commercial buildings or groups of new commercial buildings submitting for a building permit, where the total square footage of the building(s) is greater than twenty-five thousand (25,000) square feet, shall incorporate dual plumbing in the design of the building to allow the use of recycled water, when it becomes available, for flushing toilets and urinals and priming floor traps. The dual-plumbed recycled water system must comply with the requirements of California Code of Regulations Title 17, 22, and the California Plumbing Code. An Engineering Report and set of plans of the proposed site shall be prepared and provided to the City. Sites using recycled water for toilet and urinal flushing must have an on-site back-up water supply tank.
116. **DUAL PLUMBING ENGINEERING REPORT:** For dual-plumbed recycled water systems, the Engineering Report shall adhere to California Code of Regulations Title 22 § 60314 and must include a detailed description of intended use area, plans, and specifications of the piping system and on-site back-up tank, and the method to be used by the recycled water agency to ensure that cross-connection between the recycled water and potable water piping system will not occur. The Engineering Report shall be submitted to the City.
117. **DUAL PLUMBING ON-SITE BACK-UP WATER SUPPLY STORAGE:** Sites using recycled water for toilet and urinal flushing are required by the City to have an on-site back-up water supply. If recycled water is used for purposes other than toilet and urinal flushing, then an on-site back-up water supply may be installed at the discretion of the customer. The on-site back-up must adhere to all applicable codes and regulations, and must be equipped with an air gap to prevent cross-connection between the potable and recycled water systems.
118. **DUAL PLUMBING PLANS:** For dual-plumbed recycled water systems, prepare a set of plans with proposed piping system to be used, pipe locations of both recycled and potable systems, type and location of the outlets and plumbing fixtures that will be accessible to the public, and the methods and devices to be used to prevent backflow of recycled water into the public water system. *WARNING: The Division of Drinking Water does NOT allow recycled water piping inside or near food processing facilities and restaurants. Design all recycled water lines as far away from food facilities as possible.*

SIDEWALKS AND DRIVEWAYS

119. **DRIVEWAY REMOVAL:** Replace abandoned driveways with standard curb, gutter, and sidewalk and show the replacement work on the plans.
120. **RED CURB:** All curbs along the frontages shall be painted red.
121. **SIGNING AND STRIPING:** The signing and striping of all public right of ways and approaches to public right of ways shall be shown on the improvement plans. Final details of the plan shall be subject to the approval of the Traffic Engineer.
122. **PUBLIC WAYFINDING SIGNS:** Provide public wayfinding signs to direct the public from Middlefield Road to Bernardo Avenue.

RECYCLING

123. **RECOLOGY MOUNTAIN VIEW:** Recology Mountain View is the City's exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Recology. Using another hauler may violate City Code Sections 16.13 and 16.17 and result in Code Enforcement action.
124. **CONSTRUCTION AND DEMOLITION ORDINANCE:** This project must comply with the City's Construction and Demolition Ordinance (City Code Chapter 16, Article III).

125. **TRASH ENCLOSURE:** The final design of the trash enclosures shall be reviewed as part of the building permit process.

STREET TREES

126. **STREET TREES:** Install standard City street trees along the street frontage (other than the Frontage Road), including where there are gaps in the space of existing street trees.
127. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees are to be planted a minimum of 10' from sanitary sewer lines and 5' from water lines, fire lines, and driveways in accordance with Detail F-1 of the Standard Provisions. New street tree species must be selected from the City's official street tree list and as approved by the City's Parks and Open Space Division per Proposed Street Tree Form available online at www.mountainview.gov/planningforms.
128. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

129. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
130. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways (other than single-family residential) shall not surface-drain across public sidewalks or driveway aprons. A 2'x2' inlet/cleanout box is required at or near the property line for connections to the City storm drains.
131. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City's storm mains, before approval of the building permit, the owner shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage.
132. **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.
133. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.

MISCELLANEOUS

134. **CONSTRUCTION PLAN:** Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall provide a construction traffic and parking management plan with the building plans showing the following:
1. Truck route for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets;
 2. Building construction phasing/construction equipment storage/construction parking plans: Show construction vehicles and equipment parking area and construction trailer location. All construction vehicles/equipment and trailer shall be located on-site or at a site nearby (not on a public street or public

parking) arranged by the contractor. No construction equipment or vehicles shall be stored or parked on residential streets or public parking lots. Construction contractors/workers are required to park on-site or at a private property arranged by the contractor and shall not be allowed to use neighboring residential streets for parking/storage; and

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

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

135. **TRAFFIC CONTROL PLANS:** Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall provide Traffic Control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans.
136. **CALTRANS PERMIT:** Apply for a Caltrans Encroachment Permit for all work within Caltrans' jurisdiction. Work within the State right-of-way must be in accordance with Caltrans requirements.
137. **CITY OF SUNNYVALE:** Apply for an Encroachment Permit with the City of Sunnyvale for all work within the City's jurisdiction. Work within the City right-of-way must be in accordance with City requirements. The City of Sunnyvale will require a separate set of City of Sunnyvale standard off-site improvement plans submitted with the encroachment permit.
138. **STREET CLEANING:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development's construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as directed by the Public Works Director, or his/her designated representative."
139. **OCCUPANCY RELEASE:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "For commercial and office developments, no buildings will be released for occupancy until the off-site improvements to be constructed to City Public Works standards and/or accepted for maintenance by the City are complete and ready for acceptance." This condition will be applied so that the off-site improvements that are to be constructed in accordance with the phasing plan described in the memorandum of understanding between the applicant and the City will apply only to the occupancy of the buildings constructed in the applicable phase.
140. **PRELIMINARY TITLE REPORT:** Submit a current preliminary title report or land deed indicating the exact name of the current legal owners of the property, their type of ownership (individual, partnership, corporation, etc.), and legal description of the property involved to the Public Works Department. This information is required for the preparation of Public Works agreements and documents. Include all easements and agreements referenced in the title report.
141. **SUBDIVISION:** This site plan is a subdivision of an existing parcel(s). Any combination or division of land for purpose of sale, lease, or financing requires the filing and approval of a preliminary parcel or tentative map, completion of all conditions of subdivision approval, and the recordation of the parcel or final map, all prior to issuance of the building permit. In order to place the approval of a final map on the Council agenda, all related materials must be completed and approved 40 calendar days prior to the Council meeting.

142. **BUILDING PERMITS:** A building permit is required for this project. This review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review will be part of a separate permit application process that can be applied for once the Planning approvals have been obtained and any appeal period has passed. To submit for building permits, please refer to the Building Inspection Division's "Submittal Requirements" for document requirements and project review times online at www.mountainview.gov/submitbuildingpermit.

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

143. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2016 California Codes: Building, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).

144. **ACCESSIBILITY REQUIREMENTS:** The project is required to comply with:

- **CHAPTER 11B:** Project will be required to comply with the accessibility requirements in the 2016 CBC, Chapter 11B.
- **PARKING (CHAPTER 11B):** Project will be required to comply with the accessible parking requirements in the 2016 CBC, Chapter 11B.

145. **ELECTRIC VEHICLE STATIONS:** Project is required to provide electric vehicle (EV) charging facilities per the 2016 CalGreen Section 5.106.5.3 and MVCC Sections 8.20.42 to 8.20.45.

146. **ADDRESSES:** All street names, street numbers, and residential apartment numbers will be processed prior to the Building Inspection Division approval of the project. Commercial suite numbers are issued by the United States Postal Service (USPS).

147. **APPROVALS REQUIRED:** This project requires the approval of the Santa Clara County Environmental Health Department (SCCHD) prior to submittal to the Building Inspection Division. Please visit SCCHD online at www.sccgov.org or by phone at 408-918-3400 to obtain information and requirements for approval.

148. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate building permit.

149. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the 2016 CBC.

150. **EGRESS:** Site must meet accessible means of egress per the 2016 CBC, Section 1009.

151. **FIRE SPRINKLERS:** An automatic sprinkler system shall be installed for structures identified with Group R occupancy per 2016 CBC, Section 903.2.8.

152. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer and the Hazardous Materials Specialist. Please visit City of Mountain View – Fire & Environmental Protection Division online at www.mountainview.gov/fep or by phone at 650-903-6378 to obtain information and submittal requirements.

153. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the 2016 CBC.
154. **OCCUPANCY SEPARATION:** Proper separation to be provided between occupancies per 2016 CBC, Chapter 5.
155. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans per requirements of 2016 CBC, Section 1004.
156. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Please provide sufficient information at the time of building plan submittal to show how pedestrians will be protected per 2016 CBC, Section 3306.
157. **PHOTOVOLTAIC:** Photovoltaic systems are to be a deferred submittal under separate building permit application.
158. **SURVEY:** A survey will be required to be completed to verify structure placement.
159. **SCHOOL IMPACT FEE:** Project will be subject to School Impact fees. To obtain information, fee estimates, and procedures, please contact the following local school districts: Mountain View Los Altos High School District *and* Mountain View Whisman School District *or* Los Altos Elementary School District.
160. **ALTERNATE MATERIALS METHODS REQUEST (AMMR):** Any submittals of AMMRs are required to be formally submitted with the complete initial building submittal. AMMRs will be reviewed by the Chief Building Official during the plan check process; approvals of AMMRs are not provided or processed prior to submittal to the Building Inspection Division.

Fire Department – 650-903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

161. **FIRE SPRINKLER SYSTEM:** Provide an automatic fire sprinkler system to be monitored by a central station monitoring alarm company. This monitoring shall include water flow indicators and tamper switches on all control valves. Three (3) sets of shop-quality drawings shall be submitted for review and approval. All work shall conform to NFPA 13 (2016 Edition), NFPA 72 (2016 Edition), and Mountain View Fire Department specifications. Call the Building Inspection Division at 650-03-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (City Code Sections 14.10.28, 14.10.29, and California Fire Code Section 903.)
162. **FIRE SPRINKLER SYSTEM TENANT IMPROVEMENT:** The automatic fire sprinkler system shall be altered as necessary to accommodate interior improvements. Three (3) sets of shop-quality drawings shall be submitted for review and approval prior to installation. All new and/or existing water flow indicators and system control valves shall be monitored by a central station monitoring alarm company. All work shall conform to NFPA 13 (2016 Edition), NFPA 72 (2016 Edition), and Mountain View Fire Department specifications. Call the Building Inspection Division at 650-03-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements.
163. **STANDPIPE SYSTEM:** Provide a Class III standpipe system. (City Code Sections 14.10.30, 14.10.31, 14.10.32, and 14.10.33 and California Fire Code Section 905.)
164. **FIRE PROTECTION DURING CONSTRUCTION:** Every building four (4) stories or more in height shall be

provided with not less than one (1) standpipe for use during construction. Such standpipe(s) shall be installed when the progress of construction is not more than 40' in height above the lowest level of Fire Department access. Such standpipe(s) shall be provided with Fire Department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. In each floor, there shall be provided a 2.5" valve outlet for Fire Department use. (California Fire Code, Chapter 33.)

165. **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.
166. **FIRE EXTINGUISHERS:** Install one 2-A:10-B:C fire extinguisher for every 50'/75' of travel or every 3,000 square feet. Fire extinguisher locations shall be indicated on the architectural floor plans. (California Code of Regulations, Title 19, Chapter 3 and California Fire Code, Section 906.)
167. **FIRE EXTINGUISHERS (COOKING AREAS):** Install Class K fire extinguishers in the commercial cooking equipment areas. (California Code of Regulations, Title 19, Chapter 3, and California Fire Code Section 904.12.5.)
168. **FIRE EXTINGUISHING SYSTEMS:** Submit three (3) sets of shop-quality drawings for the cooking appliance fire extinguishing system(s). Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (California Fire Code Section 904.2.2.)
169. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Three (3) complete sets of fire alarm system shop-quality drawings shall be submitted for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (California Fire Code Section 907 and City Code Section 14.10.34.)

FIRE DEPARTMENT ACCESS

170. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions or visit online at www.mountainview.gov/firerequirements. (California Fire Code Section 506.)
171. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions. (California Fire Code Section 506.) (**Applies to security gates.**)
172. **FIRE APPARATUS ACCESS ROADS:** Access roads shall have 13'6" unobstructed vertical clearance, 20' of unobstructed width (26' where building occupied floors exceed 30' height), and minimum turning radii of 21' (inside turning radius). Unobstructed width shall mean a clear travelway, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds. Unobstructed width shall not include the width of rolled curbs, sidewalks, or nondrivable surfaces. (California Fire Code Section 503, and City Code Sections 14.10.15, 14.10.16 and 14.10.17.)
173. **FIRE APPARATUS TURNAROUNDS:** Dead-end fire apparatus access roads in excess of 150' in length shall be provided with approved provisions for the turning around of apparatus. "Approved provisions" shall mean that turnarounds, in accordance with Mountain View Fire Department specifications, are provided in locations such that fire apparatus shall never be more than 150' away from the closest turnaround. Call the Building Inspection Division at 650-903-6313 for specifications. (California Fire Code, Section 503.)

174. **FIRE LANE MARKING:** "NO PARKING—FIRE LANE" signs shall be posted along fire lanes and curbs shall be painted red with the words: NO PARKING—FIRE LANE stenciled in white on the top and side of the curb. Call the Building Inspection Division at 650-903-6313 for specifications and application or visit online at www.mountainview.gov/firerequirements. (California Fire Code Section 503.)
175. **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.)
176. **STRETCHER REQUIREMENTS:** In all structures four (4) or more stories in height, at least one elevator shall be provided with a minimum clear distance between walls or between walls and door, excluding return panels, of not less than 80"x54", and a minimum distance from wall to return panel of not less than 51" with a 42" side slide door, unless otherwise designed to accommodate an ambulance-type stretcher 84"x24" in the horizontal position. (California Building Code Section 3002.)

EGRESS AND FIRE SAFETY

177. **EXIT ILLUMINATION:** Exit paths shall be illuminated any time the building is occupied with a light having an intensity of not less than one footcandle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination shall be indicated on the Electrical Plans. (California Building Code Section 1008.)
178. **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.)
179. **FLOOR-LEVEL EXIT SIGNS:** Floor-level exit signs shall be provided in all interior exit corridors of Group A, E, I, and Group R2.1 occupancies and in all interior rated exit corridors serving guest rooms of hotels in R1 occupancies. (California Building Code Section 1013.)
180. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code Section 1010.1.10.)
181. **GROUP A OCCUPANCIES:** Buildings or portions of buildings used for assembly purposes shall conform to all requirements of Title 19 and the Uniform Building Code. This shall include, but is not limited to: (1) two exits; (2) fire-retardant drapes, hangings, Christmas trees, or other similar decorative material; and (3) posting of a maximum occupant load sign. (California Code of Regulations, Title 19, Sections 3.08, 3.21, and 3.30.)
182. **GROUP A, E, I, AND R-1 OCCUPANCIES:** Decorative Materials: All drapes, hangings, curtains, drops, and all other decorative material, including Christmas trees, shall be made from a noncombustible or fire-resistive material or maintained in a flame-retardant condition by means of an approved flame-retardant solution or process approved by the California State Fire Marshal. (California Code of Regulations, Title 19, Sections 3.08 and 3.21.)
183. **INTERIOR WALL AND CEILING FINISH:** Interior finishes shall have a flame-spread rating in accordance with the California Building Code, Chapter 8, and California Code of Regulations, Title 19, Section 3.21.
184. **POSTING OF ROOM CAPACITY:** Any room used for assembly purposes shall have the capacity of the room posted in a conspicuous place near the main exit from the room. (California Building Code, Section 1004.3.)
185. **ON-SITE DRAWINGS:** Submit CAD (.dwg) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.

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

EXTERIOR IMPROVEMENTS

189. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two (2) sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. Call the Building Inspection Division at 650-903-6313 for specifications or view online at www.mountainview.gov/firerequirements. (California Fire Code Section 304.3.)
190. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 6" in height. (City Code, Section 14.10.19.)

OTHER

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

Fire and Environmental Protection Division—650-903-6378

GENERAL

192. **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.
193. **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.
194. **STATE OF CALIFORNIA CONSTRUCTION GENERAL STORMWATER PERMIT:** A "Notice of Intent" (NOI) and "Stormwater Pollution Prevention Plan" (SWPPP) shall be prepared for construction projects disturbing one (1) acre or more of land. Proof of coverage under the State General Construction Activity Stormwater Permit shall

be attached to the building plans.

195. **CONSTRUCTION SEDIMENT AND EROSION CONTROL PLAN:** The applicant shall submit a written plan acceptable to the City which shows controls that will be used at the site to minimize sediment runoff and erosion during storm events. The plan should include installation of the following items where appropriate: (a) silt fences around the site perimeter; (b) gravel bags surrounding catch basins; (c) filter fabric over catch basins; (d) covering of exposed stockpiles; (e) concrete washout areas; (f) stabilized rock/gravel driveways at points of egress from the site; and (g) vegetation, hydroseeding, or other soil stabilization methods for high-erosion areas. The plan should also include routine street sweeping and storm drain catch basin cleaning.
196. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
197. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10 percent; (b) using mulches in planter areas without ground cover to avoid sedimentation runoff; (c) installing plants with low water requirements; and (d) installing appropriate plants for the location in accordance with appropriate climate zones. Identify which practices will be used in the building plan submittal.
198. **EFFICIENT IRRIGATION:** Common areas shall employ efficient irrigation to avoid excess irrigation runoff. Examples include: (a) setting irrigation timers to avoid runoff by splitting irrigations into several short cycles; (b) employing multi-programmable irrigation controllers; (c) employing rain shutoff devices to prevent irrigation after significant precipitation; (d) use of drip irrigations for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and (e) use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. Identify which practices will be used in the building plan submittal.
199. **OUTDOOR STORAGE AREAS (INCLUDING GARBAGE ENCLOSURES):** Outdoor storage areas (for storage of equipment or materials which could decompose, disintegrate, leak, or otherwise contaminate stormwater runoff), including garbage enclosures, shall be designed to prevent the run-on of stormwater and runoff of spills by all of the following: (a) paving the area with concrete or other nonpermeable surface; (b) covering the area; and (c) sloping the area inward (negative slope) or installing a berm or curb around its perimeter. There shall be no storm drains in the outdoor storage area.
200. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
201. **STORMWATER TREATMENT (C.3):** This project will create or replace more than ten thousand (10,000) square feet of impervious surface; therefore, stormwater runoff shall be directed to approved permanent treatment controls as described in the City's guidance document entitled, "Stormwater Quality Guidelines for Development Projects." The City's guidelines also describe the requirement to select Low-Impact Development (LID) types of stormwater treatment controls; the types of projects that are exempt from this requirement; and the Infeasibility and Special Projects exemptions from the LID requirement.

The "Stormwater Quality Guidelines for Development Projects" document requires applicants to submit a Stormwater Management Plan, including information such as the type, location, and sizing calculations of the treatment controls that will be installed. Include three stamped and signed copies of the Final Stormwater Management Plan with the building plan submittal. The Stormwater Management Plan must include a stamped and signed certification by a qualified Engineer, stating that the Stormwater Management Plan complies with the City's guidelines and the State NPDES Permit. Stormwater treatment controls required under this condition may be required to enter into a formal recorded Maintenance Agreement with the City.

202. **COMMENTS ON UTILITY PLAN AND STORMWATER CONTROL PLAN:**

1. Verify accuracy of sanitary sewer and storm drain manhole labels for East Middlefield Road on utility plan Page C16. Storm drain manhole at Bernardo Avenue and Middlefield Road is labeled as SSMH.
2. The conceptual stormwater management plan indicates that the public road in DMA 2 is treated, but it was not clear how the runoff would drain to the treatment system. Provide detail about how runoff will drain to the treatment control or explain how the road will be treated. If the public road is not treated, interceptor tree credits will be considered. Alternatively, an equivalent public road area that is off-site may be considered for treatment in lieu of the entrance road.
3. Indicate how runoff from the driveways will drain into treatment system for Areas 3, 4, and 6.
4. To the extent possible, minimize pump stations. Incorporate gravity drainage inlet to the treatment systems, where feasible, including drainage of portions of roofs that may have adequate conditions to drain naturally to the treatment systems.

203. **STORMWATER MANAGEMENT PLAN—THIRD-PARTY ENGINEER’S CERTIFICATION:** The Final Stormwater Management Plan must be certified by a qualified third-party engineer that the proposed stormwater treatment controls comply with the City’s Guidelines and Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP). A list of qualified engineers is available at the following link: http://www.scvurppp-w2k.com/consultants_list.shtml

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.

204. **HAZARDOUS MATERIALS:** If hazardous materials will be stored or used on-site (including paints, thinners, compressed gases, propane, diesel, gasoline, etc.), complete an Environmental Compliance Plan (ECP) application. Attach a copy of the completed ECP to your building plan submittal.
205. **INSTALLATION OR UPGRADE OF HAZARDOUS MATERIALS STORAGE:** Complete an “Installation or Upgrade of Hazardous Materials Storage or Use Areas” check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.
206. **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.
207. **CLOSURE PLAN:** Provide Closure Plan at least 30 days prior to demo for 1101 Maude Avenue to address 250-gallon diesel generator. **(PROJECT-SPECIFIC CONDITION)**

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

NOTE: As required by California Government Code Section 66020, the applicant is hereby notified that the 90-day period has begun as of the date of approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of this approval or as a condition of approval of this

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