

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2020

A RESOLUTION CONDITIONALLY APPROVING A PLANNED UNIT
DEVELOPMENT PERMIT AND DEVELOPMENT REVIEW PERMIT TO CONSTRUCT
A 115-UNIT ROWHOUSE DEVELOPMENT PROJECT AND A
HERITAGE TREE REMOVAL PERMIT TO REMOVE 55 HERITAGE TREES
AT 1555 WEST MIDDLEFIELD ROAD

WHEREAS, an application was received from SummerHill Homes for a Planned Unit Development Permit and Development Review Permit to construct a 115-unit rowhouse development project and a Heritage Tree Removal Permit to remove 55 Heritage trees at 1555 West Middlefield Road (Application No. 2019-152); and

WHEREAS, the Zoning Administrator held a public hearing on February 12, 2020 on said application and recommended the City Council conditionally approve the Planned Unit Development Permit and Development Review Permit and Heritage Tree Removal Permit subject to the findings and conditions of approval attached as Exhibit A; and

WHEREAS, the City Council held a public hearing on May 19, 2020 on said applications and received and considered all evidence presented at said hearing, including the resolutions and project materials from the Administrative Zoning hearing and City Council report and materials;

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

1. The Development Review Permit to construct a 115-unit rowhouse development is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

A. The project complies with the general design considerations as described by the purpose and intent of the Zoning Ordinance, the General Plan, and any City-adopted design guidelines since it is in compliance with the Rowhouse Development Standards and Design Guidelines and is consistent with the existing neighborhood character, which includes single-family and multi-family developments;

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 it is a rowhouse development that is well-designed and integrated with the existing neighborhood character, which includes a variety of building materials and colors; it includes features seen in the area such as residential gable and shed roof forms over the front doors, front porches with wood posts and stone veneer bases, metal balconies, railings, and trim. Building materials include stucco, tile roofs, rafter tails, shutters, gable tile accents, wood corbels and kickers, garage doors with glass; and brick veneer defining the ground floor; and it is consistent with the Rowhouse Design Guidelines. All equipment will be screened and exterior lighting will only light the areas intended with no off-site spillover;

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 utilizing a traditional design consistent with the neighborhood character, is consistent with the Rowhouse Development Standards and Design Guidelines, and is consistent with the neighborhood character. Pathways within the development provide pedestrian connectivity to interior units, common and private open space, garages, and guest parking; the buildings are configured to provide an activated street presence with front entries along West Middlefield Road, San Ramon Avenue, and San Pierre Way and a central and common open space for residents;

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 including a well-designed landscape plan with a variety of tree types, a well-designed center common open-space area which includes double-sided built-in barbecues and counter, an outdoor fireplace, picnic tables and benches, with a shade trellis/arbor, and hard and softscape, and the landscape palette complies with the City's Water Conservation in Landscaping Regulations;

E. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking because the project provides full access driveways from San Ramon Avenue with a center loop driveway providing access to the interior buildings, private garages for each unit, and guest parking; units face onto a landscaped, common open-space area and the public street; and the project provides the required number of parking spaces, including area for resident bicycle parking within each garage and racks for residents and guests in the common areas; and

F. The approval of the Development Review Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because an Initial Study/Mitigated Negative Declaration has been prepared and circulated for public comment and 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.

2. The Planned Unit Development Permit to construct a 115-unit rowhouse development is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.46.95:

A. The proposed land use is allowed within the R3-2 Zoning District and in the Medium-Density Residential Land Use Designation of the General Plan;

B. The site is physically suitable for the type and intensity of the land use being proposed since the site is currently a residential development of similar size and density zoned for multiple-family residential development and is a relatively flat lot with access to the public street and utilities;

C. The proposed project would be harmonious and compatible with existing and future developments within the zoning district and surrounding area because it is a rowhouse development that is well-designed and integrated with the existing neighborhood character, which includes a variety of building materials and colors; it includes features seen in the area such as residential gable and shed roof forms over the front doors, front porches with wood posts and stone veneer bases, metal balconies, railings, and trim. Building materials include stucco, tile roofs, rafter tails, shutters, gable tile accents, wood corbels and kickers, garage doors with glass; and brick veneer defining the ground floor; and it is consistent with the Rowhouse Design Guidelines;

D. The proposed residential project will constitute a residential environment of sustained desirability and stability and will result in an intensity of land utilization no higher than, and standards of open space no less than, permitted for a similar development within the zoning district because it includes a well-designed landscape plan with a variety of tree types, a well-designed center common open-space area which includes double-sided built-in barbecue and counter, an outdoor fireplace, picnic tables and benches, with a shade trellis/arbor, and hard and softscape, and the landscape palette complies with the City's Water Conservation in Landscaping Regulations;

E. The location, size, design, and operating characteristics of the proposed project are not detrimental to the public interest, health, safety, convenience, or welfare of the community because it provides a full access driveway from San Ramon Avenue with a center loop driveway providing access to the interior buildings, private garages for each unit, and guest parking; pathways within the development provide pedestrian connectivity to the units, garages, guest parking, and common open space area; provides the required number of parking spaces, including area for resident bicycle

parking within each garage and racks for residents and guests in the common areas; and complies with the requirements of the Rowhouse Design Guidelines;

F. The proposed project is in substantial compliance with the intent of requirements of the R3-2 (Multiple-Family Residential) Zoning District, and implementation of the proposed harmonious and integrated Planned Unit Development design is superior to standard development in the underlying zone and, therefore, justifies the exceptions to the requirements of this chapter because the project complies with the requirements of the Rowhouse Guidelines; the design includes attractive articulation and architectural treatments such as varied roof forms to break up the mass, such as gable and shed roof forms, front porches with wood posts and stone veneer bases, metal balconies, railings and trim; and the site layout results in a superior design which includes a loop driveway that provides access to interior units, private garages, and guest parking and units facing the public street or common open space areas;

G. The proposed project complies with the Design Guidelines for rowhouses because it is well-designed and integrated with the existing neighborhood character which includes a variety of building types and styles; and

H. The approval of the Planned Unit Development Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration has been prepared and circulated for public comment and 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.

3. The Heritage Tree Removal Permit to remove 55 Heritage trees as shown on the plans is conditionally approved based on the conditions contained herein and the following findings per Section 32.35:

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 because the trees proposed to be removed are within the building footprints, driveways, parking, or drainage system or would be impacted by necessary grading or utilities for the project. According to the arborist report prepared by Hort Science dated May 2019, and reviewed by the City arborist, of the 158 trees on-site, the very poor and poor rated trees are 28.4 percent of the trees on-site; fair are 46 percent; good are 17.7 percent; and 8 percent trees are rated excellent. Tree preservation measures for protecting the remaining trees on-site are provided by the project arborist;

B. It is appropriate and necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties because the redevelopment of the site with a new 115-unit rowhouse development that is consistent with the Rowhouse Guidelines places 55 existing trees within the building footprints and/or site improvements, or would be impacted by grading and utilities necessary for the project, or have low suitability for preservation; and

C. The approval of the Heritage Tree Removal Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because an Initial Study/Mitigated Negative Declaration has been prepared and circulated for public comment and 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.

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

MN/6/RESO
813-03-17-20r-1

Exhibit: A. Conditions of Approval

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

Page 1 of 26
PL-2019-152
February 12, 2020

APPLICATION NO.:
 DATE OF FINDINGS:
 EXPIRATION OF ZONING PERMIT:

THIS DOCUMENT REPRESENTS THE ZONING PERMIT RECEIVED FOR THE SUBJECT SITE. THIS DOCUMENT DOES NOT WAIVE THE REQUIREMENT FOR SUBSEQUENT CITY APPROVALS AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS, EXCAVATION PERMITS, ETC.

Applicant's Name:

John Hickey for SummerHill Homes

Property Address:	Assessor's Parcel No(s):	Zone:
1555 West Middlefield Road	150-15-006	R3-2

Request:

Request for a Planned Unit Development Permit and Development Review Permit to construct a 115-unit rowhouse development, and a Heritage Tree Removal Permit to remove 55 Heritage trees on a 5.44-acre project site; and a determination that the project has prepared an Initial Study/Mitigated Negative Declaration pursuant to the CEQA Guidelines.

APPROVED CONDITIONALLY DISAPPROVED OTHER

APPROVED

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

FINDINGS OF APPROVAL:

The Development Review Permit to construct a 115-unit rowhouse development is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

- A. The project complies with the general design considerations as described by the purpose and intent of the Zoning Ordinance, the General Plan, and any City-adopted design guidelines since it is in compliance with the Rowhouse Development Standards and Design Guidelines, and is consistent with the existing neighborhood character, which includes single-family and multi-family developments;
- 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 it is a rowhouse development that is well-designed and integrated with the existing neighborhood character, which includes a variety of building materials and colors; it includes features seen in the area such as residential gable and shed roof forms over the front doors, front porches with wood posts and stone veneer bases, metal balconies, railings, and trim. Building materials include stucco, tile roofs, rafter tails, shutters, gable tile accents, wood corbels and kickers, garage doors with glass; and brick veneer defining the ground floor; and it is consistent with the Rowhouse Design Guidelines. All equipment will be screened and exterior lighting will only light the areas intended with no off-site spillover;
- 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

Owner Agent File Fire Public Works

utilizing a traditional design consistent with the neighborhood character, is consistent with the Rowhouse Development Standards and Design Guidelines, and consistent with the neighborhood character. Pathways within the development provide pedestrian connectivity to interior units, common and private open space, garages, and guest parking; the buildings are configured to provide an activated street presence with front entries along West Middlefield Road, San Ramon Avenue, and San Pierre Way and a central and common open space for residents;

- 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 including a well-designed landscape plan with a variety of tree types, a well-designed center common open-space area which includes double-sided built-in barbecues and counter, an outdoor fireplace, picnic tables and benches, with a shade trellis/arbor, and hard and softscape, and the landscape palette complies with the City's Water Conservation in Landscaping Regulations;
- E. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking because the project provides full access driveways from San Ramon Avenue with a center loop driveway providing access to the interior buildings, private garages for each unit, and guest parking; units face onto a landscaped, common open-space area and the public street; and the project provides the required number of parking spaces, including area for resident bicycle parking within each garage and racks for residents and guests in the common areas; and
- F. The approval of the Development Review Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because an Initial Study/Mitigated Negative Declaration has been prepared and circulated for public comment and 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.

The Planned Unit Development Permit to construct a 115-unit rowhouse development is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.46.95:

- A. The proposed land use are allowed within the R3-2 Zoning District and in the Medium-Density Residential Land Use Designation of the General Plan;
- B. The site is physically suitable for the type and intensity of the land use being proposed since the site is currently a residential development of similar size and density zoned for multiple-family residential development and is a relatively flat lot with access to the public street and utilities;
- C. The proposed project would be harmonious and compatible with existing and future developments within the zoning district and surrounding area because it is a rowhouse development that is well-designed and integrated with the existing neighborhood character, which includes a variety of building materials and colors; it includes features seen in the area such as residential gable and shed roof forms over the front doors, front porches with wood posts and stone veneer bases, metal balconies, railings, and trim. Building materials include stucco, tile roofs, rafter tails, shutters, gable tile accents, wood corbels and kickers, garage doors with glass; and brick veneer defining the ground floor; and it is consistent with the Rowhouse Design Guidelines;
- D. The proposed residential project will constitute a residential environment of sustained desirability and stability and will result in an intensity of land utilization no higher than, and standards of open space no less than, permitted for a similar development within the zoning district because it includes a well-designed landscape plan with a variety of tree types, a well-designed center common open-space area which includes double-sided built-in barbecue and counter, an outdoor fireplace, picnic tables and benches, with a shade trellis/arbor, and hard and softscape, and the landscape palette complies with the City's Water Conservation in Landscaping Regulations;
- E. The location, size, design, and operating characteristics of the proposed project are not detrimental to the public interest, health, safety, convenience, or welfare of the community because it provides a full access driveway from San Ramon Avenue with a center loop driveway providing access to the interior buildings, private garages for each unit, and guest parking; pathways within the development provide pedestrian connectivity to the units, garages, guest parking, and common open space area; provides the required number of parking spaces, including area for resident

bicycle parking within each garage and racks for residents and guests in the common areas; and complies with the requirements of the Rowhouse Design Guidelines;

- F. The proposed project is in substantial compliance with the intent of requirements of the R3-2 (Multiple-Family Residential) Zoning District, and implementation of the proposed harmonious and integrated Planned Unit Development design is superior to standard development in the underlying zone and, therefore, justifies the exceptions to the requirements of this chapter because the project complies with the requirements of the Rowhouse Guidelines; the design includes attractive articulation and architectural treatments such as varied roof forms to break up the mass, such as gable and shed roof forms, front porches with wood posts and stone veneer bases, metal balconies, railings and trim; and the site layout results in a superior design which includes a loop driveway which provides access to interior units, private garages, and guest parking and units facing the public street or common open space areas;
- G. The proposed project complies with the Design Guidelines for rowhouses because it is well-designed and integrated with the existing neighborhood character which includes a variety of building types and styles; and
- H. The approval of the Planned Unit Development Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration has been prepared and circulated for public comment and 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.

The Heritage Tree Removal Permit to remove 55 Heritage trees as shown on the plans is conditionally approved based on the conditions contained herein and the following findings per Section 32.35:

- 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 because the trees proposed to be removed are within the building footprints, driveways, parking, or drainage system or would be impacted by necessary grading or utilities for the project. According to the arborist report prepared by Hort Science dated May 2019, and reviewed by the City arborist, of the 158 trees on-site, the very poor and poor rated trees are 28.4 percent of the trees on-site; fair are 46 percent; good are 17.7 percent; and 8 percent trees are rated excellent. Tree preservation measures for protecting the remaining trees on-site are provided by the project arborist.
- B. It is appropriate and necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties because the redevelopment of the site with a new 115-unit rowhouse development that is consistent with the Rowhouse Guidelines places 55 existing trees within the building footprints and/or site improvements, or would be impacted by grading and utilities necessary for the project, or have low suitability for preservation.
- C. The approval of the Heritage Tree Removal Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because an Initial Study/Mitigated Negative Declaration has been prepared and circulated for public comment and 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.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division – 650-903-6306

- 1. **EXPIRATION:** The Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit shall be valid for a period of two years from the date of the City Council approval. Building permits for the project shall be issued within this two-year period or the permits shall become null and void unless an extension is granted by the Zoning Administrator.

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

PERMIT SUBMITTAL REQUIREMENTS

3. **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.
4. **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.
5. **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.
6. **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.
7. **COLOR SCHEME:** The color scheme shall be shown on the elevations of the building permit drawings.

SITE DEVELOPMENT AND BUILDING DESIGN

8. **BUILDING DESIGN MODIFICATIONS:** The applicant shall submit revised plans addressing architectural design, building materials, colors, landscaping, and/or other site or building design details as identified below, based on direction from the Development Review Committee (DRC), and subject to review and approval by the Zoning Administrator prior to issuance of a building permit:
 - a. Provide a variation of the West Middlefield Road street scene with different color palattes and/or roof variation.
 - b. Provide material details, including shutters, garage doors, and windows to ensure high-quality materials are used.
 - c. The Juliet balconies shall have full windows/doors to appear functional.
 - d. Refine Unit 2R cantilever/column termination.
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.
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. **RECESSED WINDOWS:** All windows shall be recessed consistent with the approved plans.
15. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site for final selection and approval by the Zoning Administrator prior to installation of any exterior materials. At a minimum, the mock-up shall include windows, materials, and paint samples.
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. **FENCE/WALL:** All fencing and walls are to be shown on construction plans submitted for building permit review and shall not exceed 7' in height, measured from adjacent grade to the top of the fence or wall. The design and location must be approved by the Zoning Administrator and comply with all setback requirements.
19. **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'.
20. **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.
21. **BIKE RACKS:** The applicant shall provide bike racks (Class II) to accommodate a minimum of 24 bikes. The racks shall be an "inverted U," or equivalent as approved by the Zoning Administrator, and must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or locating them there is otherwise infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault.

GREEN BUILDING AND SUSTAINABILITY MEASURES

22. **GREEN BUILDING – RESIDENTIAL NEW CONSTRUCTION:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of 102 GreenPoint Rated points. All mandatory prerequisite points and minimum point totals per category to attain GreenPoint Rated status must be achieved, unless specific point substitutions or exceptions are approved by the Community Development

Department. Formal project registration and certification through Build It Green is not required for compliance with the Mountain View Green Building Code (MVGBC). The project is also required to comply with Title 24, Part 6.

LANDSCAPING

23. **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, except as specified on the approved plans. 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.
24. **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.
25. **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.
26. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the eight trees before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and details to facilitate supplemental watering during construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.
27. **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.
28. **LANDSCAPE SCREENING:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.

HERITAGE TREES

29. **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.
30. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree with two replacement trees, for a total of 110 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.
31. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Hort Science and dated May 2019 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.

32. **TREE MITIGATION AND PRESERVATION PLAN:** The applicant shall develop an 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.
33. **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

34. **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.

NOISE

35. **MECHANICAL EQUIPMENT:** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.
36. **INTERIOR NOISE LEVELS:** Construction drawings must confirm that measures have been taken to achieve an interior noise level of 45 dB(A) L_{dn} that shall be reviewed and approved by a licensed acoustical engineer prior to building permit submittal.
37. **CONSTRUCTION NOISE REDUCTION:** 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.
38. **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

39. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase unless approved by the Zoning Administrator (or City Council).
40. **WORK HOURS:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. At the discretion of the Chief Building Official, the general contractor or the developer may be required to erect a sign at a prominent location on the construction site to advise subcontractor and material suppliers of the working hours. Violation of this condition of approval may be subject to the penalties outlined in Section 8.6 of the City Code and/or suspension of building permits.
41. **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.
42. **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.
43. **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.
44. **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.
45. **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.
46. **DISCOVERY OF CONTAMINATED SOILS:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation;

(d) contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) contractor will cover the bottom of excavated areas with sheeting when work is not being performed.

47. **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.
48. **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.
49. **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.
50. **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

51. **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.
52. **TOXIC ASSESSMENT:** A toxic assessment report shall be prepared and submitted as part of the building permit application. The applicant must demonstrate that hazardous materials do not exist on the site, or that construction activities and the proposed use of this site are approved by the Santa Clara County Department of Environmental Health (SCCDEH). No building permits will be issued until the agency with jurisdiction has released the site as clean or an approved site toxics mitigation plan has been approved.
53. **SOIL MANAGEMENT PLAN:** Prepare a soil and groundwater management plan for review and approval by the Santa Clara County Department of Environmental Health (SCCDEH). Proof of approval or actions for site work required by the SCCDEH must be provided to the Building Inspection Division prior to the issuance of any demolition or building permits.

CC&RS AND DISCLOSURES

54. **NOTICE TO TENANTS AND TENANT RELOCATION ASSISTANCE:** The applicant shall comply with the provisions of the City's Tenant Relocation Assistance Ordinance. This includes, but is not limited to, consulting with the City's Neighborhood Preservation Division and retained relocation consultant to provide: (1) all required notices to tenants; (2) information to the relocation consultant for tenant eligibility determination; (3) funding for the relocation consultant services; and (4) relocation assistance payments to eligible tenants.
55. **CC&Rs:** Four copies of the proposed Covenants, Conditions, and Restrictions (CC&Rs) for the homeowners association shall be submitted to the Planning Division and approved by the City Attorney prior to building permit issuance. The applicant shall attach a completed CC&R checklist to the CC&Rs upon submittal along with associated review fee made payable to the Mountain View City Attorney's Office. The checklist can be obtained in the Planning Division Lobby or call at 650-903-6306.
56. **MASTER PLAN:** The applicant shall prepare a master plan which establishes rules for modifications or additions of any building structures at this site, including fences, trellises, sunshades, and accessory buildings, as well as modifications to principal buildings. These rules shall be consistent with the provisions of the R3-2 Zoning District and shall be approved by the Zoning Administrator. The Covenants, Conditions, and Restrictions (CC&Rs) shall specifically state that the master plan establishes the rules for additions/modifications to the complex and that changes to the master plan require approval by the Zoning Administrator. Two copies of the final master plan shall be submitted to the Planning Division to remain on file.
57. **GARAGES:** Garages are to be used for resident parking only. Storage is permitted so long as it does not prevent use of garage for required vehicle parking.
58. **PROJECT INFORMATION:** All marketing and sales literature, leasing information, and the Covenants, Conditions, and Restrictions (CC&Rs) for the complex shall clearly state that this project is complete as built and that no further expansions to the building structures are permitted without Planning Division approval. Any revisions to the project would require a separate application to the City by the homeowners association and would need to establish rules for all units in the complex.

LEGAL AGREEMENTS AND FEES

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

At the time of submittal for building permits, the applicant shall contact the Administrative and Neighborhood Services Manager, 650-903-6379, and a BMR agreement will be prepared for the project. Before building permits can be issued, the BMR agreement must be signed by the developer, and, if applicable, a 10 percent deposit of the required BMR fees must be paid to the City.

61. **NOTICE OF DEVELOPMENT RESTRICTIONS:** A Notice of Development Restrictions indicating the related development permit conditions that are to be completed with the development of the property is required for all planned developments and common-interest developments. The notice shall be in a form approved by the Planning Division and City Attorney's Office and shall be signed and notarized by the subdivider. The approved and executed Notice of Development Restrictions must be recorded on the land of the subdivision before the approval of the parcel or final map.
62. **INDEMNITY AGREEMENT:** Prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and its officers, agents, and employees in any action brought by a third party to void this Planned Unit Development Permit and Development Review Permit. The agreement shall be in a form satisfactory to the City Attorney and Zoning Administrator. It shall run with the land and shall not be amended without prior City consent.

MITIGATION MEASURES

63. **MITIGATION MEASURE AQ-1:** The project would implement the mitigation measure listed below to reduce to minimize emissions during construction. Such equipment selection would include the following:

The project shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleetwide average 55 percent reduction in DPM exhaust emissions or greater. One feasible plan to achieve this reduction would include the following:

- All diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 4 Interim engines or equivalent. The use of other diesel equipment with CARB-certified Level 3 Diesel Particulate Filters 15 or equipment that includes electric or alternatively-fueled equipment (i.e., nondiesel) would also meet this requirement.

Building Inspection Division – 650-903-6313

Entitlement review by the Building Inspection Division is preliminary. Building and Fire plan check reviews are separate permit processes applied for once the zoning approval has been obtained and appeal period has concluded; a formal permit submittal to the Building Inspection Division is required. Plan check review shall determine the specific requirements and construction compliance in accordance with adopted local, State, and Federal codes for all building and/or fire permits. For more information on submittal requirements and timelines, contact the Building Inspection Division online at

www.mountainview.gov/building. It is a violation of the MVCC for any building occupancy or construction to commence without the proper building and/or fire permits and issued Certificate of Occupancy.

64. **BUILDING AND FIRE PERMITS – CODE REQUIREMENTS:** Obtaining planning entitlement for this project is not an approval from Building or Fire. A formal permit submittal to the Building Inspection Division is required. Plan check through the Building Inspection Division shall determine the specific project requirements and construction compliance in accordance with Federal, State and Local codes adopted; for all building and/or fire permits.

Entitlement review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review is a separate permit application process that can only be applied for once the Planning approvals have been obtained and the required appeal period has passed. For information on how to submit for building and fire permits please refer to the Building Inspection Division’s website: www.mountainview.gov/submitbuildingpermit for review timelines and document requirements.

No construction work shall commence without the appropriate issued building permit(s) and no new occupancy shall commence without a properly executed Certificate of Occupancy. Please visit City of Mountain View – Building & Fire Division (for construction) online at www.mountainview.gov/building or by phone at 650-903-6313 to obtain information and submittal requirements.

65. **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, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC). Any projects submitted after January 1, 2020 will be subject to the 2019 California Codes.

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

- **CHAPTER 11A:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11A.
- **CHAPTER 11B:** If required, project shall comply with the accessibility requirements in the CBC, Chapter 11A.
- **PARKING (CHAPTER 11A):** Project will be required to comply with the accessible parking requirements in the CBC, Chapter 11A.
- **PARKING REDUCTIONS (CHAPTER 11A):** If parking reductions granted through a Planning/Zoning Permit do not reduce the amount of required accessible spaces, the project will be required to comply with the accessible parking requirements in the CBC, Chapter 11A.

67. **PLUMBING:** Project will be subject to the submetering requirements per SB 7 (Housing: Water Meters for Multi-Unit Structures).

68. **ELECTRIC VEHICLE CHARGING STATIONS:** Project shall comply with the electric vehicle charging stations requirements in the CBC, Chapter 11B-228.3 and Table 11B-228.3.2.1. Also shall comply with the Section 8.20.42 to Section 8.20.46 and Table A5.106.5.3.2 of the City of Mountain View Amendments.

TABLE A5.106.5.3.2

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES
0-9	1
10-25	2
26-50	4
51-75	6
76-100	9
101-150	12
151-200	17
201 and over	10 percent of total ¹

¹ Calculation for spaces shall be rounded up to the nearest whole number.

69. **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).
70. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the CBC.
71. **FIRE PROTECTION:** Dwelling and sleeping units shall meet the visible alarm notification requirements of CBC, Section 907.5.2.2.
72. **FIRE SPRINKLERS:** An automatic sprinkler system shall be installed for structures identified with Group R occupancy per CBC, Section 903.2.8.
73. **FIRE WALLS:** Provide the required Fire Wall Resistance Ratings per CBC Table 706.4c as amended in MVCC Section 8.10.22.
74. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the CBC.
75. **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 CBC, Section 3306.
76. **PHOTOVOLTAIC:** Photovoltaic systems are to be a deferred submittal under separate building permit application.
77. **SEPARATION:** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted per the CBC, Section 406.3.4.
78. **SURVEY:** A survey will be required to be completed to verify structure placement.
79. **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.
80. **DEMOLITION PERMIT(S):** Demolition permit(s) are issued under a separate permit application. Please visit the City of Mountain View – Building & Fire Division online at www.mountainview.gov/building or contact by phone at 650-903-6313, to obtain information and submittal requirements.
81. **ALLOWABLE AREA FACTOR:** Project shall comply with the requirements of the CBC, Chapter 5.
82. **FIRE-RESISTANCE RATING:** Project shall comply with the requirements by the CBC, Chapter 6 (Table 602) fire-resistance rating requirements for exterior walls based on fire separation distance.
83. **BUILDINGS ON THE SAME LOT:** Project shall comply with the requirements by the CBC, Chapter 7 (705.3).

84. **MAXIMUM AREA OF EXTERIOR WALL OPENINGS:** Project shall comply with the requirements by the CBC, Chapter 7 (Table 705.8).
85. **MEANS OF EGRESS:** Project will be required to comply with Chapter 10 means of egress requirements per CBC Chapter 10.
86. **EMERGENCY ESCAPE AND RESCUE:** Project shall comply with the egress window requirements by the CBC Section 1030.
87. **MVGC RESIDENTIAL CALGREEN:** Project shall comply with the CalGreen checklist requirements by the City of Mountain View.

This is not an all-inclusive list of requirements. The “conditions of approval” shall not be held to permit any violation required by the State law or any City ordinance. In order to meet the minimum code requirements, additional comments may be provided once a complete building permit application is submitted.

Fire Department – 650-903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

88. **BUILDING AND FIRE PERMITS – CODE REQUIREMENTS:** Obtaining Planning entitlement for this project is not an approval from Building or Fire. A formal permit submittal to the Building Inspection Division is required. Plan check through the Building Inspection Division shall determine the specific project requirements and construction compliance in accordance with Federal, State, and local codes adopted for all building and/or fire permits.

Entitlement review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review is a separate permit application process that can only be applied for once the Planning approvals have been obtained and the required appeal period has passed. For information on how to submit for building and fire permits, please refer to the Building Inspection Division’s website – www.mountainview.gov/submitbuildingpermit for review timelines and document requirements.

No construction work shall commence without the appropriate issued building permit(s) and no new occupancy shall commence without a properly executed Certificate of Occupancy. Please visit City of Mountain View – Building & Fire Division (for construction) online at www.mountainview.gov/building or by phone at 650-903-6313 to obtain information and submittal requirements.

89. **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. The underground fire service system shall be approved prior to approval of the automatic fire sprinkler system. All work shall conform to NFPA 13 (2016 Edition), NFPA 24 (2016 Edition), NFPA 72 (2016 Edition), and Mountain View Fire Department specifications. 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. (City Code Sections 14.10.28, 14.10.29, and California Fire Code Section 903.)
90. **FIRE HYDRANTS:** Hydrants in accordance with the Department of Public Works Standard Provisions shall be located every 300’ (apart) and within 150’ of all exterior walls. Installation shall be complete and the system shall be tested prior to combustible construction.

91. **SMOKE ALARMS:** All residential occupancies shall be provided with California State Fire Marshal-listed smoke alarms. Smoke alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 907.)
92. **CARBON MONOXIDE ALARMS:** All residential occupancies shall be provided with carbon monoxide alarms. Carbon monoxide alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 915.)

FIRE DEPARTMENT ACCESS

93. **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.)
94. **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.)
95. **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.)
96. **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.)

EXTERIOR IMPROVEMENTS

97. **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.)
98. **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

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

Public Works Department – 650-903-6311

RIGHTS-OF-WAY

100. **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH SITES):** Prior to issuance of any building permits and prior to approval of the final map, the owner shall dedicate a 9' wide public access easement (PAE), covenants, agreements, and deed restrictions on private property. The dedication shall indicate that:
- a. Public access shall be granted for nonautomotive use;
 - b. Owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);
 - c. The PAE shall run with the land and be binding upon any successors;
 - d. If Owner shall fail to abide by PAE, Owner agrees to pay all reasonable costs and expenses incurred by City in enforcing the performance of such obligations; and
 - 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 Dedication, including maintenance operations performed on the PAE by Owner or Owner's contractors, subcontractors, agents, or employees.

A legal description (metes and bounds) and plat map (drawing) of: (1) the owner's property; and (2) the PAE area shall be prepared by the owner in accordance with the City's Legal Description and Plat Requirements and submitted to the Public Works Department for review and approval. The legal description and plat must be prepared and stamped by a California-registered civil engineer or land surveyor.

Associated improvements within the PAE (PAE Improvements) shall be constructed by the owner and approved by the City.

101. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate a 5' 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, and telecommunication facilities, as required by the Public Works Director. The property owner or homeowners association shall maintain the surface improvements over the easement and must not modify or obstruct the easement area in a manner contrary to the intent of the easement. The dedication statement shall specify the PUE shall be kept free and clear of buildings and other permanent structures/facilities, including, but not limited to, the following:
- Garages, sheds, carports and storage structures;
 - Balconies and porches;
 - Retaining walls;
 - C.3 bioretention systems; and
 - Private utility lines running longitudinally within the PUE.
102. **PRIVATE UTILITY AND ACCESS EASEMENTS:** Dedicate private utility and/or access easements, as necessary, for the common private street and utility improvements.

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

FEES

104. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the final map, as applicable, the applicant shall pay the map plan check fee in accordance with Sections 28.27.b and 28.19.b of the City Code per the rates in effect at time of payment.

An initial map plan check fee based on the Public Works adopted fee schedule shall be paid at the time of initial map plan check submittal.

105. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits and prior to approval of the final map, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.36 of the City Code per the adopted rates in effect at time of payment.

An initial plan check fee based on the Public Works fee schedule shall be paid at the time of 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.

106. **TRANSPORTATION IMPACT FEE:** Prior to issuance of any building permits and prior to approval of the final map, the applicant shall pay the transportation impact fee for the development. Residential category fees are based on the number of units. Retail, Service, Office, R&D, and Industrial category fees are based on the square footage of the development. Credit is given for the existing site use(s), as applicable.

107. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits and prior to approval of the final map, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size and the building area and building use, respectively. Credit is given for the existing site use(s) and meter size(s), as applicable.

108. **PARK LAND DEDICATION FEE:** Prior to issuance of any building permits and prior to approval of the final map, the applicant shall pay the Park Land Dedication Fee (approximately \$20,000 to \$40,000 per unit) for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit. No credit against the Park Land Dedication Fee will be allowed for private open space and recreational facilities. Provide the most current appraisal or escrow closing statement of the property with the following information to assist the City in determining the current market value of the land: (1) a brief description of the existing use of the property; (2) square footage of the lot; and (3) size and type of each building located on the property at the time the property was acquired.

109. **STORM DRAINAGE FEE:** Prior to issuance of any building permits and prior to approval of the final map, the applicant shall pay the off-site storm drainage fee per Section 28.51(b) and with the rates in effect at time of payment.

STREET IMPROVEMENTS

110. **PUBLIC AND PRIVATE COMMON IMPROVEMENTS:** Install or reconstruct standard public and private common improvements required for the subdivision and as required by Chapters 27 and 28 of the City Code. The public improvement(s) include, but are not limited to, new curb, gutter, ADA curb ramp, driveway, and sidewalk along the project frontage on Middlefield Road, San Pierre Way, and San Ramon Avenue; water, sewer, and storm drainage facilities; joint trench utilities; resurface half-street pavement along the project frontage per City standards; installations and relocations of streetlights; undergrounding of overhead frontage lines and services. The private common improvements include, but are not limited to, private storm, sewer, water, and joint trench mains within the private street.
- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public and private common improvements prior to the issuance of the building permit and approval of the final map.
 - b. **BONDS/SECURITIES:** 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.
 - c. **INSURANCE:** Provide a Certificate of Insurance and endorsements for Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement prior to the issuance of the building permit and approval of the final map. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, One Million Dollars (\$1,000,000) Pollution Legal Liability Insurance, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
111. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and shall show, at a minimum, work areas, delineators, signs, and other traffic control measures required for work that impacts traffic on existing streets. Locations of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval. Off-site improvement plans (10 sets), an initial plan check fee and map plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans and final map. The ten copies of the complete improvement plans shall include a separate striping plan. The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 full-size and 2 half-size 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 and approval of the final map. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.
112. **TRAFFIC CONTROL PLANS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit traffic control plans for any off-site and on-site improvements or any work that requires temporary lane

closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans. Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD).

Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall submit a construction traffic and parking management plan. This plan must be approved prior to the issuance of a demolition permit.

Traffic control plans shall be prepared, stamped, and signed by a California-registered Traffic Engineer (T.E.).

113. **INFRASTRUCTURE QUANTITIES:** Upon submittal of the initial building permit and improvement plans, submit a construction cost estimate indicating the quantities of the street and utility improvements. Construction cost estimate shall include private common street and utility improvements for Common Green and Townhouse-Type Condominium developments. The construction cost estimate is used to estimate the cost of street and utility improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate is to be prepared by the civil engineer preparing the improvement plans.
114. **EXCAVATION PERMIT:** Upon submittal of the initial building permit and improvement plans, submit to the Public Works Department a complete Excavation Permit Application for all applicable work within the public right-of-way. Permit applications are available on the Internet from the Public Works Department website. All work within City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.
115. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, and retaining walls shall not encroach into the public right-of-way and/or street easement.
116. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, and textured concrete shall not be installed within the public street or sidewalk.
117. **SPECIAL PAVERS AND CONCRETE REPLACEMENT:** The homeowners association shall be responsible for replacing the proposed pavers or textured concrete that is removed by the City to repair, replace, or maintain the City's underground utilities within the common driveway. This requirement shall be stated in the Covenants, Conditions, and Restrictions (CC&Rs). A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.
118. **CORNER STREET SIGHT TRIANGLE:** At street corners of controlled and/or uncontrolled intersections, the building architecture, landscaping, signage, and other aboveground improvements (including backflow preventers) shall conform to City Standard Detail A-23, Corner Intersection Visibility Traffic Safety Visibility Area.
119. **DRIVEWAY SIGHT TRIANGLE:** The building architecture, landscaping, signage, and other aboveground improvements (including backflow preventers) shall conform to City Standard Detail A-22, Side Street/Driveway Pedestrian and Vehicular Triangle of Safety.
120. **TRAFFIC CALMING MEASURES:** The project shall include traffic calming measures on San Ramon Avenue between San Pierre Way and Burgoyne Street. The applicant may be required to install speed humps on San Ramon Avenue between San Pierre Way and Burgoyne Street if the neighborhood votes in favor. The result will be released prior to the first submittal of building permit.
121. **STREETLIGHTS:** City standard streetlights shall be installed along the project street frontage of Middlefield Road, San Pierre Way, and San Ramon Avenue per City standards. Streetlights shall be installed near crosswalks, driveways, intersections, or other locations deemed necessary by the City Traffic Engineer.

If there is inadequate streetlight coverage for the proposed development, the applicant shall retrofit/replace any existing incandescent streetlight bulbs with LED bulbs. All new and existing streetlights shall be located/relocated into the planter strip or behind the public sidewalk per City standards.

122. **STREET OVERLAY:** Half-street overlay (minimum 2" grind and overlay) along Middlefield Road, San Pierre Way, and San Ramon Avenue project street frontage shall be required due to multiple utility trenches and impacts from the anticipated construction traffic.

CURBS, SIDEWALKS, AND DRIVEWAYS

123. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements. Existing nonconforming access ramps shall be reconstructed to comply with the ADA requirements. A proposed corner ramp between San Pierre Way and San Ramon Avenue shall be constructed, as well as a detached sidewalk per Caltrans Standard Plan A88A, Detail B (Typical One-Ramp Corner Installation). Ensure that the existing fire hydrant shall be out of the sidewalk.
124. **AMERICANS WITH DISABILITIES ACT SIDEWALK REQUIREMENTS:** A minimum 4' wide Americans with Disabilities Act-compliant public sidewalk shall be provided behind new driveway approaches. Tapers (conforms) may be provided to connect the proposed public sidewalk on each side of the proposed driveway.
125. **SIDEWALK IMPROVEMENTS:** Construct new curb, gutter, and sidewalk along the project frontages of Middlefield Road, San Pierre Way, and San Ramon Avenue.
126. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on Middlefield Road, San Pierre Way, and San Ramon Avenue out of sidewalk and relocate to Public Utility Easement, landscape strip, or behind the back of curb. Utility boxes must be located so they fit entirely within the utility easement, landscape strip, or behind the curb and shall not encroach into the sidewalk. The applicant shall relocate the three existing boxes (Telephone box (1) and MFS boxes (2)) in San Pierre Way to the proposed 5' public utility easement and keep the public sidewalk alignment straight.
127. **PARKING RESTRICTION:** Parking shall be prohibited within the common driveways, excluding approved guest parking, as the parking would obstruct the use of the driveway. These parking prohibitions shall be stated within the Covenants, Conditions, and Restrictions (CC&Rs). A copy of the CC&Rs with this provision highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department. The common driveway shall be signed and/or striped as "No Parking" or "No Parking – Fire Lane."
128. **RED CURB AT DRIVEWAY ENTRANCE:** Street curbs adjacent to the driveway entrance shall be painted red as follows:
 - a. C Street: The red curb shall be installed 25' west and 25' east of the respective edges of the proposed driveway entrance.
 - b. I Street: The red curb shall be installed 25' west and 45' east of the respective edges of the proposed driveway entrance.

STREET TREES

129. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees.
130. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees shall be planted in accordance with Detail F-1 of the Standard Provisions a minimum of 10' from sanitary sewer lines, traffic signals, stop and yield

signs, and streetlights and 5' from water lines, fire lines, and driveways. New street tree species must be selected from the City's 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.

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

UTILITIES

132. **UTILITY POTHOLING:** Potholing shall be completed prior to the first submittal of the building plans and improvement plans to determine the depths and locations of existing subsurface utilities. Obtain an Excavation Permit from the Public Works Department prior to performing potholing. Incorporate pothole data on the first submittal of improvement plans, including but not limited to, pothole location and depth of utility.
133. **WATER AND SEWER SERVICE:** Each dwelling, townhouse, apartment house, restaurant, or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38.
134. **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.
135. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required. The existing water service may be adequate to serve multiple meters, depending on size, and would require advance approval from the Public Works Director.
136. **WATER AND SEWER APPLICATIONS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit to the Public Works Department 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 prior to issuance of any permits.
137. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, water services, fire services, sewer laterals, sewer cleanouts, storm drain laterals, storm cleanouts/inlets, gate valves, manholes, and utility mains shall be shown on the plans. Sewer laterals, 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. All new property manholes or cleanouts shall be placed within the 5' public utility easement.
138. **STORM MAIN CONNECTION:** The proposed 12" private storm lateral shall be connected into the springline or crown of the existing 48" City storm main in Middlefield Road. A property line storm manhole shall be installed within the 5' public utility easement.
139. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division and screened from view with landscaping. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.

140. **PRIVATE UTILITY MAINTENANCE PLAN AND SANITARY SEWER OVERFLOW PLAN:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained. The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision that the homeowners association prepare a private utility maintenance plan for on-site water, sanitary sewer, and storm drainage facilities. The maintenance plan shall include elements such as, but not limited to, flushing of the sanitary sewer and storm lines, cleaning of storm drain inlets and grates, and inspection of the water system (including flushing and exercising of valves and blowoffs). The CC&Rs shall also include a provision that the homeowners association prepare a sanitary sewer overflow plan, which includes elements such as, but not limited to, 24-hour contact information, response times, confinement, and methods to contain and remediate spills. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.
141. **UNDERGROUND SERVICES:** All new and existing electric and telecommunication facilities serving the site are to be placed underground, including transformers. The undergrounding of the new and existing overhead electric and telecommunication lines is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site. (If allowed by the City, aboveground transformers, power meters, and pedestals 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.)
142. **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, and telecommunication conduits and associated facilities, including, but not limited to, vaults, manholes, cabinets, pedestals, etc. These plans shall be combined and made a part of the improvement plans. Joint trench intent drawings will be accepted at first improvement plan submittal. All subsequent improvement plan submittals shall include joint trench design plans. Dedicate utility easements that are necessary for the common utility on the final map. The proposed joint trench plans show a new utility box within the existing 20' storm drain easement. Any new or existing utility boxes shall be relocated out of the 20' storm drain easement.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

143. **PRIVATE COMMON IMPROVEMENT PLANS:** Prepare on-site private common improvement plans consisting of the proposed demolition, fill, grading, retaining walls, drainage, private streets, common driveways, common utilities, public utilities, and other applicable improvements in accordance with Chapter 28 of the City Code, the Standard Design Criteria for Common Green and Townhouse-Type Condominiums, and the conditions of approval of the subdivision. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The improvement plans (10 sets), Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans and final map. The improvement plans must be approved and signed by the Public Works Department. After the improvement plans have been signed by the Public Works Department, 10 full-size and 2 half-size black-line sets, 1 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 approval of the final map. CAD files shall meet the City's Digital Data Submission Standards. Where both public and common improvement plans are required, the plans shall be combined into one set of plans.
144. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
145. **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. For developments that do not require a subdivision map, a connection to the City's storm main requires: (1) a written request to the Public Works Director; (2) payment of storm drainage fees; and (3) approval from the Public Works Department, unless the storm drainage fees were paid in the past for the property.
146. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed. Show and identify path of surface water release on the grading and drainage plans.

147. **LOT DRAINAGE:** Each residential lot shall be designed to drain toward the streets, alleys, common driveways, or common areas. The drainage paths for the privately owned lots shall be designed such that the drainage paths do not cross the common property lines unless an exception is approved by the Public Works Department due to unavoidable circumstances (such as to provide drainage to an existing Heritage tree).

SOLID WASTE AND RECYCLING

148. **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.
149. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE:** If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Solid Waste and Recycling Section prior to issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
150. **TRASH ENCLOSURE DESIGN AND DETAILS:** Trash plan details shall be included in the initial building permit plans and include the following:
- a. Each unit is required to have carts for trash, recycling, and compost. The garage storage area for these carts shall measure 7'x3'. This area will be indicated on plans with a dashed line and labeled cart storage.
 - b. The minimum width of travelways shall be no less than 20' wide.
 - c. Property management is responsible for maintaining trees along the travelways and providing 15' clearance for all collection vehicles. This must be stated in the CC&Rs.
 - d. Provide a plan sheet in the building plans displaying the three carts set out for each unit. Include site circulation for the collection vehicles.
 - e. An exhibit showing the set-out location for each residence shall be included in the CC&Rs. Carts may not be set under overhangs (e.g., balconies) and require 15' clearance above to service.
 - f. Prior to occupancy, all travelways must be complete and provide proper site circulation for collection vehicles. If phasing in residents, a phasing plan must be provided and approved by the Solid Waste Division.
 - g. Curb cuts at entrances shall have commercial flares.
 - h. Draft CC&Rs shall be submitted for Solid Waste to review prior to approval.
151. **GARBAGE PICKUP (INDIVIDUAL SERVICE):** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision stating that the homeowners are responsible for bringing their garbage, recycling, and compost carts to the curb along the private street on garbage collection days. An exhibit indicating the location of the carts on pick-up day shall be included. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.
152. **CART PLACEMENT:** Containers must be set out a minimum distance of 1' in front of the garage door and must not block the 20' wide drive aisle and/or sidewalk on collection day. Show set-out location of individual trash, recycle, and compost carts on collection day. This requirement shall be stated in the Covenants, Conditions, and Restrictions (CC&Rs). A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.

153. **CART STORAGE:** Carts will be required to be stored inside garage at all times with the exception of 24 hours prior to and 24 hours after designated collection day when carts may be set out in front of garage. This requirement shall be stated in the Covenants, Conditions, and Restrictions (CC&Rs). A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.

MISCELLANEOUS

154. **CONSTRUCTION MANAGEMENT PLANS:** 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:** Truck route (to and from project site) for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets;
 2. **Construction Phasing, Equipment, Storage, and Parking:** Show construction vehicles and equipment parking area, material storage and lay-down area, and construction trailer location for each phase of construction. 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 permittee/contractor. Construction equipment, materials, or vehicles shall not be stored or parked on public streets or public parking lots. Construction contractors/workers are required to park on-site or at a private property arranged by the permittee/contractor and shall not be allowed to use neighboring streets for parking/storage; 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.

155. **VALLEY WATER WELLS:** Santa Clara Valley Water District requires the following note be shown on the plans: While the Santa Clara Valley Water District has records for most wells located in the County, it is always possible that a well exists that is not in the District's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from the District or registered with the District and protected from damage.
156. **STREET CLEANING:** The owner/developer shall comply with and include the following note on the off-site, or grading/drainage, or utility plans: "The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development's construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as directed by the Public Works Director or his/her designated representative."
157. **OCCUPANCY RELEASE:** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: "For residential developments, no residential units will be released for occupancy unless the improvements to be constructed to City standards and/or to be accepted for maintenance by the City, including water meters and sanitary sewer cleanouts as well as trash rooms and/or enclosures, are substantially complete per the City of Mountain View Standard Provisions for Public Works construction. For phased developments, portions of the units may be released for occupancy, at the City's sole discretion, provided that all public and private improvements (such as, but not limited to, improvements to allow circulation for trash collection vehicles), conditions of approval, and Building Code requirements that are necessary to support the units to be released for occupancy have been completed, as determined by the City. When all of the improvements are complete and/or ready for acceptance for maintenance by the City Council, the remaining units may be released for occupancy, provided that all other conditions of approval and Building Code requirements have been met. The Public Works Director shall make the determination of what public improvements are substantially complete."

158. **OCCUPANCY RELEASE:** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: “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.”
159. **PRELIMINARY TITLE REPORT:** Upon submittal of the initial building permit and improvement plans, the applicant shall 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. The title report shall be dated within six months of the initial plan submittal. This information is required for the preparation of Public Works agreements and documents. Include all easements and agreements referenced in the title report.
160. **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 a minimum 40 calendar days prior to the Council meeting.
161. **COORDINATION WITH ADJACENT DEVELOPMENT PROJECT (WHEN WORK COULD IMPACT ADJACENT ACTIVE PROJECT):** The Owner/Contractor are responsible for coordinating with the developer of the adjacent project CIP 19-35 (West Middlefield Road Improvements) and the contractors on this job, to minimize traffic impacts on the neighborhood and to ensure that access to both work areas is maintained.

Fire and Environmental Protection Division – 650-903-6378

ENVIRONMENTAL SAFETY

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

162. **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.
163. **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.
164. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
165. **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.

166. **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.
167. **PRIVATE STREET MAINTENANCE:** For residential projects with private streets, the following ongoing maintenance shall be provided: (a) private streets shall be swept at least four times per year; (b) private storm drain inlets shall be cleaned at least once per year prior to October 15; and (c) common area trash management and litter control. Attach a copy of the contract or maintenance agreement identifying the name, address, and phone number of the party carrying out these maintenance activities.
168. **PRIVATE STORM DRAIN INLET STENCILING:** For residential subdivisions with private streets, storm drain inlets shall be labeled in accordance with the City's storm drain inlet label program ("No Dumping, Flows to Bay").
169. **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.
170. **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.

171. **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

STEPHANIE WILLIAMS, PLANNING MANAGER/ZONING ADMINISTRATOR

SW/MN/2/FDG
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