

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

APPLICATION NO.:

DATE OF FINDINGS:

EXPIRATION OF ZONING PERMIT:

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PL-2020-075

October 13, 2021

October 13, 2023

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:

Robert Bridges of Boingo Wireless

Property Address:

Assessor's Parcel No(s).:

Zone:

1 Amphitheatre Parkway

116-20-043

PF

Request:

Request for a Development Review Permit to construct a new distributed antenna network (DAS) with 32 antennas, 56 DAS remotes, and related equipment on existing structures and a new 852 square foot equipment enclosure located on an existing entertainment venue, Shoreline Amphitheatre, on a 38.48-acre site; and a determination that the project is categorically exempt pursuant to Sections 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines.

APPROVED ☐

CONDITIONALLY ☒

DISAPPROVED ☐

OTHER ☐

APPROVED

FINDINGS OF APPROVAL:

The Development Review Permit to construct a new distributed antenna network (DAS) with 32 antennas, 56 DAS remotes, and related equipment on existing structures and a new 852 square foot equipment enclosure 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 Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines since the proposed equipment and enclosure comply with the PF (Public Facility) Zoning District development standards, including setbacks, lot coverage, and open area;
- B. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because the proposed equipment and enclosure will be screened and integrated into the architecture of the existing support structures to the extent possible;
- 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, as the proposed equipment enclosure is located behind an existing building near the rear of the site surrounded by existing trees, so it will not be seen from public streets or other public property;

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

- 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 maintaining the existing trees around the equipment enclosure to provide landscape screening and visual relief;
- E. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking because the equipment is mounted to existing buildings or towers and will not require modifications to the existing parking, access, or circulation. The new equipment enclosure is located behind an existing building and can be accessed from a pedestrian path; and
- F. The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15303 ("New Construction or Conversion of Small Structures") because the project includes installation of equipment on existing buildings and the construction of an accessory structure less than 2,500 square feet of floor area. The equipment will comply with the Federal Communications Commission's maximum public exposure limits for radio frequencies with the incorporation of safety measures.

This approval is granted to construct a new distributed antenna network (DAS) with 32 antennas, 56 DAS remotes, and related equipment on existing structures and a new 852 square foot equipment enclosure located on an existing entertainment venue, Shoreline Amphitheatre, on a 38.48-acre site located on Assessor's Parcel No. 116-20-043. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by Fullerton Engineering for Boingo Wireless, dated September 2, 2021.
- b. RF Report prepared by Pramira, Inc., for Boingo Wireless, dated September 15, 2021.
- c. Photo simulations prepared by Pramira for Boingo Wireless, dated September 2, 2021.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division – 650-903-6306 or planning.division@mountainview.gov

1. **EXPIRATION:** This permit is valid for a period of two years from the date of approval. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two-year period unless a permit extension has been submitted to and approved by the Zoning Administrator at a duly noticed public hearing prior to the expiration date.
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 Chapter 36 of the Mountain View City Code. An application for extension must be filed with the Planning Division of the Community Development Department, including appropriate fees, prior to the expiration date of the original permit.
3. **APPLICABILITY OF THIS PERMIT:** This Permit shall apply to any business entity whose use and operational characteristics match those of the approved use. Intensification of the approved use shall require an amendment to this Permit. A change to a different permitted use may require a new Permit. This Permit shall continue to be valid upon a change of ownership of the site, business, service, use(s), or structure that was the subject of this approval provided the new owner/operator agrees in writing to all applicable conditions and operating standards prior to reopening or maintaining the use or structure(s) under the new ownership. Any new owner/operator must submit a wet (original) signed letter to the Planning Division noting agreement with the enclosed conditions which includes notation of this Permit number and the new business name/operator name. This letter may be requested at time of business license application.
4. **ABANDONMENT OF USE:** The approved use shall be considered abandoned if the approved use in this tenant space (or building) ceases for a period of six months or more, at which point this Permit shall have expired and a

new Permit shall be required. Determination of the abandonment of the use shall be based on the best available data, which may include business license, tax payment records, utility records, and other government agency permits or licenses.

PERMIT SUBMITTAL REQUIREMENTS

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 duly noticed public hearing, which can be referred to the City Council.
6. **ZONING INFORMATION:** The following information must be listed on the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning district designation; (c) total floor area ratio and residential density in units per acre, if applicable; (d) lot area (in square feet and acreage); and (e) total number of parking spaces.
7. **COLOR CHIPS:** At submittal of building plan check, provide a set of color chips, and the color scheme shall be shown on the elevations.
8. **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.

OPERATIONS

9. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, delivery truck issues, hours of operation, or noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.

WIRELESS COMMUNICATIONS

10. **FUTURE RELOCATION OF TELECOMMUNICATION FACILITIES:** Should the property and/or building(s) undergo redevelopment, expansion, or major modifications in the future, the Zoning Administrator reserves the right to require relocation or removal of any or all telecommunication equipment, including permanent or temporary monopole, enclosures, generators, or accessory equipment affiliated with the operations of the wireless facility. Any relocation of the facility(ies) are subject to permits from the Planning and Building Inspection Divisions.
11. **EQUIPMENT REMOVAL:** The operator of a telecommunications facility shall be required to remove all unused or abandoned equipment, antennas, poles, towers, and equipment enclosures if the facility has not been operational for the purposes for which it was approved by the City for a consecutive period of six (6) months. A facility is considered abandoned if it no longer provides communication or data services. The removal shall be in compliance with proper health and safety requirements and shall occur no later than thirty (30) days following the end of the applicable cessation period. It is the responsibility of the tower owner to remove the tower, equipment enclosures, and equipment ancillary to the tower in order to restore the site to its original condition.
12. **VISIBLE ANTENNA EQUIPMENT:** All visible equipment mounted to a building or rooftop, such as panel antennas, microwave dishes, mounting brackets, top-hat extensions, and coaxial cabling, shall be painted to match the existing building or tower.
13. **RADIO/ELECTROMAGNETIC FREQUENCY SAFETY MEASURES:** Due to the site exceeding Federal Communications Commission thresholds, the following radio/electromagnetic frequency safety measures must be included on plans submitted for building permit review: (a) Radio Frequency Barriers—The proposed RF barriers

must be noted; (b) Warning Signs—All warning signage to be installed shall be noted; and (c) Restricted Roof Access—A note shall be added that the roof has restricted access.

SITE DEVELOPMENT AND BUILDING DESIGN

14. **EQUIPMENT SCREENING:** All rooftop or ground-mounted equipment must be concealed behind opaque (solid) screening designed to complement the building or site design such that rooftop equipment is not visible from any elevation. Details of all equipment and their screens shall be included in the building permit drawings and approved by the Zoning Administrator.
15. **LIGHTING PLAN:** The applicant shall submit a lighting plan in building permit drawings. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.
16. **FENCE(S)/WALL(S):** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. No fence or wall shall not exceed 6' 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 and traffic visibility area requirements.

GREEN BUILDING

17. **GREEN BUILDING—TENANT IMPROVEMENTS:** All nonresidential tenant improvements, including building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above, must meet the mandatory measures of the California Green Building Standards Code and Title 24, Part 6.

TREES AND LANDSCAPING

18. **IRREVOCABLE DAMAGE TO HERITAGE TREES:** In the event one or more of the preserved Heritage trees are not maintained and irrevocable damage or death of the trees 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 (2) working days per damaged tree. The applicant will also be subject to a penalty fee at twice the tree valuation prior to damage; this fee applies to each Heritage tree damaged. No construction activity can resume until the penalty fee(s) have been paid to the City.
19. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the existing tree(s) to remain on-site before, during, and after construction. The report shall also include a detailed plan showing installation of chain-link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.
20. **ARBORIST INSPECTIONS:** During demolition activity and upon demolition completion, a qualified arborist shall inspect and verify the measures described in the arborist report are appropriately implemented for construction activity near and around the preserved trees, including the critical root zones. Should it be determined that the root systems are more extensive than previously identified and/or concerns are raised of nearby excavation or construction activities for the project foundation or underground parking garage, the design of the building and/or parking garage may need to be altered to maintain the health of the trees prior to building permit issuance.
21. **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.

NOISE

22. **MECHANICAL EQUIPMENT (NOISE):** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.
23. **CONSTRUCTION NOISE REDUCTION:** The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer's muffler requirements on all construction equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.

CONSTRUCTION ACTIVITIES

24. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase.
25. **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.
26. **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.
27. **ON-STREET CONSTRUCTION PARKING RESTRICTION:** On-street construction parking is not permitted. The construction management plan shall include a monitoring and enforcement measure which specifies on-street parking will be monitored by the owner/operator of the property (or primary contractor), and penalties to be enforced by the owner/operator of the property (or primary contractor) for violations of on-street parking restrictions. Violations of this provision may result in a stop-work notice being issued by the City for development project.
28. **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.
29. **DISTURBANCE COORDINATOR:** The applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
30. **BASIC AIR QUALITY CONSTRUCTION MEASURES:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management

District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; (g) all construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and (h) post a publicly visible sign with the telephone number and person to contact at the City of Mountain View regarding dust complaints. This person will respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

31. **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.
32. **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.
33. **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.
34. **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.

35. **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 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.

36. **BURROWING OWL HABITAT AREA:** This project is located in the habitat area of burrowing owls, a protected Special Status species under the Endangered Species Act. Any construction activity in this area shall be performed carefully and with attention to any ground disturbances, exterior lighting, and operations of mechanical or construction equipment which may impact the species. During construction activity, if a burrowing owl is present within 250' of the site, then no disturbances or construction activity may occur that would cause the owl to abandon their burrow or nest. Additionally, the California Department of Fish and Wildlife (CDFW) must be contacted immediately and a safety plan will need to be developed and approved by CDFW to determine the impacts the project may have on the owl(s). Construction activity must cease during this period.

Building Inspection Division – 650-903-6313 or building@mountainview.gov

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.

37. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2019 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).
38. **ACCESSIBILITY REQUIREMENTS:**
- **CHAPTER 11B:** If required, project shall comply with the accessibility requirements in the CBC, Chapter 11B.
39. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the CBC.
40. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the CBC.

41. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Provide sufficient information at the time of building plan submittal to show how pedestrians will be protected per the CBC, Section 3306.
42. **MEANS OF EGRESS:** If required, project shall to comply with means of egress requirements per the CBC, Chapter 10.
43. **MVGBC CALGREEN:** If required, project shall comply with the CALGreen checklist requirements by the City of Mountain View.
44. **FIRE ACCESS LANE(S):** Site must meet/maintain the existing fire access lane(s) at all times.
45. **STRUCTURAL CALCULATIONS:** Structural calculations will be required once the application for a building permit is submitted.
46. **FEMA (CBC):** Project is located within a flood zone and shall comply with Appendix G flood-resistance construction, per Chapter 16 flood loads by the CBC and MVCC Section 8.164. Proposed structures are to be built per FEMA requirements and enforced by the Mountain View Public Works Department.
47. **SIGNAGE REQUIRED ON THE CONSTRUCTION SITE:** The general contractor, applicant, developer, or owner shall erect a sign at a prominent location on the construction site to educate subcontractors and material suppliers of the working hours (see job card for specifics).
48. This is not an all-inclusive list of requirements. The “conditions of approval” shall not be held to permit any violation required by 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 or fire@mountainview.gov

FIRE PROTECTION SYSTEMS AND EQUIPMENT

49. **FIRE EXTINGUISHERS:** Install one 2-A:10-B:C fire extinguisher for every 50’/75’ of travel or every 3,000 square feet. Fire extinguisher locations shall be indicated on the architectural floor plans. (California Code of Regulations, Title 19, Chapter 3 and California Fire Code, Section 906.)
50. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Three (3) complete sets of fire alarm system shop-quality drawings shall be submitted for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. Contact the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (California Fire Code, Section 907 and City Code, Section 14.10.33.)

FIRE DEPARTMENT ACCESS

51. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer’s directions. Contact the Building Inspection Division at 650-903-6313 for instructions or visit online at www.mountainview.gov/firerequirements. (California Fire Code, Section 506.)

EGRESS AND FIRE SAFETY

52. **EXIT ILLUMINATION:** Exit paths shall be illuminated any time the building is occupied with a light having an intensity of not less than one footcandle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination shall be indicated on the Electrical Plans. (California Building Code, Section 1008.)

53. **EXIT SIGNS:** Exit signs shall be internally or externally illuminated and provided with battery backup per Uniform Building Code Chapter 10. Exit signs shall be posted above each required exit doorway and wherever otherwise required to clearly indicate the direction of egress. (California Building Code, Section 1013.)
54. **ON-SITE DRAWINGS:** Submit CAD (.dwg) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.

HAZARDOUS CONDITIONS

55. **HAZARDOUS PROCESSES:** Comply with all applicable provisions of the Uniform Fire Code and the Uniform Building Code. Submit a completed FPE – Hazardous Materials Inventory Statement. FPE – Hazardous Materials Inventory Statements shall be obtained from the Building Inspection Division and submitted for review by the Fire Protection Engineer. (Additional hazardous materials forms, disclosure statements, and/or other documentation will be required by the Environmental Safety Section of the Fire and Environmental Protection Division.)
56. **FLAMMABLE FINISHES:** Application of flammable finishes shall comply with the California Fire Code, Chapter 24.

EXTERIOR IMPROVEMENTS

57. **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 14.10.18.)

OTHER

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

Public Works Department – 650-903-6311 or publicworks@mountainview.gov

STREET IMPROVEMENTS

59. **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.

UTILITIES

60. **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.
61. **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.

62. **UNDERGROUND SERVICES:** All new and existing electric and telecommunication facilities serving the site are to be placed underground, including transformers and power meters. 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 meet City Standard Details A-22 and A-23 for sight distance and are screened or not visible from the street or to the general public, as approved by the Community Development and Public Works Departments.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

63. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
64. **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.

FLOOD ZONE

65. **A FLOOD ZONE:** The site is located within Special Flood Hazard Zone A and must comply with the drainage and flood control requirements of the City Code. Applicant shall obtain a Flood Development Permit from the Public Works Department prior to issuance of the building permit. It is recommended that this permit be obtained before the design of the building plans in order to avoid potential redesign of the building.
66. **SUBSTANTIAL IMPROVEMENT:** The existing building is located within Special Flood Hazard Zone A. Prior to submitting plans to the Building Inspection Division to improve the existing building, the applicant shall submit a completed substantial improvement worksheet to the Public Works Department for review and approval. The substantial improvement worksheet is used to determine whether or not the value of the new improvements exceed 50 percent of the value of the existing structure, where the value of the existing structure must be depreciated for the age of the structure. If the applicant's building improvements exceed 50 percent of the value of the existing building, the applicant must elevate the existing and new building improvements above the base flood elevation and above the City minimum elevation requirements in accordance with the City's drainage and flood control requirements in the City Code and with requirements of FEMA. The applicant must obtain a Flood Development Permit before submitting any construction plans to the Community Development Department. For more information on flood requirements, please see the City's Drainage and Flood Control Ordinance and FEMA's Technical Bulletin 1, Openings in Foundation Walls (2008), and Technical Bulletin 2, Flood-Resistant Material Requirements (2008).
67. **GRADING REQUIREMENTS:** For sites located within a special flood hazard zone, the grading or site plan must show the elevation of the finished pad, lowest floor, highest adjacent grade for Flood Zone AO, and base flood elevation for Flood Zone AE. All elevations must be referenced to a City elevation benchmark. The benchmark number, description, elevation, and datum year shall be noted on the grading plan.
68. **FOUNDATION OPENINGS:** If the building is elevated on a solid foundation wall along the perimeter of the building, the crawl space underneath the building is classified as an enclosed area. The grade underneath the building must be equal to or higher than the adjacent grade outside the building on at least one side of the building. Further, the grades outside the building must drain away from the building.

There must be a minimum of two (2) foundation openings on different sides of each enclosed area underneath the building. (If a building has more than one enclosed area, each area must have openings on exterior walls.) The total area of all openings must be at least one (1) square inch for each one (1) square foot of enclosed area. The bottom of

each opening can be no more than one foot (1') above the adjacent grade. Any louvers, screens, or other opening covers must not block or impede the automatic flow of floodwaters into and out of the enclosed area. These provisions do not apply to nonresidential buildings that are floodproofed. For more information, see FEMA Technical Bulletin 1, Openings in Foundation Walls (2008).

69. **ELEVATION CERTIFICATE:** The following note shall be clearly shown on the first sheet of the building permit plans: "An elevation certificate shall be submitted to the Chief Building Official and Public Works Director prior to the issuance of a Certificate of Occupancy."
70. **FLOOD ZONE ELEVATION DATUM:** All base flood elevations on the FEMA Flood Insurance Rate maps are based on the North American Vertical Datum of 1988 (NAVD 88). Please note that the NAVD 88 is several feet higher than the NGVD 29 datum. The elevations required in the Flood Development Permit Application are to be based upon City elevation benchmarks using the NAVD 88 elevation datum. The City's 1998 elevation benchmark survey lists the NGVD 29 and NAVD 88 elevations of City benchmarks within the City. The 2010 benchmark survey is available at the counter of the Public Works Department.

SOLID WASTE AND RECYCLING

71. **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.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

72. **SOIL AND GROUNDWATER CONTAMINATION:** Permittee/Contractor is advised that the project is located in or in close proximity to an area of known soil and groundwater contamination, Mountain View Landfill. Permittee/Contractor is responsible for working with the lead regulatory agency, to obtain the appropriate clearances and/or recommendations for work in the contaminated area.
73. **HEALTH AND SAFETY MEASURES:** Work within soil and groundwater contamination areas may expose workers to contaminants in the soil, groundwater, and associated vapors. Permittee/Contractor is responsible for preparing and implementing an appropriate health and safety plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other State and Federal requirements.
74. **VALLEY WATER WELLS:** Valley Water (formerly Santa Clara Valley Water District) requires the following note be shown on the plans: "While Valley Water has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage."
75. **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 designated representative."
76. **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."
77. **AGREEMENT FOR THE INSTALLATION OF CONDUIT:** The applicant or utility carrier is responsible for obtaining an agreement for the installation of conduit on private property with the City's Real Property Program

Administrator. The agreement must be signed and executed prior to the issuance of any Building or Excavation Permits for the installation of the conduit.

78. **COUNCIL APPROVAL FOR NEW CONSTRUCTION:** New construction to add additional facilities or expand existing facilities requires a permit from the Community Development Department (e.g., a Conditional Use Permit for the site and building permits). There will be no construction within ten feet (10') of the landfill cell without the City Council's approval. **City approval (in the form of City Council approval) shall be required.**
79. **NO CONSTRUCTION WITHIN LANDFILL CELL AREA:** There shall be no construction within the landfill cell area.
80. **UTILITY CLEARANCE FROM BUILDINGS:** Utilities shall be kept clear of buildings or equipment that obstruct or prevent access for maintenance. The proposed prefabricated building is on top of a storm drain catch basin. The structure must be relocated or shifted to allow access to the storm drain system.
81. **OBTAIN LOCAL ENFORCEMENT AGENCY (LEA) APPROVAL:** The project must meet Local Enforcement Agency (LEA) requirements as the structure is within 1,000' of the landfill perimeter and must be approved by the LEA prior to construction. This is the case for all projects, including City projects. The LEA reviews and approves structures and underground utilities within 1,000' of the closed landfill. See Title 27 CCR Sections 21190 and 20920 through 20939 for further information: <http://www.calrecycle.ca.gov/Laws/Regulations/Title27/>. If required by the LEA, reference and provide details and notes for gas migration prevention measures as noted in 21190(g).
82. **SUBMIT LOCAL ENFORCEMENT AGENCY (LEA) APPROVAL LETTER:** Once approval is obtained from the LEA, provide a copy of the approval letter for the City's records. Submit directly to the Engineering and Environmental Compliance Section:

Mr. Ankit Sharma
City of Mountain View
Engineering and Environmental Compliance Section
Office: 650-903-6283
ankit.sharma@mountainview.gov

NOTE: Decisions of the Zoning Administrator may be appealed to the City Council in compliance with Chapter 36 of the City Code. An appeal shall be filed in the City Clerk's Office within 10 calendar days following the date of mailing of the findings. Appeals shall be accompanied by a filing fee. No building permits may be issued or occupancy authorized during this appeal period.

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

STEPHANIE WILLIAMS, PLANNING MANAGER/ZONING ADMINISTRATOR

SW/BW/6/FDG
PL-2020-075