

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

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APPLICATION NO.:

PL-15576

DATE OF FINDINGS:

June 24, 2026

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:

Meshal Joe for Lombard Doggy Daycare

Property Address:

Assessor's Parcel No(s).:

Zone:

1132 Independence Avenue

147-03-055

MM

Request:

Conditional Use Permit to allow an animal service establishment (dog day care), including overnight boarding, in an existing 3,125 square foot industrial building on a 0.32-acre site.

APPROVED

CONDITIONALLY
APPROVED

DISAPPROVED

OTHER

FINDINGS OF APPROVAL:

The Conditional Use Permit to allow an animal service establishment (dog day care) is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.48.25 of the City Code:

- A. **The proposed use is conditionally permitted within the MM (General Industrial) Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code.** The proposed use is conditionally permitted in the MM (General Industrial) Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code, including requirements for animal service establishments outlined in Section 36.30.35 of the City Code. To limit potential odor impacts, the operator proposes several operational measures: adherence to a strict daily cleaning schedule, daily disposal of waste in adequately sized trash facilities on-site, and that all washing and cleaning runoff will be directed to the sanitary sewer and/or collected for disposal in appropriate trash facilities. There will be no discharge to the storm drain system, nor into the sidewalk, curb, and gutter in the public right-of-way. Finally, adequate shelter will be provided for dogs on the site within the interior of the building, which will not be visible from the public right-of-way;
- B. **The proposed use is consistent with the Industrial/Regional Commercial Land Use Designation of the General Plan.** The proposed use is consistent with the Industrial/Regional Commercial Land Use Designation of the General Plan because the designation is intended for regional commercial, light manufacturing, research and development, and businesses supplying specialty items that require a broad regional customer base. The proposed animal service establishment contributes to a broader regional industrial and commercial base by providing dog day care and boarding services to residents and visitors from nearby areas. Further, the use aligns with General Plan Land Use Policy LUD 3.2 (Mix of land uses) by allowing a pet service use in a vacant industrial building and Land Use Policy LUD 3.8 (Preserved land use districts) as the pet service use contributes to a diversified economic base;
- C. **The location, size, design, and operating characteristics of the proposed use are compatible with the site, building character, and environmental conditions of existing and future land uses in the vicinity.** The location, size, design, and operating characteristics of the proposed animal service establishment use are compatible with the site and building character because it is proposed within an existing industrial building, which is of an appropriate size and character to accommodate the proposed

Owner

Agent

File

Fire

Public Works

use. Further, the project site is in the General Industrial Zoning District, amongst other industrial uses, and is located over 400' away from residential uses and other sensitive receptors. The existing surface parking lot with 19 parking spaces and one accessible parking space exceeds the 16 parking spaces required by the City Code. Additionally, to mitigate potential odor impacts, there will be daily cleaning and disposal of waste in adequately sized trash facilities. In compliance with storm water pollution prevention requirements, there will be no discharge to the storm drain system, nor into the sidewalk, curb, and gutter in the public right-of-way;

D. **Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Zoning District in which it is to be located.** The project does not propose significant exterior changes nor the addition of square feet to the existing industrial building. On the exterior of the site, the project proposes Americans with Disabilities Act (ADA) accessibility improvements and the installation of a temporary turf mat behind an existing screening fence, which will not be visible from the public right-of-way. Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the General Industrial Zoning District in which it is to be located; and

E. **The approval of the Conditional Use Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Conditional Use Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15301 ("Existing Facilities") of the CEQA Guidelines because the project proposes minor modifications to an existing building in an industrial area to accommodate an animal service (dog day care) use. The project does not involve the use of hazardous materials and is not located in an environmentally sensitive area. None of the CEQA Section 15300.2 exceptions apply to the project as described below:

- *Location:* This exception does not apply to the project review as the project site is not located in an area with critical environmental resources designated or mapped by law.
- *Cumulative Impacts:* This exception does not apply as this development is the only project proposed at this time on the project site and there would be no successive projects in the same place as the proposed project.
- *Significant Effects:* This exemption does not apply because the City's analysis has shown the project would not result in any significant effects relating to traffic, noise, air quality, water quality, or utilities and public services, and there are no unusual circumstances at the project site that would exacerbate environmental effects. The project site is relatively flat, currently developed with existing industrial buildings, and does not have any other known unusual circumstances, including proximity to or effects on scenic highways, hazardous waste conditions, or historical resources.
- *Scenic Highway:* This exception does not apply as this project site is not on, near, or prominently visible from any highway officially designated as a state scenic highway. Additionally, the project would not result in environmentally significant damage to any other scenic resources such as trees, historic buildings, rock outcroppings, or similar resources. The site neither contains nor is it adjacent to any officially designated scenic resources.
- *Hazardous Waste Site:* This exception does not apply as the City conducted a records search and found the project site not included on any list compiled pursuant to Section 65962.5 of the Government Code.
- *Historical Resources:* This exception does not apply as the project would not cause any substantial adverse change in the significance of a historical resource as the project site does not contain any existing historic resources or any known archaeological resources. The project does not include excavation to greater depths than any prior on-site development that would have uncovered archaeological resources.

The Zoning Administrator hereby approves a Conditional Use Permit for an animal service establishment (dog day care), including overnight boarding, in an existing 3,125 square foot industrial building on a 0.32-acre site. 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 Ar Yasir, dated May 21, 2026.
- b. Project Description, prepared by Laurence Solis, dated May 21, 2026.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

1. **APPLICABILITY OF THIS PERMIT:** This permit shall apply to any business/owner 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/operator 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/operator name. This letter may be requested by the City at any time.
2. **EXPIRATION:** This permit is valid for a period of two years from the date of approval. This permit shall become null and void if building permits have not been issued and construction activity has not commenced by June 24, 2028, unless a permit extension has been submitted to and approved by the Zoning Administrator at a duly noticed public hearing prior to the expiration date.
3. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years after an Administrative Zoning public hearing, in compliance with procedures described in Chapter 36 of the City Code. An application for extension must be filed with the Planning Division, including appropriate fees, prior to the original expiration date of the permit(s).
4. **ABANDONMENT OF USE:** The approved use shall be considered abandoned if the approved use in this tenant space (or building) ceases for a period one year 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.
5. **DEMOLITION OF UNPERMITTED AREAS:** Prior to issuance of the tenant improvement permit(s), the applicant shall apply for a demolition permit to remove the existing, unpermitted mezzanine and storage area on the second floor, as noted on Sheet A104 of the approved plan set dated May 21, 2026 by Ar Yasir. Demolition is required due to these areas exceeding the maximum allowable floor area ratio (FAR) and that the site does not have sufficient parking, solid waste, and circulation capacity to support legalizing these areas. Prior to final occupancy of the tenant improvement permit(s), the mezzanine and storage area on the second floor shall be demolished with City final sign-off on the demolition permit. **(PROJECT-SPECIFIC CONDITION)**

PERMIT SUBMITTAL REQUIREMENTS

6. **TENANT IMPROVEMENTS:** Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the proposed use by the Zoning Administrator, or designee, prior to permit issuance.
7. **ACCESSORY STRUCTURE(S):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.
8. **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.
9. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator.
10. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.

OPERATIONS

11. **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.
12. **DAYS/HOURS OF OPERATION:** The approved days and hours of operation are daily from 7:00 a.m. to 7:00 p.m.; however, the approval of this permit allows for overnight animal boarding, which may include limited activity by employees outside of the general operating hours. Any proposed change to the approved days and/or hours of operation will require review and approval by the Zoning Administrator and may require a modification to this permit.

SITE DEVELOPMENT AND BUILDING DESIGN

13. **ROOFTOP EQUIPMENT SCREENING:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
14. **MECHANICAL EQUIPMENT (GROUND SCREEN):** All mechanical equipment, such as air condenser (AC) units or generators, shall be concealed behind opaque screening. No mechanical equipment is permitted in visible locations but may be located in the fenced yard area or building rooftops.
15. **OUTDOOR STORAGE:** There is to be no outdoor storage outside of the enclosed fence area without specific Development Review approval by the Planning Division.
16. **PARKING:** The project shall provide 16 parking spaces (one space per 200 square feet) for visitor parking. The final location of all visitor parking shall be shown on building permit plans and include appropriate signage and/or pavement markings subject to review and approval by the Zoning Administrator. All visitor parking must be outside of any secured gates or fencing to be accessible at all times.
17. **BICYCLE PARKING:** The applicant shall provide the following bike parking on the project site, which must be shown on the building permit drawings:
 - a. One short-term bike parking space for visitors (2% of vehicle parking spaces). The space shall be provided as a bike rack which must secure the frame and both wheels. The rack should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that it creates a public hazard or it is infeasible. If space is unavailable near building entrances, the rack must be designed so that the lock is protected from physical assault and must include clear and visible signage leading to public bicycle parking if not visible from a street or public path.

TREES AND LANDSCAPING

18. **LANDSCAPE:** The applicant must re-landscape the existing landscape area fronting the project site. The landscape shall be shown and submitted with the building permit drawings for review and approval by the Zoning Administrator prior to building permit issuance. Additional landscape material or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.

NOISE

19. **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 property.
20. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sounds) are limited to interior areas only, and heating, ventilation, and air conditioning system shall be maintained to ensure that all windows and doors remain closed when the business is in operation.

Building Division—650-903-6190 or building@mountainview.gov

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

21. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2025 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
22. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
23. **TYPE OF CONSTRUCTION:** Provide the type of proposed construction per Chapter 6 of the CBC.
24. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
25. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
26. **ACCESSIBILITY REQUIREMENTS:**
 - **Chapter 11B:** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
27. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at www.mountainview.gov/greenbuilding.
28. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
29. **SIGNS:** Proposed signs are to be a deferred submittal under a separate building permit application.
30. **PEDESTRIAN PROTECTION:** Pedestrians shall be protected during construction, remodeling, and demolition; additionally, if required, signs shall be provided to direct pedestrian traffic. Provide sufficient information at the time of building plan submittal of how pedestrians will be protected from construction activity per the CBC, Section 3306.
31. **WORK HOURS/CONSTRUCTION SITE SIGNAGE:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours (see job card for specifics) and contact information, including an after-hours contact. Violation of this condition of approval may be subject to the penalties outlined in Section 8.70 of the MVCC and/or suspension of building permits.

Fire Department—650-903-6343 or fire@mountainview.gov

FIRE PROTECTION SYSTEMS AND EQUIPMENT

32. **FIRE SPRINKLER SYSTEM/ FIRE ALARM SYSTEM:** The code compliance/building plan submittal shall indicate how the tenant space will comply with CBC 441.2 (i.e., fire sprinklers or fire alarm). The project plans indicate that there are no existing fire sprinklers. Per CBC 441.2, a fire sprinkler system is required for pet kennels/pet boarding facilities. In lieu of a fire sprinkler system, a fire alarm system with full area smoke detection can be installed. Fire alarm system must be addressed during the

code compliance/building submittal phase. No building permit shall be issued without addressing and satisfying this fire life safety item.

33. **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.)
34. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Shop-quality drawings shall be submitted electronically for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. (California Fire Code, Section 907, and Mountain View City Code, Section 14.10.36 and 14.10.37.)

FIRE DEPARTMENT ACCESS

35. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. (California Fire Code, Section 506.)

EGRESS AND FIRE SAFETY

36. **EXIT ILLUMINATION:** Exit paths shall be illuminated any time the building is occupied with a light having an intensity of not less than one footcandle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination shall be indicated on the electrical plan sheets in the drawing sets. (California Building Code, Section 1008.)
37. **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.)
38. **INTERIOR WALL AND CEILING FINISHES:** Interior finishes shall have a flame-spread rating in accordance with the California Building Code, Chapter 8, and California Code of Regulations, Title 19, Section 3.21.

EXTERIOR IMPROVEMENTS

39. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. (California Fire Code, Section 304.3.)
40. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 6" in height and a minimum of 0.5" in width. (Mountain View City Code, Section 14.10.18.)

OTHER

41. **FIRE SPRINKLER SYSTEM/FIRE ALARM SYSTEM:** The code compliance/building plan submittal shall indicate how the tenant space will comply with CBC 441.2 (i.e., fire sprinklers or fire alarm). The project plans indicate that there are no existing fire sprinklers. Per CBC 441.2, a fire sprinkler system is required for pet kennels/pet boarding facilities. In lieu of a fire sprinkler system, a fire alarm system with full area smoke detection can be installed. The fire alarm system must be addressed during the code compliance/building submittal phase. No building permit shall be issued without addressing and satisfying this fire life safety item.

Public Works Department—650-903-6311 or public.works@mountainview.gov

STREET IMPROVEMENTS

42. **EXCAVATION PERMIT:** Upon first submittal of the building permit and improvement plans, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications

are available online from the Development Permits website at: <https://developmentpermits.mountainview.gov/about-permits/applications>. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.

43. **ROADWAY SIGNING, STRIPING, AND PAVEMENT MARKINGS:** Signing and striping shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). All new striping and pavement markings shall be thermoplastic. All striping and markings damaged and/or removed as part of construction and pavement work shall be replaced with thermoplastic striping.
44. **RED CURB AT DRIVEWAY ENTRANCES:** Street curbs adjacent to driveway entrances shall be painted red a minimum of 10' in each direction. Between the driveway entrance, the entire street curb shall be painted red.
45. **STOP-CONTROLLED SITE EGRESS:** All egress points to public streets or public easements shall be stop-controlled to address conflict points with pedestrians, bicyclists, and vehicles as they enter a public roadway. Stop-controlled egress shall include STOP signs, a limit line, and "STOP" pavement marking(s).

UTILITIES

46. **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.
47. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, potable water services, recycled water services, fire services, sewer laterals, sewer cleanouts, storm drain laterals, storm cleanouts/inlets, gate valves, manholes, and utility mains shall be shown on the plans. Sewer laterals, potable water services, and fire services shall have a minimum 5' horizontal separation from each other. Recycled water and potable water shall have a minimum 10' horizontal separation from each other. New potable water and recycled water services shall have a minimum 5' clearance from trees, and new sewer laterals shall have a minimum 10' clearance from trees. Angled connections within service lines shall not be allowed.

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

48. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City potable water and recycled water services per City Code Section 35.28.20 (Requirements for backflow prevention devices). Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. A minimum 3' clearance shall be provided around each assembly for accessibility and maintenance. A minimum 1' clearance shall be provided between the assembly and building face, as applicable.
49. **REUSE OF EXISTING SEWER LATERAL:** City records show the existing sewer lateral was constructed as part of the original development and may have outlived its useful life. Unless the applicant conducts a video inspection of the lateral and it is determined by the City to be in satisfactory condition for reuse, the construction of a new sewer lateral from the property line to the City main will be required, including the installation of a new property line sewer cleanout.

Prior to the issuance of any building permits, the applicant shall conduct a video inspection of the lateral. A representative from the Public Services Division must be present to observe the video inspection. Please contact the Public Services Division's Wastewater Supervisor at 650-903-6329 to schedule a City maintenance person to be present at time of video inspection. After reviewing the recording, the City will determine if the lateral and/or cleanout requires replacement. If an existing cleanout is not present, a new cleanout shall be installed. If a new sewer lateral is required, it shall be installed with 10' minimum horizontal clearance from any existing trees to protect against root intrusion and 5' minimum horizontal clearance from the

existing water service to protect against cross-contamination. The applicant shall submit an Excavation Permit Application for replacement/installation and pay any applicable fees prior to the issuance of any building permits.

50. **SANITARY SEWER CLEANOUT:** A one-way sanitary sewer cleanout shall be installed in accordance with City standards.
51. **WATER AND SEWER APPLICATIONS:** Upon first submittal of the building permit and improvement plans, the applicant shall submit complete applications for water and sewer service to the Public Works Department if new water services, water meters, fire services, or sewer laterals are required.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

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

FLOOD ZONE

53. **AE FLOOD ZONE:** The site is located within Special Flood Hazard Zone AE 11, and the building and site designs must comply with the drainage and flood control requirements of the City Code. The applicant shall obtain a Flood Development Permit from the Public Works Department prior to the issuance of a building permit, including foundation work. It is recommended this permit be obtained before the design of the building plans is complete in order to avoid potential redesign of the building. Flood Development Permit applications are available online from the Public Works Department website at: <https://developmentpermits.mountainview.gov/about-permits/water-service-application/-folder-559>.
54. **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 Zones AE, A, and AH. 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.
55. **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 Public Works Department.

SOLID WASTE AND RECYCLING

56. **RECOLOGY MOUNTAIN VIEW:** The applicant/contractor must be in compliance and shall include the following as a note on the building permit and improvement plans: "Recology Mountain View is the City's exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Recology. Using another hauler may violate City Code Sections 16.13 and 16.17 and result in code enforcement action."
57. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION DEBRIS ORDINANCE:** If this project is subject to the requirements codified in City Code Chapter 16, Article 3, a Construction and Demolition Debris Management Plan (Waste Management Plan) shall be submitted with the building permit application and approved by the Public Works Solid Waste Section prior to the issuance of a building permit. A Waste Management Plan shall be submitted and approved prior to final inspection.
58. **TRASH (ENCLOSURE AND/OR ROOM) DESIGN AND DETAILS:** Include a trash plan with enclosure or room details and collection vehicle access on separate sheet(s) in the initial building plans. The trash plan shall comply with the City's Solid Waste Collection Design Guidelines. The trash enclosure or room shall meet the minimum required weekly service levels for trash, recycling, and compost. Specify the plans sheets in the building permit plans addressing the following conditions:

This 3,000 square foot commercial property must have trash, recycling, and organics/composting service. The minimum services are one 96-gallon trash cart, one 96-gallon paper recycling cart, one 96-gallon container recycling cart, and one 64-gallon compost cart. Display on the plans the trash storage and staging locations and dimensions to scale with minimum service levels.

If the volume of weekly trash generation increases due to any future tenants or excess trash and cart service is not sufficient, the property shall be required to provide a new trash staging plan to ensure the existing or new use will have adequate trash service.

All trash, recycling, and compost containers must be screened from public view while not staged for service. Carts shall be brought to the designated staging area at the curb on Independence Avenue during the service window, then returned to the fenced outdoor area promptly after service by property management.

The waste hauler will not provide on-site service. The hauler will service on Independence Avenue. The path of cart travel must be minimum 4' wide, flat, and smooth.

Any movement of containers over 30' is subject to hauler rollout fees. The current rollout fee is \$0.75 per foot per container per month.

Compost service is mandatory. Upon occupancy, if the business's total waste collection is less than two cubic yards per week, and the amount of organics generated is less than 10 gallons of total compostable material weekly (food scraps, food-soiled paper, and plant debris), the business must apply for a waiver from the mandatory composting ordinance requirements due to a "de minimus," or very small amount. Waivers are not accepted until the building is occupied.

Maintain overhead clearances of 15' in the travelway and 22' at the point of collection.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

59. **SANTA CLARA VALLEY WATER DISTRICT WELLS:** Santa Clara Valley Water District (Valley Water) requires the following note to be labeled on the building and improvement plans: "While the Santa Clara Valley Water District (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."
60. **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."
61. **OCCUPANCY RELEASE (COMMERCIAL):** 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."

Fire and Environmental Protection Division—650-903-6378 or FEPD@mountainview.gov

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 at www.mountainview.gov/fepforms.

62. **CONSTRUCTION BEST MANAGEMENT PRACTICES:** All construction projects shall be conducted in a manner which prevents the release of hazardous materials, hazardous waste, polluted water, and sediments to the storm drain system.
63. **PROJECT SPECIFIC CONDITION:** Any water generated during the cleanup of pet-waste is prohibited from being discharged to the sidewalk, curb and gutter, parking lot, paved areas, or storm drains. The City's ordinance requires a three-step floor-cleaning procedure. In locations where polluted water may be generated, the following three-step "dry-cleaning" procedure

shall be employed as a standard operating procedure: (1) clean up spills with rags or other absorbent materials; (2) sweep and dry-vacuum floor (if needed); and (3) mop floor (if needed) with a damp mop and discharge mop water to a sanitary sewer location.

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.

AMBER BLIZINSKI, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

AB/AT/CDD/FDG
PL-15576

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