

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
CONDITIONALLY APPROVING A MASTER PLAN, PLANNED COMMUNITY PERMIT, AND
DEVELOPMENT REVIEW PERMIT FOR A NEW 182,352 SQUARE FOOT, SEVEN-STORY
COMMERCIAL BUILDING WITH 150,000 SQUARE FEET OF TRANSFER OF DEVELOPMENT RIGHTS
FROM THE LOS ALTOS SCHOOL DISTRICT TRANSFER OF DEVELOPMENT RIGHTS PROGRAM; A
PROVISIONAL USE PERMIT TO ALLOW AN OFFICE USE; AND A
HERITAGE TREE REMOVAL PERMIT TO REMOVE FIVE HERITAGE TREES
ON A 0.99-ACRE SITE LOCATED AT
365-405 SAN ANTONIO ROAD AND 2585-2595 CALIFORNIA STREET
(APN: 148-22-005, 148-22-006, 148-22-007, and 148-22-023)

WHEREAS, an application (Application No. ~~PL-2020-053~~ PL-7142) was received from David Geiser, on behalf of Merlone Geier Partners IX, LP, for a Master Plan; a Planned Community Permit and Development Review Permit to construct a 182,352 square foot, seven-story commercial building project with 150,000 square feet of transfer of development rights (TDR) from the Los Altos School District (LASD) TDR Program; a Provisional Use Permit to allow an office use; and a Heritage Tree Removal Permit to remove five Heritage trees at 365-405 San Antonio Road and 2585-2595 California Street; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on April 20, 2022 on said application and recommended the City Council adopt the Addendum to the San Antonio Precise Plan Certified Final Environmental Impact Report and conditionally approve the Master Plan, Planned Community Permit, Development Review Permit, Provisional Use Permit, and Heritage Tree Removal Permit subject to the findings and conditions of approval attached hereto; and

WHEREAS, the City Council held a duly noticed public hearing on May 27, 2025 on said application and duly considered the Addendum (adopted by companion Resolution on the same date), the previously certified San Antonio Precise Plan Final Environmental Impact Report and the application, received and considered all evidence presented at said hearing, including the recommendation from the Environmental Planning Commission, City Council report, project materials, testimony, and written materials submitted; now therefore be it

RESOLVED: that the City Council of the City of Mountain View hereby makes the following findings regarding the project:

1. Master Plan to facilitate development of the subject site with a new 182,352 square foot, seven-story building in coordination with surrounding development is conditionally approved based upon the conditions contained herein and upon the following findings:

a. The Master Plan is consistent with the provisions of the San Antonio Precise Plan (SAPP) since the development meets the applicable development standards, excluding permitted exceptions (office development area, height, and floor area ratio (FAR)), needed to allow the project to use the proposed TDR from the LASD TDR Program;

b. The Master Plan meets the objectives of the SAPP through completing the build-out and revitalization of the Northwest San Antonio Master Plan Area, placing office uses near transit resources, providing retail space exceeding what currently exists on the project site, supporting the creation of a new school site in the area, providing publicly accessible, pedestrian-oriented frontages and active uses, and implementing voluntary shared parking as well as other coordinated development improvements with adjacent parcels;

c. The Master Plan clearly demonstrates superior site and building design and compatibility with surrounding uses and developments because of the project's treatment of upper floors, unique curvilinear building form at a gateway corner, coordinated circulation and parking strategies with adjacent sites and public frontages, and new publicly accessible open spaces; and

d. The approval of the Master Plan is in compliance with the California Environmental Quality Act (CEQA) because an addendum to the San Antonio Precise Plan—P(40)—Certified Environmental Impact Report (EIR) was prepared pursuant to CEQA Guidelines Sections 15162, 15164, and 15168, which found that, with implementation of the SAPP standards and guidelines, state regulations, City standard conditions of approval, and mitigation measures identified in the SAPP EIR (2014), and 2030 General Plan and Greenhouse Gas Reduction Program EIR (2013), the project would not result in any new or substantially more significant environmental impacts beyond those evaluated in the previously certified environmental review documents.

2. Planned Community Permit to construct a 182,352 square foot, seven-story commercial building project with 150,000 square feet of TDR from the LASD TDR Program, including three levels of underground office parking and related site improvements per Section 36.50.55 (Findings) of the City Code:

a. **The proposed use or development is consistent with the provisions of the applicable Precise Plan; or, if no Precise Plan exists for the subject area, the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments; or if variations from requirements in the applicable precise plan are granted,**

the proposal clearly demonstrates superior site and building design and is in substantial compliance with the intent of the requirements in the applicable precise plan. The proposed uses and development ~~is~~are consistent with the San Antonio Precise Plan and ~~is~~are in substantial compliance with the intent of the requirements in the applicable Precise Plan since the proposed project complies with all applicable standards, excluding SAPP-allowed exceptions (approved as part of the project) to overall height, FAR, and office development cap standards due to the project's inclusion of LASD TDR square footage;

b. **The proposed use or development is consistent with the General Plan.** The proposed uses and development are consistent with the Mixed-Use Center Land Use Designation of the General Plan as the project includes permitted retail and office uses in a development in a seven-story building with FAR that complies with General Plan maximums, except for the additional FAR allowed pursuant to the SAPP's transfer of development rights program, which permits additional square footage to be developed beyond what is typically allowed on a site pursuant to General Plan allowances for intensity flexibility in Precise Plans and supporting General Plan goals and policies aimed at collaboratively ensuring school facilities are constructed to serve community needs;

c. **The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare.** The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the project will comply with all applicable health and safety codes, incorporates TDR square footage supporting creation of a new public school in the Plan area, and addresses all applicable Precise Plan standards intended to achieve harmonious development within the Plan area, such as well-connected public pathways, publicly accessible open spaces, and a range of commercial amenities;

d. **The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area.** The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the project will not add any new vehicular access points, provides high-quality pedestrian connections to surrounding development, implements all required public frontage improvements along with additional public-accessible on-site active spaces and paths, and complies with applicable development standards for the project site, excluding permitted exceptions; and

e. **The proposed project complies with the California Environmental Quality Act (CEQA).** The approval of the Planned Community Permit complies with the California Environmental Quality Act (CEQA) because an addendum to the San Antonio Precise Plan—P(40)—Certified Environmental Impact Report (EIR) was prepared pursuant to CEQA Guidelines Sections 15162, 15164, and 15168, which found that, with implementation of the SAPP standards and guidelines, state regulations, City standard conditions of approval, and mitigation measures identified in the SAPP EIR (2014), and 2030 General Plan and Greenhouse Gas Reduction Program EIR (2013), the project would not result in any new or substantially more significant

environmental impacts beyond those evaluated in the previously certified environmental review documents.

3. Development Review Permit to construct a 182,352 square foot, seven-story commercial building project with 150,000 square feet of TDR from the LASD TDR Program, including three levels of underground office parking and related site improvements per Section 36.44.70 (Findings) of the City Code:

a. **The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines.** The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines since the project promotes well-integrated development, including public access and a voluntary shared parking plan between the project site and adjacent development, contributes to the revitalization of San Antonio Center through new office and retail-commercial uses, incorporates increased tree canopy coverage (at maturity), and includes significant ground-level, public-accessible active spaces as well as other design elements meeting Precise Plan objectives for well-designed buildings;

b. **The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development.** The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because the project incorporates a unique curvilinear building form, public art, and public-accessible open spaces at a key gateway location while incorporating a mix of metal access, stone, cementitious panels, glass, and other materials that complement surrounding commercial and residential development in the vicinity;

c. **The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property.** The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, as the project provides all required bike improvements, landscaped public sidewalks and amenity zones, additional expanded on-site paths and landscaped active spaces, and shared parking access with/from an adjacent development site;

d. **The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area.** The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by providing all required street trees/planting strips, additional on-site landscaped paths and active spaces, landscaped rooftop/upper-floor balconies, and other amenities, ensuring attractive pedestrian-oriented spaces are provided;

e. **The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking.** The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing shared underground garage access from an adjacent development site and wide, publicly accessible sidewalk and on-site pathways connecting to adjacent existing development areas and public frontage improvements on all sides of the proposed building; and

f. **The approval of the Development Review Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA).** The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) because an addendum to the San Antonio Precise Plan—P(40)—Certified Environmental Impact Report (EIR) was prepared pursuant to CEQA Guidelines Sections 15162, 15164, and 15168, which found that, with implementation of the SAPP standards and guidelines, state regulations, City standard conditions of approval, and mitigation measures identified in the SAPP EIR (2014), and 2030 General Plan and Greenhouse Gas Reduction Program EIR (2013), the project would not result in any new or substantially more significant environmental impacts beyond those evaluated in the previously certified environmental review documents.

4. Provisional Use Permit to allow office uses within a 182,352 square foot, seven-story commercial building project with 150,000 square feet of TDR from the LASD TDR Program per Section 36.48.25 (Findings) of the City Code:

a. **The proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code.** The proposed use is conditionally permitted within the San Antonio Precise Plan and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code, including the Precise Plan's office development regulations, which allow additional office development on this project site specifically for LASD TDR square footage, as proposed by this project;

b. **The proposed use is consistent with the General Plan.** The proposed use is consistent with the Mixed-Use Center Land Use Designation of the General Plan because office uses are allowed by this designation;

c. **The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character and environmental conditions of existing and future land uses in the vicinity.** The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character and environmental conditions of existing and future land uses in the vicinity based on the office uses primarily occurring on upper building floors (with active ground-floor retail spaces proposed as required by the Precise Plan) in a Master Plan Area primarily comprised of a mix of commercial uses and a location with close proximity to high-quality transit services;

d. **Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Precise Plan in which it is to be located.** Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Precise Plan in which it is to be located because the proposed development complies with all applicable development standards, including additional height, floor area, and office development area exceptions permitted pursuant to the Precise Plan's TDR Program; and

e. **The approval of the Provisional Use Permit for the proposed use complies with the California Environmental Quality Act (CEQA).** The approval of the Provisional Use Permit complies with the California Environmental Quality Act (CEQA) because an addendum to the San Antonio Precise Plan—P(40)—Certified Environmental Impact Report (EIR) was prepared pursuant to CEQA Guidelines Sections 15162, 15164, and 15168, which found that, with implementation of the SAPP standards and guidelines, state regulations, City standard conditions of approval and mitigation measures identified in the SAPP EIR (2014), and 2030 General Plan and Greenhouse Gas Reduction Program EIR (2013), the project would not result in any new or substantially more significant environmental impacts beyond those evaluated in the previously certified environmental review documents.

5. Heritage Tree Removal Permit to remove five Heritage trees per Section 32.35 of the City Code:

a. **It is necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the lifespan of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.** It is necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the lifespan 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 all of the trees conflict with proposed structure locations, and, based on evaluation by the project and City arborists, have been found to be in poor-to-fair health and are not suitable candidates for preservation through transplantation;

b. **It is necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.** It is necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties because the project development is consistent with the layout of other adjacent developed properties, complies with applicant Precise Plan standards similar to adjacent development sites, and could not provide a compliant building design while preserving the trees in place;

c. **The approval of the Heritage Tree Removal Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Heritage Tree Removal Permit complies

with the California Environmental Quality Act (CEQA) because an addendum to the San Antonio Precise Plan—P(40)—Certified Environmental Impact Report (EIR) was prepared pursuant to CEQA Guidelines Sections 15162, 15164, and 15168, which found that with implementation of the SAPP standards and guidelines, state regulations, City standard conditions of approval and mitigation measures identified in the SAPP EIR (2014), and 2030 General Plan and Greenhouse Gas Reduction Program EIR (2013), the project would not result in any new or substantially more significant environmental impacts beyond those evaluated in the previously certified environmental review documents; and be it

FURTHER RESOLVED: that the City Council hereby approves the Master Plan, Planned Community Permit, Development Review Permit, Provisional Use Permit, and Heritage Tree Removal Permit for the project at 365-405 South San Antonio Road and 2585-2595 California Street (Application No. PL-2020-053/PL-7142), based on the findings above and subject to the Applicant's fulfillment of all the conditions of approval, which are attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein.

TIME FOR JUDICIAL REVIEW

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

RS/2/RESO
803-05-27-25r-1

Exhibit: A. Conditions of Approval

CONDITIONS OF APPROVAL
APPLICATION NO.: PL-7142PL-2020-053
365-405 SAN ANTONIO ROAD AND 2585-2595 CALIFORNIA STREET

The applicant is hereby notified, as part of this application, that the applicant is required to meet the following conditions in accordance with the Mountain View City Code and the State of California. Where approval by a City Department Director or Official is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws, and regulations, and accepted practices for the items under review. The applicant is hereby notified that the applicant is required to comply with all applicable codes or ordinances of the City of Mountain View and the State of California that pertain to this development and are noted herein.

This approval is granted to construct a 182,352 square foot, seven-story commercial building project with three levels of underground parking, including 150,000 square feet of TDR from the LASD TDR Program located on Assessor's Parcel Nos. 148-22-005, 148-22-006, 148-22-007, and 148-22-023. 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 drawings prepared by Gensler, Urban Arena, and Psomas for Merlone Geier Partners, dated September 16, 2024 stamped October 29, 2021.
- b. The Village at San Antonio Center Shared Parking Analysis prepared by Mott Macdonald, dated November 2021.
- c. San Antonio Village Phase II + III TDM Plan, dated October 2021.
- d. Arborist Report prepared by Jeromey Ingalls, Mayne Tree Expert Company, Inc., updated November 9, 2021 and September 3, 2024.
- e. Addendum to the San Antonio Precise Plan (P-40) Certified Environmental Impact Report as prepared by the City for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division—650-903-6306

1. **DEVELOPMENT AGREEMENT:** If a Development Agreement (DA) is approved by the City Council for the project, which allows a longer permit entitlement period beyond the standard two years, the entitlement period shall be extended consistent with the terms of the DA. If no DA is approved as part of the project, then the land use permits associated with this project shall be valid for a period of two years from the date of Council approval and may be extended for up to an additional two years pursuant to submittal and approval of a permit extension application at a duly noticed public hearing 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.
2. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.

PERMIT SUBMITTAL REQUIREMENTS

3. **AIR QUALITY:** The applicant is required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.

4. **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.
5. **CERTIFICATION OF BUILDING PERMIT PLANS:** In a letter, the project architect shall certify the architectural design shown in the building permit plans match the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.
6. **ACCESSORY STRUCTURE(S):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.
7. **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.
8. **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.
9. **FLOOR AREA RATIO (FAR) DIAGRAM:** Building permit drawings must include a floor area ratio (FAR) diagram for each structure on-site, clearly identifying each level of the structure(s) and the gross area(s) which count toward floor area per required zoning calculations. The diagram must also clearly identify all areas which are exempt from FAR.
10. **PAINT COLOR-CODING:** At submittal of building plan check, provide color-coded elevations of each side of the building(s) detailing the location of all paint and stain colors, manufacturer, and color names.
11. **GEOTECHNICAL REPORT:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; method for backdraining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.
12. **TOXIC ASSESSMENT:** A toxic assessment report shall be prepared and submitted as part of the building permit submittal. The applicant must demonstrate that hazardous materials do not exist on the site or that construction activities and the proposed use of this site are approved by: the City's Fire Department (Fire and Environmental Protection Division); the State Department of Health Services; the Regional Water Quality Control Board; and any Federal agency with jurisdiction. No building permits will be issued until each agency and/or department with jurisdiction has released the site as clean or a site toxics mitigation plan has been approved.
13. **VIBRATION AND SETTLEMENT PLAN:** At building permit submittal, the applicant shall prepare a Vibration and Settlement Plan which specifies monitoring and mitigation measures to avoid damage to the adjacent building(s) as a result of project construction. Approved monitoring protocols shall be in place prior to issuance of any building permits for the project.
14. **MASTER SIGN PROGRAM:** The applicant shall develop a master sign program for this property as part of a separate planning permit. The program shall identify suitable sign locations, types, sizes, colors, and materials in written and visual forms for all buildings/tenant spaces on-site with a common theme for signage that is compatible with the structures and uses. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.

OPERATIONS

15. **APPROVED USES:** Allowed uses include ground-floor retail uses (12,970 square feet), upper-floor office uses (Floors 2 through 7) and miscellaneous ground-floor office/retail support and circulation areas (including, but not limited to, an office lobby/lounge, loading/trash room, electrical, security, etc.–cumulatively totaling 169,282 square feet), as reflected in the approved plans. Any uses and tenant improvements other than these approved uses will require a Change of Use Permit or Provisional Use Permit.
16. **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.
17. **ROOF DECK OPERATION:** The approved hours of operation for the rooftop terraces shall be limited to 8:00 a.m. to 10:00 p.m., and shall not allow amplified music. In the event any problems arise with the hours of operation or noise, the Zoning Administrator may hold a public hearing to review rooftop terrace operations and impose new or modified conditions of approval in response to public comment received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.
18. **PARKING MANAGEMENT PLAN:** The project approval includes a voluntary shared parking ~~plan~~reduction to allow provide 2,866 parking spaces for the approved project site and adjacent San Antonio Village Phase II development site. The building permit submittal shall include a parking management plan to document the specific parking allocation and access plan for public parking from office guests/visitors and approved commercial uses on the project site and San Antonio Village Phase II, subject to administrative approval by the Zoning Administrator prior to building permit issuance.
19. **PARKING SUPPLY MONITORING:** The applicant shall commission a parking supply evaluation and provide it to the Planning Division when The Village at San Antonio, Phases II and III, reach 90% building floor area occupancy. The valet parking program stipulated in the Parking Management Plan shall be enacted based on the findings of the parking supply evaluation and/or if the City determines a parking shortage occurs at The Village at San Antonio. **(PROJECT-SPECIFIC CONDITION)**
20. **LOADING/DELIVERY PLAN:** Prior to building permit issuance, the applicant shall develop a plan specifying measures to manage on-site deliveries and loading, which may include measures to tailor delivery hours and/or days to limit conflicts with peak traffic times or adjacent land uses.

SITE DEVELOPMENT AND BUILDING DESIGN

21. **BUILDING DESIGN/PLAN MODIFICATIONS:** ~~Based on direction from the Development Review Committee (DRC), modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details prior to issuance of a building permit and shown on building permit drawings.~~ The following modifications shall be made to the architectural design, landscaping, and/or other site or building design details prior to issuance of a building permit and shown on building permit drawings, are subject to review and approval by the Zoning Administrator ~~to confirm compliance with the DRC's recommendation(s):~~
 - a. Continue to refine the glass cladding design of upper floors (floors five to seven) to deemphasize the prominence of their appearance and provide subtle character to the top of the building.
 - b. Continue to improve and refine the limestone and glass cladding of floors two to four, with specific attention to the pattern, color, and placement of the limestone, to create a dynamic and patterned facade as well as integrating the facade's relationship to the corner of San Antonio Road and California Street.

- c. Continue to refine the materials and colors of the ground-floor storefronts to incorporate warmer and brighter tones, interesting patterning, and appropriate pedestrian scale and detail while complementing the rest of the building architecture.
 - d. Incorporate additional furnishings and landscape amenities in public plaza/ground-level outdoor spaces around the building to ensure adequate placemaking, ground-level activation, and pedestrian comfort are not entirely reliant on future tenant improvements. To the extent possible, all goods, services, amenities, and events offered within these areas shall be available and open to the public.
 - e. Incorporate trees into the upper-floor balcony landscape design.
 - f. Continue to refine the revised design of the new transformer room and adjacent service area portion of the building facade to utilize high-quality door and wall materials that reflect the overall building architecture and, in coordination with the underground utility design for the transformer room, maximize opportunities for street tree plantings along the north side of Silicon Way (on-site street).
22. **PUBLIC PLAZA:** The building permit plans shall include details for the public plaza design, landscape, art, and programming for review and approval by the Zoning Administrator prior to issuance of building and/or excavation permits.
23. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately owned open space, improvements, and/or other facilities which shall be publicly accessible and include pedestrian sidewalks, walkways, plazas, recreation area, and bicycle improvements. 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.
24. **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.
25. **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.
26. **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.
27. **GROUND-FLOOR TRANSPARENCY:** Storefronts and windows must maintain a minimum 75% transparency along the ground floor of the building(s) at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted.
28. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance and purchase of the finish materials, for final selection and approval by the Zoning Administrator. At a minimum, the mock-up shall include fenestration, window fritting, trim, limestone patterning and application, all ground floor material patterning, paving, and paint samples. Proposed primary and secondary (accent) paint colors should be painted next to each other on the mock-up for purposes of inspection. The color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator.
29. **ROOFTOP EQUIPMENT SCREEN:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.

30. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
31. ~~**GROUND FLOOR COMMERCIAL AREA:** This project is required to provide 12,970 square feet of ground floor retail space or a similar use of equal or less intense parking demand. Restaurant uses are not permitted in this new ground floor retail, except as approved by the Zoning Administrator and if the total restaurant space between Phases II and III of San Antonio Village does not exceed 35,462 square feet. Any future use is subject to the permitted and conditionally permitted uses of the San Antonio Precise Plan and the San Antonio Village Parking Plan.~~
32. **PUBLIC ART:** Prior to issuance of building permits, submit an art proposal, timetable, and evidence of commitment acceptable to the City to ensure installation (prior to occupancy) of a suitable, significant piece of public-oriented sculpture or similar public art installation in the corner plaza location conceptually identified in the approved project plans. This shall include selecting artist(s) and type of work based on submittals of artist bios and representative work; submittal for City review and approval of conceptual designs for installation; and submittal of final design details, including art location(s) and surrounding landscaping adjustments. The installation of the art piece(s) may require a separate building permit and shall be completed prior to issuance of a Certificate of Occupancy.
33. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped with 4" wide stripes. Double stripes shall be 18" apart, from outside edge to outside edge of the stripes, or 10" from inside edge to inside edge of the stripes. 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'. For parallel parking spaces, only single-striped or tic-mark is required between spaces. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.
34. **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.
35. **ROOFTOP DECK LIGHTING:** Proposed lighting fixtures on the rooftop decks and upper-floor terraces shall not be visible from ground level on adjacent public streets. Any string lighting shall be designed to include shades to avoid light spillover and be screened so they are not visible from off-site. Limited pedestrian-scale/building-mounted lighting along pathways may be permitted subject to review and approval of photometric lighting plan submitted as part of the building permit drawings.
36. **BIKE PARKING FACILITIES:** The applicant shall provide the following bike parking on the project site, which must be shown on building permit drawings:
- a. Short-term bike parking for visitors at 20 total parking spaces. These spaces shall be provided as bike racks which 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 it is infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault, and the project must include clear and visible signage leading to public bicycle parking if not visible from a street or public path.
 - b. Long-term bike parking for employees at 30 total parking spaces. These spaces shall be in a secure location to protect against theft and may include, but are not limited to, bike lockers, enclosed cages, or other restricted interior areas. Any area used for long-term bike parking shall not be included in zoning calculations for floor area or building coverage.
 - c. One bicycle repair station shall be located on-site at grade-level. Specifications, location, and details shall be included on drawings submitted for building permit review.
37. **SHOWER/CHANGING FACILITY:** The project must provide five gender-neutral shower/changing room facilities.

GREEN BUILDING

38. **GREEN BUILDING—NONRESIDENTIAL NEW CONSTRUCTION:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of LEED® Platinum certified. All mandatory prerequisite points and minimum point totals per category to attain the required LEED Certified™ status must be achieved unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through the U.S. Green Building Council (USGBC) is not required for compliance with the Mountain View Green Building Code (MVGBC). The project is also required to comply with Title 24, Part 6.

TREES AND LANDSCAPING

39. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at www.mountainview.gov/planningforms). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
40. **LANDSCAPE CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing the landscaping has been installed in accordance with all aspects of the approved landscape plans and final inspection(s), subject to final approval by the Zoning Administrator.
41. **STREET TREES:** Install London Planetree "Planatus" or Maple "Acer" street trees along the street frontage, including where there are gaps in the space of existing street trees. 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 submitted for building permit review. New street trees shall be planted in accordance with Detail F-1 of the Public Works 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. Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.
42. **STREET TREE FORM:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division or online at www.mountainview.gov/planningforms. Once completed, the applicant shall email the original to the Parks Division at parks@mountainview.gov and provide a duplicate copy to the Building Inspection Division with building permit submittal.
43. **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.
44. **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 at planning.division@mountainview.gov.
45. **LANDSCAPE SCREENING:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be 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.

46. **TREE REMOVALS:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit for new construction is secured and the project is pursued.
47. **REPLACEMENT TREES:** The applicant shall offset the loss of each Heritage/street tree with a minimum of two replacement trees, for a minimum total of 10 replacement trees. Each replacement tree shall be no smaller than a 36" box and shall be noted on the landscape plan as replacement trees.
48. **STREET TREE PROTECTIONS:** All designated City street trees are to be protected throughout construction activity with protection measures shown on building permit plans.
49. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Mayne Tree Expert Company, Inc., and dated November 9, 2021, shall be included as notes on the title sheet of all grading and landscape plans. These measures shall include, but may not be limited to, 6' chain link fencing at the drip-line, a continuous maintenance and care program, and protective grading techniques. Also, no materials may be stored within the drip-line of any tree on the project site.
50. **IRREVOCABLE DAMAGE TO HERITAGE TREES:** In the event one or more of the preserved Heritage tree(s) are not maintained and irrevocable damage or death of the tree(s) has occurred due to construction activity, 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.

NOISE

51. **MECHANICAL EQUIPMENT (NOISE):** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.
52. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only.
53. **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 qualified acoustical consultant prior to building permit submittal.
54. **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.
55. **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.

56. **PILE DRIVING NOISE REDUCTION:** The following measures shall be incorporated into construction plans and contractor specifications if pile driving is proposed: (a) multiple pile drivers shall be considered to expedite construction. Although noise levels generated by multiple pile drivers would be higher than the noise generated by a single pile driver, the total duration of pile driving would be reduced; and (b) temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the foundation pile holes as a standard construction noise control technique. Predrilling reduces the number of blows required to seat the pile.

TRANSPORTATION PROGRAMS AND IMPROVEMENTS

57. ~~**TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner is required to maintain a TDM program for the life of the project which will achieve a minimum 30% reduction in peak-hour vehicle trips to the site. The TDM program measures shall be formally accepted by the property owner prior to building permit issuance through a legal agreement or recorded document, as determined by the City Attorney, with contents to the satisfaction of the Zoning Administrator. The mandatory TDM measures for the project include:~~
- ~~a. Join and maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.~~
 - ~~b. Provide an on-site employee transportation coordinator to implement and manage the TDM program and to serve as a liaison between the employer/tenant and the TMA.~~
 - ~~c. Develop and distribute marking and information materials to inform employees and guests about the TDM program, and encourage their participation.~~
 - ~~d. Provide a flexible work schedule program to allow employees to travel outside of peak periods.~~
 - ~~e. Provide a Guaranteed Ride Home program to encourage use of alternative transportation.~~
 - ~~g. Provide bicycle parking along with showers and locker facilities to encourage bicycling.~~
 - ~~h. Give priority location to carpools and vanpools.~~
 - ~~i. Provide carshare-only parking spaces and vehicles (two per building, total of four).~~
 - ~~j. Provide ride-share matching services to encourage carpooling by employees.~~
 - ~~k. Provide a transit pass (e.g., VTA Smart Pass or equivalent) to all employees for the life of the project.~~
58. ~~**TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** The property owner(s), or their representative, shall prepare an annual TDM report and submit it to the City to document the effectiveness of the TDM program in achieving a 30% peak-hour vehicle trip reduction by office employees within the project. The TDM report shall be prepared by an independent consultant and paid for by the property owner(s) or their representative; and the consultant shall work with the property's TDM coordinator. The TDM report will include a determination of historical employee commute methods, which shall be informed by surveying all employees (office and nonoffice) working on the project site and through driveway traffic counts. All nonresponses to the employee commute survey will be counted as a drive-alone trip. The driveway traffic counts shall be prepared and provided by an independent, licensed consultant and paid for by the property owner(s) or tenant. The driveway counts and resulting data shall be included in the TDM report provided to the City.~~
- ~~a. **TDM Reporting:** The initial TDM report for the project will be submitted on December 1, or the following business day thereafter if a weekend, one year after the granting of the Certificate of Occupancy for the project. Subsequent reports will be collected annually on December 1.~~

- b. **Report Requirements:** The TDM report shall either: (1) state that the project has achieved 30% peak hour vehicle trip reduction or higher, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the project has not achieved the 30% peak hour vehicle trip reduction, providing an explanation of how and why the goal has not been reached and a description of additional measures that will be adopted in order to attain the TDM goal required for the project.
- c. **Penalty for Noncompliance:** If, after an initial TDM report shows noncompliance, the second annual report indicates that, in spite of the changes in the TDM program, the vehicle trip cap is still not being met, or if the applicant fails to submit such a TDM report at the times described above, the City may assess a penalty in the maximum amount of One Hundred Thousand Dollars (\$100,000) for the first percentage point below 578 a.m. peak-hour trips and 526 p.m. peak-hour trips and an additional Fifty Thousand Dollars (\$50,000) for each additional percentage point below the minimum 30% thereafter (“TDM Penalty”). In determining whether the TDM Penalty is appropriate, the City may consider whether the property owner(s) has made a good faith effort to meet the TDM goals and allow a six month “grace period” to implement additional TDM measures to meet the vehicle trip cap. If the project does not achieve the necessary reductions to meet the trip cap after the six month grace period, the City may require the property owner(s) to pay a TDM Penalty as shown in the sample table below. Any expenses that are put towards achieving the trip cap can be offset against the TDM Penalty. The TDM Penalty shall be paid to the MVTMA and used to promote alternatives to single-occupancy vehicle use in the City.

Peak Hour Trip Reduction	Penalty Amount
30%	0
29%	\$100,000
28%	\$150,000
27%	\$200,000
26%	\$250,000
25%	\$300,000
24%	\$350,000
23%	\$400,000

CC&RS AND DISCLOSURES

59. **CC&Rs:** One electronic PDF of the proposed Covenants, Conditions, and Restrictions (CC&Rs) for the shared parking and access associated with the development site shall be submitted to the Planning Division and approved by the City Attorney prior to building permit issuance. The applicant shall provide a completed CC&R checklist at submittal along with associated review fee made payable to the City of Mountain View. The checklist can be obtained by contacting the project planner or by email inquiry to planning.division@mountainview.gov.

AGREEMENTS AND FEES

60. **COMMUNITY BENEFIT CONTRIBUTION:** In compliance with the San Antonio Precise Plan, the applicant is required to provide a community benefit(s) in exchange for additional development intensity and to advance the goals and policies of the San Antonio Precise Plan. The applicant is required to provide a public benefit in the form of a fee payment of \$24.39 per bonus square foot above the baseline FAR of 0.35, excluding 150,000 square feet of TDRs for an estimated total contribution of \$191,705.40, which must be made payable to the City of Mountain View. Payment must be provided prior to issuance of the first foundation, excavation, or new structure building permit.
61. **TRANSFER OF DEVELOPMENT RIGHTS (TDR) APPROVAL:** This project includes 150,000 square feet of floor area from the Los Altos School District (LASD) TDR Program, which supports the financing of a new public school site in the San Antonio area. To implement the project approval, the applicant/property owner will purchase 150,000 square feet of floor area from 2535 California Street, 506 Showers Drive, and 350 Showers Drive (future school site) from the LASD and transfer it to this project site, pursuant to the requirements outlined in Condition Nos. 62 and 63. Any revision to the project to reduce or remove

use of approved TDR square footage at the project site shall be considered a major modification to the project approval and require review and consideration by the City Council.

62. **PROOF OF TDR TRANSFER:** The applicant/property owner shall submit a copy of an executed/recorded document(s) demonstrating proof of purchase and transfer of the approved 150,000 square feet of TDR floor area from the Los Altos School District future school site in the San Antonio Precise Plan area to the applicant/property owner for use on this project site. This documentation may be in the form of a Certificate of Transfer or similar legal instrument, to the satisfaction of the City Attorney, and shall be provided to the City prior to issuance of any building permit(s), including a demolition permit. The sale and transfer of TDR square footage may not occur before a covenant is recorded on the LASD future school site restricting development rights for the TDR Program square footage. Once the approved TDR project is constructed on this project site (i.e., the “receiving” site), no further transfer of the TDR floor area is permitted.
63. **DECLARATION OF COVENANTS (TDR):** A Declaration of Covenants, or similar legal instrument, is required to be recorded on the property of all TDR project sites receiving floor area from the Los Altos School District future school site in order to identify the TDR square footage has been added to the project site in perpetuity as well as the related restrictive covenants on the transferred TDR. The Covenant shall be in a form approved by the Community Development Department and City Attorney’s Office and shall be signed, notarized, and recorded on the land prior to the issuance of any building permit (including demolition permit) for the project or concurrent with recordation of the parcel/final map, whichever occurs first.
64. **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 the City’s officers, agents, and employees in any action brought by a third party to void this Permit(s). 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.
65. **MUTUAL ACCESS:** The property owner shall prepare a legal agreement to be recorded on the property providing for mutual access between this project site and San Antonio Village Phase II. The agreement shall be reviewed and approved by the City Attorney and Zoning Administrator and shall state that it may not be modified without the City’s consent.

CONSTRUCTION ACTIVITIES

66. ~~**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 and contact information, including an after hours contact. 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.~~
67. **CONSTRUCTION PARKING:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project by contractors or other continued operations on-site. The plan shall also include a monitoring and enforcement measure which specifies on-street parking is prohibited and will be monitored by the owner/operator of the property (or primary contractor), and penalties will be enforced by the owner/operator of the property (or primary contractor) for violations of on-street parking restrictions. Violations of this provision may result in a stop-work notice being issued by the City for development project. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
68. **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.
69. **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.

70. **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.
71. **DISCOVERY OF CONTAMINATED SOILS:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) the contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) the contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) the contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) the contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) the contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
72. **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.
73. **DISCOVERY OF HUMAN REMAINS:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to their authority, the Coroner shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.

74. **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.
75. **INDOOR FORMALDEHYDE REDUCTIONS:** If the project utilizes composite wood materials (e.g., hardwood plywood, medium density fiberboard, particleboard) for interior finishes, then only composite wood materials that are made with CARB approved, no-added formaldehyde (NAF) resins, or ultra-low emitting formaldehyde (ULEF) resins shall be utilized (CARB, Airborne Toxic Control Measure to Reduce Formaldehyde Emissions from Composite Wood Products, 17 CCR Section 93120, *et seq.*, 2009-2013).
76. **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.

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

MITIGATION MEASURES

78. **EXISTING PRECISE PLAN MITIGATION MEASURES:** All mitigation measures identified in the San Antonio Precise Plan Environmental Impact Report (EIR) apply to this project and must be addressed during building permit submittal and construction. Some of these mitigation measures may be superseded by more stringent City standards, code requirements, or with more detailed measures incorporated into the project's environmental analysis. The applicant must note how the applicant has addressed each mitigation measure to the satisfaction of the Zoning Administrator prior to building permit issuance.

Neighborhoods and Housing Division—650-903-6379

79. **HOUSING IMPACT FEE:** Prior to the issuance of the first grading or building permit, the applicant shall pay a Housing Impact Fee based on the net new floor area and the adopted fees in effect at the time of building permit issuance. For purposes of calculating the fee, the project includes construction of 169,382 square feet of Office and 12,970 square feet of Retail and demolition of 9,394 square feet of Commercial.

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, please visit 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.

80. **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.

81. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon building permit submittal. Current codes are the ~~2019~~2022 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).
82. **SPECIAL REQUIREMENTS BASED ON OCCUPANCY AND USE:** Project shall comply with the requirements per the CBC, Chapter 4.
83. **OPENING PROTECTION:** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted per the CRC, Section R302.5.1.

84. **BUILDING HEIGHT AND NUMBER OF STORIES:** The project shall comply with the requirements per the CBC, Chapter 5, Section 504.
85. **BUILDING AREA:** The project shall comply with the requirements per the CBC, Chapter 5, Section 506.
86. **MIXED USE AND OCCUPANCY:** The project shall comply with the requirements per the CBC, Chapter 5, Section 508.
87. **FIRE AND SMOKE PROTECTION FEATURES:** The project shall comply with the requirements per the CBC, Chapter 7.
88. **MINIMUM DISTANCE OF PROJECTIONS:** The project shall comply with the requirements per the CBC, Chapter 7 (Table 705.2).
89. **FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:** The project shall comply with the requirements per the CBC, Chapter 7 (Table 705.5).
90. **MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION:** The project shall comply with the requirements per the CBC, Chapter 7 (Table 705.8).
91. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
92. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
93. ~~**BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon building permit submittal. Current codes are the 2019 2022 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CALEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).~~
94. **ACCESSIBILITY REQUIREMENTS:** The project is required to comply with the accessibility requirements in the CBC, Chapter 11B.
- ~~**CHAPTER 11B:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.~~
 - ~~**PARKING (CHAPTER 11B):** Project will be required to comply with the accessible parking requirements in the CBC, Chapter 11B.~~
 - ~~**PARKING REDUCTIONS (CHAPTER 11B):** Parking reductions granted through a Planning/Zoning permit or State law 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 11B.~~
95. **DUAL PLUMBING:** Project will be subject to the dual plumbing requirements in the CBC, Chapter 16A, and MVCC Sections 8.30 through 8.30.5.
96. ~~**ELECTRIC VEHICLE STATIONS:** Project is required to provide electric vehicle (EV) charging facilities per CalGreen Section 5.106.5.3 and MVCC Sections 8.20.42 to 8.20.46.~~
97. **ADDRESSES:** All street names, street numbers, and residential apartment numbers, ADU numbers, and suite numbers will be processed prior to Building Inspection Division approval of the project. Commercial suite numbers are issued by the United States Postal Service (USPS).
98. ~~**CAR STACKERS:** All car stackers will need to be UL listed and meet any other requirements adopted at time of building submittal up to and including NFPA approval.~~

99. ~~**COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate building permit.~~
100. **TYPE OF CONSTRUCTION:** Provide the type of proposed construction per Chapter 6 of the CBC.
101. **ACCESSIBLE MEANS OF EGRESS:** Site must meet accessible means of egress per the CBC, Chapter 10, Section 1009.
102. ~~**HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer and the Hazardous Materials Specialist. Please visit City of Mountain View Fire and Environmental Protection Division online at www.mountainview.gov/fep or by phone at 650-903-6378 to obtain information and submittal requirements.~~
103. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the CBC.
104. **OCCUPANCY SEPARATION:** Proper separation is required to be provided between occupancies per the CBC, Table 508.4.
105. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at www.mountainview.gov/greenbuilding.
106. **REACH CODES FOR NONRESIDENTIAL (NEW CONSTRUCTION):**
- a. **EV Parking Requirements:** Parking shall comply with Table 101.10 and Table A5.106.5.3.2, as amended in MVCC Section 8.20.42.
 - eb. **Photovoltaic System Requirements:** Photovoltaic (PV) installation on roof area to accommodate an all-electric building to 100% of annual kWh consumption offset as amended in MVCC Section 8.20.12 and per Table 101.10.
 - dc. **Bird-Safe Glass Requirements:** Bird-safe glass shall be installed on the exterior of the structure, as amended in MVCC Section 8.20.12 and per Table 101.10.
107. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
108. **UTILITIES:** No utilities shall cross property lines.
109. **STRUCTURAL CALCULATIONS:** Structural calculations may be required once the application for a building permit is submitted.
110. ~~**OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans for each occupied area per requirements of the CBC, Section 1004.~~
111. ~~**SMOKE CONTROL SYSTEMS:** Provide design details to establish minimum installation requirements and acceptance testing of smoke control systems per the CBC, Section 909.~~
112. **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 the CBC, Section 3306.
113. ~~**PHOTOVOLTAIC:** Photovoltaic systems are to be a deferred submittal under separate building permit application.~~
114. ~~**SURVEY:** A survey will be required to be completed to verify structure placement.~~
115. **SCHOOL IMPACT FEE:** PThe project will be subject to Sschool Impact fees. To obtain information, fee estimates, and procedures. Please contact the following local school districts: Mountain View Los Altos High School District at www.mvla.net

or 650-940-4650; and Mountain View Whisman School District at www.mvwsd.org or 650-526-3500; or Los Altos Elementary School District at www.lasdschools.org or 650-947-1150.

116. **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.
117. **SIGNS:** Proposed signs are to be a deferred submittal under a separate building permit application.
118. **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.
119. **RESPONSIBLE CONSTRUCTION:** This project is subject to the City's Responsible Construction Ordinance. For projects covered by this Ordinance, owners, contractors, and/or qualifying subcontractors are required to acknowledge responsibilities and make specified certifications upon completion of a project. The required certifications include that: (a) employees are provided written wage statements and notice of employers' pay practices as required under State law (or, alternatively, are covered by a valid collective bargaining agreement); and (b) they have no unpaid wage theft judgements. Acknowledgement forms are required to be submitted at building permit application, which is available online at www.mountainview.gov/building. More information is available at www.mountainview.gov/wagetheft.

Fire Department—650-903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

120. **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~~Shop-quality drawings shall be submitted electronically for review and approval. The underground fire service system shall be approved prior to approval of the automatic fire sprinkler system. All work shall conform to NFPA 13-~~(2016 Edition)~~, NFPA 24-~~(2016 Edition)~~, NFPA 72-~~(2016 Edition)~~, and Mountain View Fire Department specifications. ~~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. (City Code Sections 14.10.30 and 14.10.31, ~~14.10.27, 14.10.28,~~ and California Fire Code Section 903.)
121. **STANDPIPE SYSTEM:** Provide a Class I standpipe system. (City Code Sections 14.10.32, 14.10.33, 14.10.34, and 14.10.35~~14.10.29, 14.10.30, 14.10.31, and 14.10.32~~ and California Fire Code Section 905.)
122. **FIRE PROTECTION DURING CONSTRUCTION:** Every building four (4) stories or more in height shall be provided with no fewer~~not less~~ than one (1) standpipe for use during construction. Such standpipe(s) shall be installed when the progress of construction is not more than 40' in height above the lowest level of Fire Department access. Such standpipe(s) shall be provided with Fire Department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. ~~On~~ On each floor, there shall be provided a 2.5" valve outlet for Fire Department use. (California Fire Code, Chapter 33.)
123. **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.

124. **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.)
125. **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~~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. ~~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 Mountain View City Code, Section 14.10.36 and 14.10.37~~14.10.33.~~)

FIRE DEPARTMENT ACCESS

126. **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.)
127. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Contact the Building Division at 650-903-6313 or building@mountainview.gov for instructions. An interior Key Switch is required where interior electronically controlled doors are present (corridors, stairwells, etc) that would prohibit rapid fire department deployment throughout a building. Contact the FPE for more info. Key switch is required for both the parking garage gates and the secured stairwell access.~~Contact the Building Inspection Division at 650-903-6313 for instructions. (Required for parking garage gates and secured stairwell access.)~~
128. **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 Mountain View City Code, Sections 14.10.14, 14.10.15, and 14.10.16.)
129. **FIRE APPARATUS TURNAROUNDS:** Dead-end fire apparatus access roads in excess of 150' shall be provided with approved provisions for the turning around of apparatuses. "Approved provisions" shall mean that turnarounds, in accordance with Mountain View Fire Department specifications, are provided in locations such that fire apparatuses shall never be more than 150' away from the closest turnaround. (California Fire Code, Section 501.)
130. **FIRE LANE MARKING:** "NO PARKING—FIRE LANE" signs shall be posted along fire lanes, and curbs shall be painted red with the words "NO PARKING—FIRE LANE" stenciled in white on the top and side of the curb. (California Fire Code, Section 503.)
131. **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.)
132. **STRETCHER REQUIREMENTS:** ~~In all structures four (4) or more stories in height,~~In all structures with one or more passenger service elevators, at least one elevator shall be provided with a minimum clear distance between walls or between walls and door, excluding return panels, of not less than 80"x54", and a minimum distance from wall to return panel of not less than 51" with a 42" side slide door, unless otherwise designed to accommodate an ambulance-type stretcher 84"x24" in the horizontal position. (California Building Code, Section 3002.4.)

133. **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.)
134. **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.)
135. **FLOOR-LEVEL EXIT SIGNS:** Floor-level exit signs shall be provided in all interior exit corridors of Group A, E, I, and Group R2.1 occupancies and in all interior rated exit corridors serving guest rooms of hotels in R1 occupancies. (California Building Code, Section 1013.)
136. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code, Section 1010.2.9~~Section 1010.1-10~~.)
137. **GROUP A OCCUPANCIES:** Buildings or portions of buildings used for assembly purposes shall conform to all requirements of Title 19 and the Uniform Building Code. This shall include, but ~~is not~~ be limited to: (1) two exits; (2) fire-retardant drapes, hangings, Christmas trees, or other similar decorative material; and (3) posting of a maximum occupant load sign. (California Code of Regulations, Title 19, Sections 3.08, 3.21, and 3.30.)
138. **GROUP A, E, I, AND R-1 OCCUPANCIES: DECORATIVE MATERIALS:** All drapes, hangings, curtains, drops, and all other decorative material, including Christmas trees, shall be made from a noncombustible or fire-resistive material or maintained in a flame-retardant condition by means of an approved flame-retardant solution or process approved by the California State Fire Marshal. (California Code of Regulations, Title 19, Sections 3.08 and 3.21.)
139. **INTERIOR WALL AND CEILING FINISH:** Interior finishes shall have a flame-spread rating in accordance with the California Building Code, Chapter 8, and California Code of Regulations, Title 19, Section 3.21.
140. **POSTING OF ROOM CAPACITY:** Any room used for assembly purposes shall have the capacity of the room posted in a conspicuous place near the main exit from the room. (California Building Code, Section 1004.9~~1004.3~~.)
141. **ON-SITE DRAWINGS:** Submit electronic (.pdf)~~CAD (.dwg)~~ drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
142. **EMERGENCY PROCEDURE MAPS (OFFICE BUILDINGS):** In all office buildings two (2) or more stories in height, except high-rise buildings, a floor plan providing emergency procedures information shall be posted at every stairway landing, at every elevator landing, and immediately inside all public entrances to the building. The information shall be posted so that it describes the represented floor level and can be easily seen immediately upon entering the floor level or the building. Emergency procedures information shall be printed with a minimum of 3/16" high nondecorative lettering providing a sharp contrast to the background. Emergency procedures information shall include, but not be limited to, the following: (1) location of exits and fire alarm initiating stations, if required; (2) what the fire alarm, if required, sounds and looks like (audible and visual warning devices); (3) Fire Department emergency telephone number, 9-1-1; and (4) the prohibition of elevator use during emergencies, if any. (California Code of Regulations, Title 19, Section 3.09.)
143. **STAIRWAY IDENTIFICATION SIGNS:** For stairs connecting three or more stories in height, approved stairway identification signs shall be located at each floor level in all enclosed stairways. The sign shall identify the stairway and indicate whether there is roof access, the floor level, and the upper and lower terminus of the stairway. The sign shall be located 5' above the floor landing in a position which is readily visible when the door is in the open or closed position. (California Building Code, Section 1023.9.)

144. **TWO-WAY COMMUNICATION:** A two-way communication system shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge. (California Building Code, Section 1009.8.)
145. **ELECTRICAL ENERGY STORAGE SYSTEMS:** Electrical Energy Storage Systems shall comply with the California Fire Code, Section 1207.

EXTERIOR IMPROVEMENTS

146. ~~**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. Contact the Building Inspection Division at 650-903-6313 for specifications or view online at www.mountainview.gov/firerequirements. (California Fire Code, Section 304.3.)~~
147. **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

148. **EMERGENCY RESPONDER RADIO COVERAGE:** All buildings shall have approved radio coverage for emergency responders within the building. (California Fire Code, Section 510.)
149. **PHOTOVOLTAIC (PV) INSTALLATIONS:** PV Panels shall comply with all applicable requirements of CFC Chapter 1205, including perimeter pathway clear widths, center isles, etc. The rooftop PV array will be reviewed in detail during the building plan submittal phase. Ensure all necessary requirements are being met with the current PV array layout, otherwise alterations to the layout may be required.
150. **FIRE PUMP:** A fire pump may be required for the project. Review of the submitted deferred fire sprinkler permit will indicate if the city water supply at the project requirement can provide the required margin of safety for hydraulic calculations without a fire pump. If not, a fire pump will be required, and the building plan submittal shall indicate the proposed location of the dedicated fire pump room (meeting all applicable requirements).

Public Works Department—650-903-6311

OWNERSHIP AND PROPERTY

151. **PRELIMINARY TITLE REPORT:** At 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(ies), their type of ownership (individual, partnership, corporation, etc.), and legal description of the property(ies) involved to the Public Works Department. The title report shall be dated within six months of the initial improvement plan submittal and include all easements and agreements referenced in the title report. This information is required for the preparation of Public Works agreements and documents.
152. **LOT MERGER:** The project site is located on four separate parcels of land as shown on the lot merger exhibit, and an existing or proposed building is located over the interior property lines. Prior to the issuance of the building permit, the applicant must legally merge the properties into a single lot with a lot line adjustment or provide satisfactory evidence that the subject properties were legally merged to the Public Works Department. To merge properties by a lot line adjustment, submit an application and plat (8.5"x11" map prepared by a California-registered land surveyor or civil engineer showing the lot lines to be removed) of the proposed merged property to the Community Development Department for review by the Subdivision Committee. Following approval from the Subdivision Committee, submit the plat, legal description of the merged property, preliminary title report, subdivision conditions of approval, and proposed deed to merge the properties to the Public Works Department. (NOTE: The owner will need to deed the properties to themselves as one single property.) The Public Works

Department will prepare a Notice of Lot Line Adjustment Approval, which must be signed and notarized by the property owner and trustees. After the documents have been approved and signed by the Public Works Department, the applicant's title company must record the Notice of Lot Line Adjustment Approval concurrent with the deed to merge the properties.

RIGHTS-OF-WAY

153. **STREET DEDICATION:** Dedicate a public street in easement to widen California Street, 51' from the centerline of the street, or as required by the Public Works Director.
154. ~~**STREET CORNER DEDICATION:** Dedicate a 30' radius public street corner return in easement at San Antonio Road and California Street, as required by the Public Works Director.~~
155. **PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate a public utility easement (PUE) along project street frontages, as determined necessary to accommodate the public joint utility facilities, including gas, electric, communication, and cable television conduits, boxes, and vaults. Joint utility boxes or vaults are not allowed to encroach into the public sidewalk and must fit either entirely within the landscape strip or within the PUE.
- The property owner 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; retaining walls; C.3 bioretention systems; and private utility lines running longitudinally within the PUE.
156. **PRIVATE UTILITY AND ACCESS EASEMENTS:** Dedicate a private utility easement on 405 San Antonio Road for the common private utility improvements, including the shared water service, manifold, meters, backflow preventer, and related appurtenances.
157. **SHARED PARKING AND ACCESS AGREEMENT:** Owner(s) shall sign and be a party to an agreement (or amendment of an existing agreement), subject to the City's approval and recorded to run with the land, which provides for easements, covenants, and conditions relating to applicable parking, vehicle access, pedestrian access, utility use, and other uses between the project parcel(s) (Phase III of the Village at San Antonio Center, APN: 148-22-005, 148-22-006, 148-22-007, 148-22-023), and the adjacent parcels (Phase II of the Village at San Antonio Center, APN: 148-22-020, 148-22-021, and 148-22-022) where shared parking and access is voluntarily proposed. The agreement, together with all attachments, must be submitted to and approved by the Community Development Department and City Attorney's Office prior to the issuance of a building permit.
158. **PLAT AND LEGAL DESCRIPTION:** For proposed public easement and/or right-of-way dedication(s) and shared parking and access agreement, submit a legal description (metes and bounds), plat map (drawing), and other required documents per the City's Legal Description and Plat Requirements 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. All required materials shall be submitted electronically (i.e. flattened, reduced-size PDFs).

FEES AND PARK LAND

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

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

160. **TRANSPORTATION IMPACT FEE:** Prior to issuance of any building permits, 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.
161. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits, 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. Separate capacity charges apply for different types of residential categories to 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, building area, and building use, respectively. Credit is given for the existing site use(s) and meter size(s), as applicable.
162. **SANITARY SEWER FACILITIES IMPACT FEE:** The Utility Impact Study for the San Antonio Center—Phase III Project by Schaaf & Wheeler has determined that the proposed development will contribute flows that would cause additional performance and capacity deficiencies in the sanitary sewer system downstream of the proposed development in the cumulative 2030 analysis.
- The Study recommends upsizing 108 linear feet of sewer main from 8" to 10" in diameter on Pacchetti Way with a 6% incremental project flow contribution. Prior to issuance of the building permit, the applicant shall be required to contribute their proportionate fair share of funds, as determined by the Public Works Department, to implement these sewer system improvements.
163. **LOT LINE ADJUSTMENT FEE:** The applicant shall pay the lot line adjustment fee at the time of the initial lot line adjustment submittal to the Public Works Department per the adopted fee schedule in effect at the time of payment.

STREET IMPROVEMENTS

164. **ENCROACHMENT AGREEMENT FOR RIGHT-OF-WAY:** Owner shall obtain an encroachment permit agreement from the City for the encroachment and maintenance of bike racks in the public right-of-way.
165. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements required for the project and as required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to, installation of new sidewalk, curb, and gutter along the project frontage on California Street; new ADA-compliant curb ramp at the southeast corner of the San Antonio Road and California Street intersection; new crosswalk striping for crosswalks running north across California Street and west across San Antonio Road from the project property; new roadway striping along the entire project frontage; extension of the nose for the median island left-turn pocket on California Street (south eastbound approach nose); new utility services and appurtenances; new streetlight(s); painted red curb along entire project frontage; dedicated off-site Stormwater C.3 treatment within landscape strips for off-site improvement; and undergrounding of all existing and proposed overhead lines and services.
- a. **Improvement Agreement:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the issuance of the building permit.
- b. **Bonds/Securities:** Sign a Public Works Department faithful performance bond (100%) and materials/labor bond (100%), or provide a cash deposit (100%), or provide a letter of credit (150%) securing the installation and warranty of the off-site 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 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. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000)

Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, One Million Dollars (\$1,000,000) ~~Contractors' Pollution Liability~~~~Pollution Legal Liability Insurance~~, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.

166. **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 impact 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, an initial plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. All required materials shall be submitted electronically (i.e., flattened PDFs). The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, ~~40 two~~ two full-size and two half-size black-line sets, one PDF of the signed/stamped plan set and a USB flash drive with CAD file and PDF ~~Xerox Mylar (4 mil) set of the plans, and a CD with CAD file and PDF~~ must be submitted to the Public Works Department prior to the issuance of the building permit. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.
167. **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). A completed Traffic Control Checklist shall be included with each traffic control plan submittal.
168. **INFRASTRUCTURE QUANTITIES:** Upon submittal of the initial building permit and improvement plans, submit a construction cost estimate indicating the quantities of 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.
169. **EXCAVATION PERMIT:** Upon submittal of the initial 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 Public Works Department website: www.mountainview.gov/landdevelopment <https://developmentpermits.mountainview.gov/home/showpublisheddocument/6807/638234727035770000>. 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.
170. **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.
171. **TIE-BACK ENCROACHMENTS:** Temporary tiebacks or earthen nails for construction purposes require a separate Encroachment Agreement, plat and legal description, and bond (100%) or letter of credit (100%), or cash security (100%) securing the installation and warranty of the temporary tiebacks. The Encroachment Agreement shall be prepared and executed prior to issuance of the building permit.

172. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, and textured concrete shall not be installed within the public street or sidewalk.
173. **CORNER STREET SIGHT TRIANGLE:** At street corners of controlled and/or uncontrolled intersections, the site shall be compliant with Corner Triangles of Safety per the Public Works Standard Details and to the satisfaction of the Public Works Director. The project will be required to remove or modify all objects, including, but not limited to landscape, hardscape, monument signs, mailbox banks/cluster, planters, retaining walls, seat walls, bicycle racks, partitions, miscellaneous structures (including columns), parking stalls, bicycle racks, etc., that are not compliant with safety triangle height and clearance requirements. Artwork, benches, tables, chairs, bicycle racks, and planters shall not be installed in this safety area.
174. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle traffic safety sight triangle(s), for the project site and adjacent properties, the site shall be compliant with height and clearance requirements per the Public Works Standard Details and to the satisfaction of the Public Works Director. The project is required to remove or modify all objects, including, but not limited to landscape, hardscape, poles, bollards, signs, mailboxes, planters, retaining walls, seat walls, bicycle racks, partitions, buildings, and other structures, parking stalls, etc., that are not compliant with safety triangle height and clearance requirements.
175. **HIGH-VISIBILITY CROSSWALK:** Convert existing crosswalks at the intersection of California Street and San Antonio Road to high-visibility thermoplastic ladder crosswalks with ~~updated warning signs and~~ pavement markings to the satisfaction of the City Traffic Engineer.
176. **PAVEMENT STRIPING AND MARKING REFRESH:** Replace all existing striping and pavement markings along all project frontages with thermoplastic per City standard. The work shall be to the satisfaction of the Public Works Director.
177. **STREETLIGHTS:** City standard streetlights shall be installed along the project street frontages of California Street and San Antonio Road per City standards. Streetlights shall be installed near crosswalks, driveways, intersections, or other locations as required by the project's MTA or as deemed necessary by the City Traffic Engineer.
178. **STREET OVERLAY AND/OR PAVEMENT RECONSTRUCTION:** Half-street overlay (minimum 2" grind and overlay) along the San Antonio Road frontage (up to concrete median) and full street overlay on the California Street project street frontage shall be required to address the existing roadway conditions, multiple utility trenches, and impacts from the anticipated construction traffic. The extent of the grind and overlay shall also include areas with significant utility trench reconstruction. Existing street sections shall be shown on the plans based on pavement section data obtained during potholing, and proposed street sections shall be designed in accordance with City Standards and design criteria. The specific areas of work shall be clearly identified and shown on the plans.

UTILITIES

179. **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. Existing pavement sections shall also be recorded for all potholes. Obtain an Excavation Permit from the Public Works Department prior to performing potholing. Incorporate pothole data on the first submittal of improvement plans, including, but not limited to, pothole location, ~~and~~ depth of utility and pavement sections.
180. **WATER AND SEWER SERVICE:** Each building, restaurant, or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38.
181. **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.

182. **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.
183. **WATER METER BANK:** Water meters shall be arranged in a bank of meters and located behind the public sidewalk in the landscaped areas only in accordance with City standards. Water meters shall not be located in driveway approaches, concrete sidewalk areas, or next to the main driveway or building entrance so as not to impact the aesthetics of the entrance.
184. **WATER AND SEWER APPLICATIONS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit complete applications for water and sewer service to the Public Works Department, 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 the issuance of any permits.
185. **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~~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 ~~plugged~~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.
186. **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. A minimum 3' clearance shall be provided around each assembly for accessibility and maintenance. A minimum 1' clearance shall be provided between the assembly and building face, as applicable. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.
187. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained by the property owner(s) and shall be noted on the plans.
188. **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 in the least visible location from the street or to the general public, as approved by the Community Development and Public Works Departments.
189. **JOINT UTILITY PLANS:** Upon submittal of the initial building permit and improvement plans, the improvement plans shall include joint utility plans showing the location of the proposed electric, gas, and telecommunication conduits and associated facilities, including, but not limited to, vaults, manholes, cabinets, pedestals, etc. Appropriate horizontal and vertical clearances in accordance with PG&E requirements shall be provided between gas transmission lines, gas service lines, overhead utility lines, street trees, streetlights, and building structures. These plans shall be combined with and made part of the improvement plans. Joint trench intent drawings will be accepted at first improvement plan submittal. All subsequent improvement plan submittals shall include joint trench design plans. Dedicate utility easements that are necessary for the common utility.
190. **RECYCLED WATER PLANS:** Upon first submittal of the building permit and improvement plans, applicant shall prepare~~Prepare~~ recycled water plans in accordance with the City's Customer Guidelines for Recycled Water Use (Guidelines). The applicant shall follow the Guidelines, including, but not limited to, showing on the plans: size and location of all existing and new water meters, backflow preventers, new potable and recycled water pipelines, and existing potable and recycled water pipelines (if available); location of irrigation system components (controllers, quick couplers, valves, strainers, and constant pressure main lines); boundaries of the intended potable and recycled water use areas; locations of proposed recycled water advisory signs;

a completed Site Information Box; and all applicable recycled water standard notes and details. If recycled water is being used for both irrigation and dual-plumbing, submit a color-coded recycled water plan package with all recycled water systems included (i.e., civil, irrigation, plumbing, and/or mechanical), which will be reviewed by the City and State.

191. **PIPELINE MATERIAL:** Recycled water PVC-Constant pressure lines 1-1/2" or smaller in size shall be Schedule 40, and 2" or larger in size shall be Class 315 or C900 Class 200 DR14. Recycled water PVC-Intermittent pressure lines shall be Schedule 40 or Class 200. Below-grade copper pipe shall be Type "K." Copper pipes for dual plumbing shall be Type "L" or "K."
192. **PIPELINE DEPTH, SEPARATION, AND MARKING:** New parallel potable and recycled water pipelines for irrigation and dual plumbing shall have a minimum 4' horizontal separation on-site, and 10' separation off-site. New crossing potable and recycled pipelines shall have a minimum 12" vertical separation. All new buried pipelines shall be purple-colored and labeled "CAUTION—RECYCLED WATER." Existing buried pipelines that will be converted to recycled water need not be marked unless the pipelines become exposed.
193. **RECYCLED WATER FEES AND COSTS:** Project applicant shall be responsible for paying all applicable costs and fees, as part of the approval of any recycled water project, prior to issuance of any building permits ~~and/or map approval~~.
194. **RECYCLED WATER CROSS-CONNECTION CONTROL SPECIALIST INSPECTION(S):** The owner/developer is required to hire a certified AWWA Cross-Connection Specialist to perform the construction inspection of all on-site recycled water systems pursuant to the approved plans. A copy of the signed contract between the owner/applicant and Specialist must be submitted to the City along with the scope of work. This inspection must occur during construction and is separate from the cross-connection testing. The following note shall be clearly shown on the first sheet of the recycled water permit plans (i.e., landscape/irrigation, plumbing, mechanical, or civil plans): "Any installation for recycled water is required to have a Special Inspection by a certified AWWA Cross-Connection Specialist to ensure that the on-site recycled water system was constructed per the approved plans and specifications." The Specialist shall submit a report/checklist to the Public Services and Building Inspection Divisions verifying the on-site recycled water system was constructed per the approved plans and specifications. Receipt of the inspection report/checklist is required prior to connection of the recycled water meter and building permit final.
195. **PRECONSTRUCTION MEETING:** The City's Public Services Division—Recycled Water staff shall be invited to attend any preconstruction meeting held by the project contractor(s) to provide requirements on the installation of the recycled water system and to ensure the Special Inspector is present for all recycled water-related work.
196. **CROSS-CONNECTION TESTING:** After confirmation of the special inspection, a cross-connection test is required prior to receiving recycled water. The following note shall be clearly labeled on the first sheet of the recycled water permit plans: "A cross-connection test is required prior to receiving recycled water." The cross-connection test will be performed by the City or the City's representative and must be performed prior to connection of the recycled water meter and building permit final.
197. **SITE SUPERVISOR:** The owner/developer is required to identify a Site Supervisor who has been trained by City staff or will undergo training prior to obtaining final permit approval. The Site Supervisor can be the maintenance contractor in charge of operating and maintaining the recycled water systems. The Site Supervisor must be present for the cross-connection test(s). Every year, the Site Supervisor must perform a visual inspection of the recycled water systems and submit an Annual Site Inspection Report to the City. For more information, refer to the City's Customer Guidelines for Recycled Water Use. Provide to the City: (a) Contact information of the Site Supervisor; and (b) Proof of Completion of Site Supervisor Training with the City's Public Services Division—Recycled Water staff.
198. **COVERAGE TEST:** After the system is installed and the Cross-Connection Test has successfully passed, a coverage test must be performed to ensure overspray and ponding do not occur. The Coverage Test must be performed by the Site Supervisor, and test results must be submitted to the City prior to building occupancy.
199. **DUAL-PLUMBED BUILDINGS:** Pursuant to the Mountain View Green Building Code ~~Section 8.30.5 of Mountain View City Code~~, this project shall incorporate dual plumbing in the design of the building to allow the use of recycled water. The dual-plumbed recycled water system must comply with the requirements of the City's Customer Guidelines for Recycled Water Use, California Code of Regulations Title 17 and Title 22, and the adopted California Plumbing Code. *For dual-plumbed buildings, the*

owner/tenant is required to hire an AWWA Cross-Connection Specialist to perform a visual cross-connection inspection every year and a four-year shutdown test.

200. **DUAL PLUMBING ENGINEERING REPORT:** For dual-plumbed recycled water systems, the Engineering Report shall adhere to California Code of Regulations Title 22, Section 60314, and must include a detailed description of intended use area, plans, specifications of the piping system and on-site backup tank, and the method to be used by the recycled water agency to ensure that cross-connection between the recycled water and potable water piping system will not occur.

With the first building permit submittal, provide to the City's Public Services Division one (1) electronic copy in PDF file format of the Engineering Report for Recycled Water plan review; and, concurrently, submit the following to the Division of Drinking Water (DDW) in Richmond, California, for State review. Coordinate with the City's Recycled Water staff prior to DDW drop-off for security clearance:

1. One (1) hard copy of the Engineering Report; and
2. One (1) USB with the Engineering Report in PDF file format, sealed, and marked: "ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER."

201. **DUAL PLUMBING ON-SITE BACK-UP WATER SUPPLY:** Sites using recycled water for toilet and urinal flushing are required to have an on-site backup water supply connection by the City. If recycled water is used for purposes other than toilet and urinal flushing, then an on-site backup water supply may be installed at the discretion of the customer. The on-site backup must adhere to all applicable codes and regulations and must be equipped with an air gap to prevent cross-connection between the potable and recycled water systems.

202. **DUAL PLUMBING PLANS:** For dual-plumbed recycled water systems, prepare a set of plans with proposed piping system to be used, pipe locations of both recycled and potable systems, type and location of the outlets and plumbing fixtures that will be accessible to the public, and the methods and devices to be used to prevent backflow of recycled water into the public water system. *Note that the Division of Drinking Water does NOT allow recycled water piping inside or near food processing facilities and restaurants. Design all recycled water lines as far away from food facilities as possible.*

With the first building permit submittal, provide to the City's Public Services Division one (1) electronic copy in PDF file format of a recycled water plan package with all recycled water systems included (i.e., civil, irrigation, plumbing, and/or mechanical) for Recycled Water plan review; and, concurrently, submit the following to the Division of Drinking Water (DDW) in Richmond, California, for State review. Coordinate with the City's Recycled Water staff prior to DDW drop off for security clearance:

1. One (1) hard copy of Recycled Water Plan set. This plan set should include any plans associated to the use of recycled water, including, but not limited to, landscape, irrigation, civil, and plumbing marked: "ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER." Exclude sheets not related to recycled water (e.g., architectural, electrical, etc.); and
2. One (1) USB with electronic copies of the Recycled Water Package, in PDF file format, sealed, and marked: "ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER." This electronic set shall include all plans and reports that are included in building and excavation permit packages. Include all sheets that may have been excluded from Item 1 above.

203. **STATE DEPARTMENT OF DRINKING WATER APPROVAL:** Approval of the dual plumbing plans and the dual engineering report is required from the State Department prior to the issuance of a building permit.

RECYCLED WATER

204. **RECYCLED WATER USE PERMIT:** Submit a Recycled Water Use Permit Application.
205. **RECYCLED WATER SERVICES:** Each recycled water use must have its own individual meter (i.e., exterior irrigation, dual-plumbing, cooling towers, etc.). All recycled water services must have a meter and a reduced-pressure backflow preventer. Recycled water irrigation services must also have a pressure-regulating valve.

CURBS, SIDEWALKS, AND DRIVEWAYS

206. ~~**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.~~
207. **DRIVEWAY APPROACH AND ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide Americans with Disabilities Act-compliant public sidewalk shall be provided behind new and existing driveway approaches. Tapers (conforms) may be provided to connect the proposed public sidewalk on each side of the proposed driveway.
208. **SIDEWALK IMPROVEMENTS:** Construct new curb, gutter, and sidewalk along the ~~project frontages of San Antonio Road and California Street~~ frontage, to have an 8' sidewalk and 6' landscape strip per the San Antonio Precise Plan.
209. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on California Street out of the sidewalk and relocate to the Public Service Easement or Public Utility Easement, landscape strip, or behind the back of the curb. Utility boxes must be located so they fit entirely within the utility easement, landscape strip, or behind the curb and shall not encroach into the sidewalk or impact any existing/proposed street trees. The specific areas and limits of work shall be clearly identified and shown on the plans.
210. **DRIVEWAY REMOVAL:** Replace abandoned driveways with standard curb, gutter, and sidewalk. The specific areas and limits of replacement work shall be clearly identified and shown on the plans.
211. **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." The specific areas of work shall be clearly identified and shown on the plans.
212. **RED CURB AT CROSSWALKS:** Street curbs adjacent to a public crosswalk shall be painted red a minimum of 10' in each direction, as determined and approved by the City Traffic Engineer. The specific areas of work shall be clearly identified and shown on the plans.
213. **RED CURB AT DRIVEWAY ENTRANCES:** Street curbs adjacent to driveway entrances, including entrances to underground parking garages, shall be painted red a minimum of 10' in each direction, as determined and approved by the City Traffic Engineer. The specific areas of work shall be clearly identified and shown on the plans.
214. **SITE EGRESS:** All egress points to public streets or public easements shall be stop-controlled in order to control conflict points with pedestrians, bicyclists, and vehicles as they enter a public roadway and, therefore, improve safety. Stop-controlled egress shall include STOP signs, a limit line, and "STOP" pavement marking(s). The specific areas of work shall be clearly identified and shown on the plans.
215. **ON-STREET PARKING RESTRICTIONS:** Parking shall be prohibited along San Antonio Road and California Street along the entire project frontage since these portions of San Antonio Road and California Street are recommended bike routes. Painted red curb shall be installed to discourage on-street parking ~~in the interim of bike lane improvements. Painted red curb~~ No Stopping Any Time/Bike Lane/Bikes Wrong Way signs shall be installed along the project frontage per the direction of the City Traffic Engineer. The specific areas of work shall be clearly identified and shown on the plans.
216. **CALIFORNIA STREET MEDIAN IMPROVEMENTS:** The nose of the existing median island left-turn pocket on California Street ~~(southeastbound approach~~ nose), across the California Street project driveway, shall be extended an additional 10' to deter left turns out of the Promenade driveway. The final design and placement of any related appurtenances shall be to the satisfaction of the City Traffic Engineer.

SOLID WASTE AND RECYCLING

217. **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."~~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.~~
218. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE:** If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Public Works Solid Waste and Recycling Division prior to issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
219. **TRASH ENCLOSURE DESIGN AND DETAILS:** The trash plan and enclosure details must be included on a separate sheet in the initial building plans and include the following:

- Property must have trash, recycling, and organics. Display trash room layout, location, and dimensions, to scale, on plans with following minimum number of bins:

<u>Material</u>	<u>Quantity</u>	<u>Size</u>	<u>Dimensions</u>
Trash	3	4 yard	6'10" x 4'8"
Mix Recycling/Cardboard	2	3 yard	6'10" x 3'11"
Compost	2	3 yard	6'10" x 3'11"

- Clearances of 1' between bins, walls, and interior curbs, and a 6' aisle way to roll bins out shall be maintained. The trash room shall be large enough to fit all collection bins, with placement of bins in such a way that the driver does not have to move other bins to access the ones they are collecting. The final location and design of the trash room shall be approved by the Solid Waste Program prior to building permit issuance.
- Trash room shall have a roll-up style door with keypad access for the collection company.
- Deliveries in the loading area shall only be scheduled around at times that do not conflict with collection of the above bins in order to provide full access to the collection company ~~without conflicts, maintaining the required 6' wide aisle at all times for the direct and easy movement of the bins. When the aisle is used for loading, it shall be limited to transport of materials to/from the building's interior and no items shall be kept/stored in the trash room. Scheduling provisions shall be included in the Covenants, Conditions, and Restrictions (CC&Rs) or equivalent (if there are no CC&Rs) to ensure loading operations do not conflict with collection of waste material.~~
- No parking signs shall be posted on roll-up door.
- Trash enclosure/room shall not be used for storage of any kind and should be labeled "Trash Room."
- Roll-out fees charged by the City's trash hauler will apply for containers that must be rolled more than 30' from any holding area to the truck.
- There shall be 40' of red curb painted to the right of the trash room to be shown on all site plans on initial building permit plans (architectural, civil, landscape).

- There shall be a concrete pad designed to accommodate the weight of a 60,000-pound collection vehicle at the point of collection. If applicant chooses to not install the concrete stress pad, property owner shall be responsible for maintenance resulting out of collection activities within Silicon Way. These maintenance provisions shall be stated within the CC&Rs or equivalent. A copy of the CC&Rs (or equivalent) with this provision highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.
- Overhead clearances of 15' in the travelway and 22' at the point of collection shall be maintained.
- Pavers are not allowed in the path of vehicle travel or in front of trash enclosures/rooms. Concrete, stamped concrete, and asphalt are acceptable to use in the travelways. At the time of any modifications on Silicon Way, any installed pavers shall be removed and replaced with acceptable replacement materials along the trash collection travelway.

220. **TRASH ROOMS AND/OR ENCLOSURES:** Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers and shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."

STREET TREES

221. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees.
222. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees shall be planted in accordance with Detail F-1 of the Standard Provisions a minimum of 10' from sanitary sewer lines, traffic signals, stop and yield signs, and streetlights and 5' from water lines, fire lines, and driveways. New street tree species must be selected from the City's adopted Master Tree list or an approved alternate by the City arborist. The applicant shall complete the "Proposed Street Tree" form available from the Planning Division online at <https://developmentpermits.mountainview.gov/about-permits/planning-permit-applications>. Once completed, the applicant shall email the original to the Parks Division at parks@mountainview.gov and provide a duplicate copy to the Building Inspection Division with building permit submittal.
223. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner(s) in accordance with Chapter 32 of the City Code.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

224. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
225. **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.
226. **UNDERGROUND PARKING GARAGE DRAINAGE REQUIREMENTS:** Drainage from the underground parking garage shall be directed to the sanitary-sewer system. The sanitary-sewer laterals shall be equipped with backflow devices. Drainage from the uncovered portions of the ramps to the underground garage shall be directed to the storm-drain system.
227. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, 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.

228. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City's storm mains, the owner shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage prior to approval of the building permit.
229. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** If the sanitary sewer connection(s) inside the structure(s) is/are less than 1' above the rim elevation of the upstream sanitary sewer manhole, before approval of the building permit, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage prior to approval of the building permit.
230. **STORMWATER TREATMENT (C.3) FOR PUBLIC RIGHT-OF-WAY:** This project will create or replace more than five thousand (5,000) square feet of impervious surface; therefore, stormwater runoff shall be directed to approved permanent treatment controls as described in the City's guidance document entitled, "Stormwater Quality Guidelines for Development Projects." Runoff from portions of the public right-of-way (e.g., sidewalks, curb extensions, pavement replacement, and curb and gutter replacement in the street frontage) that are constructed or reconstructed as part of Regulated Projects will also need to be treated using LID measures. The treated stormwater from the public right-of-way shall be separated from the on-site impacted impervious surface calculations and any LID treatments shall be placed within the public right-of-way landscaping strips.

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 initial 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.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

231. **CONSTRUCTION MANAGEMENT PLAN:** Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall provide a construction traffic and parking management plan with the building plans and within the improvement plans identified "For Reference Only-See Building Permit Plans." The plan must be approved prior to the issuance of a building permit, including demolition. The plan must show the following:
1. **Truck Route:** Truck route (to and from project site) for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets;
 2. **Construction Phasing, Equipment, Storage, and Parking:** Show and identify construction vehicle and equipment parking area, material storage and lay-down area, sanitation facilities, and construction trailer location for each phase of construction. All construction vehicles, equipment, and 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, unless approved by the Public Works Director due to special conditions. 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. **Sidewalks:** Sidewalk closure or narrowing is not allowed during any on-site construction activities.
 4. **Traffic Control and Detour Plans:** Traffic control plans, including detour plans, shall be submitted to the Public Works Department for review and approval and included with building permit plans to the Building Inspection Division for any on-site improvements and/or work related to any phase of the construction management plan that requires temporary roadway closure, lane closure, shoulder closure, and/or bike lane closure. Pedestrian detour plans shall be provided when necessary. Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). A completed Traffic Control Checklist shall be included with each traffic control plan submittal. A separate Excavation Permit from the Public Works Department may be required prior to issuance of the building permit.

232. **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: "Valley Water records indicate that 4~~three~~ active wells are located on the subject property. If the wells will continue to be used following permitted activity, they must be protected so that they do not become lost or damaged during completion of permitted activity. If the wells will not be used following permitted activity, they must be properly destroyed under permit from Valley Water."

Valley Water records indicate that 7 properly destroyed wells are located on the subject property. Because the wells are considered properly destroyed, no action is necessary to protect them or to bring them into compliance with the Valley Water Well Ordinance.

Valley Water records indicate that one (1) abandoned well may be located on the subject property. If this well is found on the subject property during development, it must be properly destroyed under permit from the District or registered with the District and protected from damage.

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."

233. **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."
234. **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."

TRANSPORTATION PROGRAMS AND IMPROVEMENTS

235. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner is required to maintain a TDM program for the life of the project which will achieve a minimum 30% reduction in peak-hour vehicle trips to the site for the office use. The property owner will ensure the project does not exceed its trip cap of 204 a.m. peak-hour trips and 188 p.m. peak-hour trips for Phase III, amongst office employees (578 a.m. peak-hour trips and 526 p.m. peak-hour trips among office employees for the combined Phase II and III TDM Program). The TDM program measures shall be formally accepted by the property owner prior to building permit issuance through a legal agreement or recorded document, as determined by the City Attorney, with contents to the satisfaction of the Public Works Director or Designee.

~~**COMMUTE ALTERNATIVES/TRANSPORTATION BENEFITS:** The applicant/owner is required to offer the following commute benefits and transportation alternatives to employees of the project for the lifetime of the project. If the property is sold to a third party, the third party shall establish a TDM program consistent with these requirements in effect at the time of sale. These alternatives are to encourage use of public transit, bike ridership, provide alternatives to single occupancy vehicle trips within the City, and aid employees in getting to and from key destinations within the City. The following mandatory transportation benefits will be implemented to achieve the project's trip reduction target and comply with the site-specific trip cap:~~

- ~~a. Join and maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.~~
- ~~b. Appointment of a transportation/commute coordinator to implement, manage and monitor the TDM program and to serve as a liaison between the employer/tenant and the TMA.~~

- ~~c. — Develop and distribute marketing and information materials to inform employees and guests about the TDM program, and encourage their participation.~~
- ~~d. — Provide a flexible work schedule program to allow employees to travel outside of peak periods.~~
- ~~e. — Provide a Guaranteed Ride Home program to encourage use of alternative transportation to the site.~~
- ~~f. — Membership for all employees to a car share program with vehicles stationed on-site (two per building, total of four).~~
- ~~g. — Provide ride share matching services to encourage carpooling by employees.~~
- ~~h. — Provide a transit pass (e.g., VTA Smart Pass or equivalent) to all employees for the life of the project.~~
- ~~i. — Transit passes, or transit subsidies, to all employees (regular, part time, and contract), such as a Clipper BayPass, VTA EcoPass, monthly Clipper card subsidies, or a comparable transit pass program for the life of the project.~~
- ~~j. — Membership for all employees to a corporate, City and/or regional micromobility/bike/scooter share program, or pooling of micromobility options in coordination with the Mountain View Transportation Management Association (MTMA). Alternatively, provide access to loaner e-bikes and helmets, maintained by the property owner, for which employees can use on an as-needed basis at no cost.~~
- ~~k. — Implement a parking cash out program consistent with AB 2109 and AB 2206, as required by state law.~~

~~In addition, the applicant/owners is required to provide the following on-site facilities:~~

- ~~a. — Short- and long-term bicycle parking facilities consistent with VTA Bicycle Technical Guidelines and the City zoning code.~~
- ~~b. — On-site end-of-trip facilities including showers, changing rooms and clothes lockers for employees who access work by walking, running or biking.~~
- ~~c. — Priority parking for carpools and vanpools: Parking spaces closes to the office buildings would be reserved exclusively for carpool and vanpool vehicles.~~
- ~~d. — The non-residential part of project shall provide the required minimum of two car share vehicles and parking spaces per building.~~

~~Any modification to this transportation benefits program requires review and approval by the Public Works Director or Designee.~~

236. **COMMUTE ALTERNATIVES/TRANSPORTATION BENEFITS:** The applicant/owner is required to offer the following commute benefits and transportation alternatives to employees of the project for the lifetime of the project. If the property is sold to a third party, the third party shall establish a TDM program consistent with these requirements in effect at the time of sale. These alternatives are to encourage use of public transit, bike ridership, provide alternatives to single-occupancy vehicle trips within the City, and aid employees in getting to and from key destinations within the City. The following mandatory transportation benefits will be implemented to achieve the project's trip reduction target and comply with the site-specific trip cap:
- a. Join and maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.
 - b. Appointment of a transportation/commute coordinator to implement, manage and monitor the TDM program and to serve as a liaison between the employer/tenant and the TMA.

- c. Develop and distribute marketing and information materials to inform employees and guests about the TDM program, and encourage their participation.
- d. Provide a flexible work schedule program to allow employees to travel outside of peak periods.
- e. Provide a Guaranteed Ride Home program to encourage use of alternative transportation to the site.
- f. Membership for all employees to a car-share program with vehicles stationed on-site (two per building, total of four).
- g. Provide ride-share matching services to encourage carpooling by employees.
- h. Provide a transit pass (e.g., VTA Smart Pass or equivalent) to all employees for the life of the project.
- i. Transit passes, or transit subsidies, to all employees (regular, part-time, and contract), such as a Clipper BayPass, VTA EcoPass, monthly Clipper card subsidies, or a comparable transit pass program for the life of the project.
- j. Membership for all employees to a corporate, City and/or regional micromobility/bike/scooter share program, or pooling of micromobility options in coordination with the Mountain View Transportation Management Association (MTMA). Alternatively, provide access to loaner e-bikes and helmets, maintained by the property owner, for which employees can use on an as-needed basis at no cost.
- k. Implement a parking cash-out program consistent with AB 2109 and AB 2206, as required by state law.

In addition, the applicant/owners is required to provide the following on-site facilities:

- a. Short- and long-term bicycle parking facilities consistent with VTA Bicycle Technical Guidelines and the City zoning code.
- b. On-site end-of-trip facilities including showers, changing rooms and clothes lockers for employees who access work by walking, running, or biking.
- c. Priority parking for carpools and vanpools: Parking spaces closes to the office buildings would be reserved exclusively for carpool and vanpool vehicles.
- d. The nonresidential part of project shall provide the required minimum of two car-share vehicles and parking spaces per building.

Any modification to this transportation benefits program requires review and approval by the Public Works Director or Designee.

237. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** The property owner(s), or their representative, shall prepare an annual TDM report and submit it to the City to document the effectiveness of the TDM program in achieving a 30% peak-hour vehicle trip reduction by office employees within the project. The TDM report shall be prepared by an independent consultant and paid for by the property owner(s) or their representative; and the consultant shall work with the property's TDM coordinator. The TDM report will include a determination of historical employee commute methods, which shall be informed by surveying all employees (office and nonoffice) working on the project site and through driveway traffic counts. All nonresponses to the employee commute survey will be counted as a drive-alone trip. The driveway traffic counts shall be prepared and provided by an independent, licensed consultant and paid for by the property owner(s) or tenant. The driveway counts and resulting data shall be included in the TDM report provided to the City.
- a. **TDM Reporting:** The initial TDM report for the project will be submitted on December 1, or the following business day thereafter if a weekend, one year after the granting of the Certificate of Occupancy for the project. Subsequent reports will be collected annually on December 1.

- b. **Report Requirements:** The TDM report shall either: (1) state that the project has achieved 30% peak-hour vehicle trip reduction or higher, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the project has not achieved the 30% peak-hour vehicle trip reduction, providing an explanation of how and why the goal has not been reached and a description of additional measures that will be adopted in order to attain the TDM goal required for the project.
- c. **Penalty for Noncompliance:** If, after an initial TDM report shows noncompliance, the second annual report indicates that, in spite of the changes in the TDM program, the vehicle trip cap is still not being met, or if the applicant fails to submit such a TDM report at the times described above, the City may assess a penalty in the maximum amount of One Hundred Thousand Dollars (\$100,000) for the first percentage point below the thirty percent (30%) peak-hour vehicle trip reduction and an additional Fifty Thousand Dollars (\$50,000) for each additional percentage point below the minimum 30% thereafter ("TDM Penalty"). In determining whether the TDM Penalty is appropriate, the City may consider whether the property owner(s) has made a good-faith effort to meet the TDM goals and allow a six month "grace period" to implement additional TDM measures to meet the vehicle trip cap. If the project does not achieve the necessary reductions to meet the trip cap after the six month grace period, the City may require the property owner(s) to pay a TDM Penalty as shown in the sample table below. Any expenses that are put towards achieving the trip cap can be offset against the TDM Penalty. The TDM Penalty shall be paid to the MVTMA and used to promote alternatives to single-occupancy vehicle use in the City.

<u>Peak-Hour Trip Reduction</u>	<u>Penalty Amount</u>
<u>30%</u>	<u>-0-</u>
<u>29%</u>	<u>\$100,000</u>
<u>28%</u>	<u>\$150,000</u>
<u>27%</u>	<u>\$200,000</u>
<u>26%</u>	<u>\$250,000</u>
<u>25%</u>	<u>\$300,000</u>
<u>24%</u>	<u>\$350,000</u>
<u>23%</u>	<u>\$400,000</u>

MISCELLANEOUS

238. **APPLICABILITY:** The Conditions of Approval shall govern whenever there is a conflict between the Planning Application and Conditions of Approval.
239. **VTA COORDINATION:** Provide documentation of coordination with Valley Transportation Authority (VTA) for work and requirements of project and construction detours prior to issuance of a building permit. As VTA requirements may impact public improvements, coordination is necessary.

Fire and Environmental Protection Division—650-903-6378

ENVIRONMENTAL SAFETY

240. **STORM DRAIN/SANITARY SEWER PLAN CHECK SHEET:** Complete a "Storm Drain/Sanitary Sewer Discharges" check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.
241. **FOOD SERVICE CHECKLIST:** Complete a "Food Service Checklist: Grease Control and Stormwater Pollution Prevention" for building plan review. All applicable items in the checklist should be completed and shown on the building plan submittal.

242. **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.
243. **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.
244. **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.
245. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
246. **LOW-USE ACCESS AREA DRAINAGE:** Low-use public access areas such as overflow parking, emergency access roads, and alleys shall be designed to increase stormwater infiltration and decrease runoff by one or more of the following methods: (a) porous pavement; (b) pavers; (c) uncompacted bark/gravel; or (d) drain to landscaped areas or vegetative strips.
247. **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.
248. **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.
249. **FIRE SPRINKLERED BUILDINGS:** New buildings that will have fire sprinkler systems shall be provided with a sanitary sewer drain in a protected area, which can adequately accommodate sprinkler water discharged during sprinkler system draining or activation of the inspector test valve. Show the location and provide a detail of fire sprinkler drain on the plans.
250. **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.
251. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
252. **STORMWATER TREATMENT (C.3):** This project will create or replace more than ~~ten~~ five thousand ~~(10,000)~~ (5,000) square feet of impervious surface; therefore, stormwater runoff shall be directed to approved permanent treatment controls as described in the City’s guidance document entitled, “Stormwater Quality Guidelines for Development Projects.” Runoff from portions of the public right-of-way (e.g., sidewalks, curb extensions, pavement replacement, and curb and gutter replacement in the street frontage) that are constructed or reconstructed as part of Regulated Projects will also need to be treated using LID measures. 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.

253. **STORMWATER TREATMENT (C.3)—SPECIAL LAND USE CATEGORIES:** For (1) retail gasoline outlets; (2) auto service facilities (described by the following Standard Industrial Classification (SIC) Codes: 5013, 5014, 5541, 7532-7534, and 7536-7539); (3) restaurants; and (4) uncovered parking lots that create or replace more than five thousand (5,000) square feet of impervious surface, stormwater runoff shall be directed to approved permanent treatment controls as required 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 are required to enter into a formal recorded Maintenance Agreement with the City.

254. **STORMWATER MANAGEMENT PLAN—THIRD-PARTY ENGINEER’S CERTIFICATION:** The Final Stormwater Management Plan must be certified by a qualified third-party engineer that the proposed stormwater treatment controls comply with the City’s Guidelines and Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP). A list of qualified engineers is available at the following link: <https://scvurppp.org/wp-content/uploads/2022/12/SCVURPPP-Qualified-Consultants-List-Memo-December-2022.pdf>.

255. **FULL TRASH CAPTURE:** Projects located in “moderate,” “high,” or “very high” trash generating areas as outlined in the City’s Long-Term Trash Load Reduction Plan that are undergoing site improvements shall install full trash capture protection within the existing storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. The full-trash capture device must be selected from the list of State Water Board approved devices: https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer’s recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.

256. **FULL TRASH CAPTURE (OFF-SITE IMPROVEMENT):** Projects located in “moderate,” “high,” or “very high” trash generating areas as outlined in the City’s Long-Term Trash Load Reduction Plan that will construct off-site improvements to the public storm drain system shall install full trash capture protection within the newly constructed public storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. The full-trash capture device must be selected from the list of State Water Board approved devices: https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer’s recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.

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

HAZARDOUS MATERIALS

For more information, materials, and worksheets, contact the Fire and Environmental Protection Division of the Fire Department online at <http://www.mountainview.gov/fep> or by phone at 650-903-6378.

258. **HAZARDOUS MATERIALS:** If hazardous materials will be stored or used on-site (including paints, thinners, compressed gases, propane, diesel, gasoline, etc.), complete an Environmental Compliance Plan (ECP) application. Attach a copy of the completed ECP to your building plan submittal.
259. **INSTALLATION OR UPGRADE OF HAZARDOUS MATERIALS STORAGE:** Complete an "Installation or Upgrade of Hazardous Materials Storage or Use Areas" check-sheet. All applicable items in the check-sheet should be completed and shown on the building plan submittal.
260. **ABOVEGROUND DIESEL TANKS FOR EMERGENCY AND STANDBY GENERATORS:** Complete an "Aboveground Diesel Tanks for Emergency and Standby Generators" check-sheet. All applicable items in the check-sheet should be completed and shown on the building plan submittal.

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