

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

APPLICATION NO.:
DATE OF FINDINGS:

Page 1 of 15
PL-14344
July 22, 2026

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

Applicant's Name:

Brian Kavanagh for Kavanagh Construction Company

Property Address:

Assessor's Parcel No(s).:

Zone:

2479 Leghorn Street

147-05-135

MM-40

Request:

Request for a Conditional Use Permit to convert an existing, single-family residential building, historically combined with industrial uses, into a contractor's office; and a Development Review Permit to construct a one-story, 2,160 square foot warehouse building, a 694 square foot addition to the existing building, and associated minor site modifications on an existing 0.48-acre site.

APPROVED ☐

CONDITIONALLY ☒
APPROVED

DISAPPROVED ☐

OTHER ☐

FINDINGS OF APPROVAL:

The Conditional Use Permit to convert an existing, single-family residential building into an office use is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.48.25:

- A. **The proposed use is conditionally permitted within the MM (General Industrial) Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code.** The proposed use is conditionally permitted within the MM (General Industrial) Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code, including setbacks, height, floor area ratio (FAR), and required parking. The project proposes a 694 square foot addition to the existing, nonconforming single-family residential building and would convert the entire building into an administrative office use for a general construction contractor's business. Additionally, the project proposes to construct a new, detached 2,160 square foot warehouse for ancillary on-site storage of contractor tools, equipment, and materials associated with the business. The existing, nonconforming single-family residential building has historically been combined with past industrial uses on-site, where it either functioned as a caretaker's unit or was integrated within the previous businesses on-site. The existing single-family residential building is not a protected unit as defined in Government Code Section 66300.5(h) as, within the past five years, it has not been subject to a recorded covenant, ordinance, or law restricting rents to levels affordable to lower- or very low-income households; subject to rent or price control; or occupied by lower- or very low-income tenants. The building has also not been withdrawn from rent or lease pursuant to the Ellis Act within the past 10 years. Therefore, the proposed office conversion does not trigger replacement unit requirements under Government Code Section 66300.6;
- B. **The proposed use is consistent with the General Industrial Land Use Designation of the General Plan.** The proposed use is consistent with the General Industrial Land Use Designation of the General Plan because the designation allows for industrial uses, including manufacturing and storage, research and development, administrative offices, and ancillary commercial. Additionally, the project aligns with General Plan Policy LUD 3.8 (Preserved land use districts) as it promotes a diverse industrial district and economic base by supporting administrative office and warehouse functions for a general construction contractor's business. Moreover, the project is consistent with General Plan Policy LUD 14.2 (Affordable commercial and industrial space)

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

as the proposed improvements on the property support affordable and flexible industrial space for new and emerging businesses;

- C. **The location, size, design, and operating characteristics of the proposed use are compatible with the site, building character, and environmental conditions of existing and future land uses in the vicinity.** The location, size, design, and operating characteristics of the proposed use are compatible with the site, building character, and environmental conditions of existing and future land uses in the vicinity as the proposed operations will be contained on-site within the existing building, and compliant on-site parking will be provided. The business will support staffing for approximately 25 employees (eight full-time and one part-time office staff and 16 field technicians). The site will not receive off-site customers and is intended for administrative office and incidental equipment and material storage associated with the business;
- D. **Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Zoning District in which it is to be located.** Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Zoning District in which it is to be located because the use will be located in an existing building, and neither the new 2,160 square foot warehouse or 694 square foot office addition will impair the architectural integrity of the surrounding development or underlying Zoning District as the project incorporates traditional design and materials consistent with the architectural character of the MM (General Industrial) Zoning District; and
- E. **The approval of the Conditional Use Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Conditional Use Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15303 ("New Construction or Conversion of Small Structures") because the project consists of the conversion of an existing structure, and the cumulative square footage of floor area, including the new warehouse building and office addition, does not exceed 10,000 square feet. None of the CEQA Section 15300.2 exceptions apply to the project as described below:
- *Location:* This exception does not apply to the project review as the project site is not located in an area with critical environmental resources designated or mapped by law.
 - *Cumulative Impacts:* This exception does not apply as this development is the only project proposed at this time on the project site, and there would be no successive projects in the same place as the proposed project.
 - *Significant Effects:* This exemption does not apply because the City's analysis has shown the project would not result in any significant effects relating to traffic, noise, air quality, water quality, or utilities and public services, and there are no unusual circumstances at the project site that would exacerbate environmental effects. The project site is relatively flat, currently developed with an existing single-family home, historically combined with industrial uses, and accessory structures and does not have any other known unusual circumstances, including proximity to or effects on scenic highways, hazardous waste conditions, or historical resources.
 - *Scenic Highway:* This exception does not apply as this project site is not on, near, or prominently visible from any highway officially designated as a state scenic highway. Additionally, the project would not result in environmentally significant damage to any other scenic resources such as trees, historic buildings, rock outcroppings, or similar resources. The site neither contains nor is it adjacent to any officially designated scenic resources.
 - *Hazardous Waste Site:* This exception does not apply as the City conducted a records search and found the project site not included on any list compiled pursuant to Section 65962.5 of the Government Code.
 - *Historical Resources:* This exception does not apply as the project would not cause any substantial adverse change in the significance of a historical resource as the project site does not contain any existing historic resources or any known archaeological resources. The project does not include excavation to greater depths than any prior on-site development that would have uncovered archaeological resources.

The Development Review Permit to construct a one-story, 2,160 square foot warehouse building, a 694 square foot addition to an existing single-family residential building to be converted into a general construction contractor's office, and associated minor site

modifications is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

- A. **The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines.** 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 as the project proposes a new, one-story, 2,160 square foot warehouse building, an addition to an existing single-family residential building to be converted into a general construction contractor's office, and associated site modifications consistent with the MM (General Industrial) Zoning District. The project complies with the General Industrial Land Use Designation of the General Plan, which supports manufacturing, storage, and administrative offices as allowable land uses. The proposal complies with General Plan Policy LUD 3.8 (Preserved land use districts) as it promotes a diverse industrial district by proposing the expansion of an existing contractor's office, and LUD 14.2 (Affordable commercial and industrial space) as the proposed improvements provide an affordable and flexible industrial space for new and emerging businesses;
- 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 proposed one-story warehouse building includes building materials consistent with industrial buildings in the surrounding area (e.g., metal siding, standing seam metal roof, clerestory windows, etc.). Additionally, the project proposes new exterior materials on the existing single-family residential building to be converted to an office with the proposed addition. New materials consist of smooth stucco, wood trim windows, and a composition shingle roof throughout the building while maintaining its overall form. The warehouse and rear of the site will be screened by a new metal gate to enhance visual appeal along the project frontage;
- 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 proposes 11 new on-site vehicular parking spaces, one loading space, and new drive aisle consistent with Chapter 36, Article X (Parking and Loading) of the City Code. An existing non-Heritage-sized plum tree in poor condition will be removed to facilitate new site improvements for the pedestrian walkway to the building entrance. The tree will be replaced by two new 15-gallon trees in appropriate locations. The project will also provide a new compliant trash enclosure consistent with Section 36.20.25(e) (Trash enclosure) of the City Code and the City's Solid Waste Collection Design Guidelines;
- 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 while there is not an adopted landscape program for the general area, the project is consistent with Section 36.34.10 (General landscaping standards) of the City Code and proposes new landscaping to comply with front yard and total site landscaping requirements in the MM (General Industrial) Zoning District;
- 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 as the applicant has demonstrated that site circulation for standard vehicles and trash service vehicles comply with the City's turning radius and width dimensions. Additionally, the site features an on-site hydrant for emergency vehicles, and the project includes new walkway for enhanced pedestrian access; and
- F. **The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15303 ("New Construction or Conversion of Small Structures") because the project consists of the conversion an existing structure, and the cumulative square footage of floor area, including the new warehouse

building and office addition, does not exceed 10,000 square feet. None of the CEQA Section 15300.2 exceptions apply to the project as described below:

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

The Zoning Administrator hereby conditionally approves a Conditional Use Permit to convert an existing, single-family residential building, historically combined with industrial uses, into a contractor's office; and a Development Review Permit to construct a one-story, 2,160 square foot warehouse building, a 694 square foot addition to an existing building, and associated minor site modifications located on a 0.48-acre site on Assessor's Parcel No. 147-05-135, subject to the conditions of approval set forth below. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by Alex Chen for YC Arch Studio, dated October 10, 2025 and revised May 29, 2026.
- b. Arborist Report, prepared by Robert Weatherill, Certified Arborist, dated December 21, 2025.
- c. Business Description Letter, prepared by Kavanagh Construction, dated January 28, 2026.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

1. **APPLICABILITY OF THIS PERMIT:** This permit shall apply to any business/owner entity whose use and operational characteristics match those of the approved use. Intensification of the approved use shall require an amendment to this permit. A change to a different permitted use may require a new permit. This permit shall continue to be valid upon a change of ownership/operator of the site, business, service, use(s), or structure that was the subject of this approval provided the new owner/operator agrees in writing to all applicable conditions and operating standards prior to reopening or maintaining the use or structure(s) under the new ownership. Any new owner/operator must submit a wet (original) signed letter to the Planning Division noting agreement with the enclosed conditions which includes notation of this permit number and the new business/operator name. This letter may be requested by the City at any time.

2. **EXPIRATION:** This permit is valid for a period of two years from the date of approval. This permit shall become null and void by July 22, 2028 if building permits have not been issued and construction activity has not commenced, or the permitted use has not commenced on the subject property in compliance with the conditions of approval herein, unless a permit extension has been submitted prior to the expiration date and is approved by the Zoning Administrator at a duly noticed public hearing.
3. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years after an Administrative Zoning public hearing, in compliance with procedures described in Chapter 36 of the City Code. An application for extension must be filed with the Planning Division, including appropriate fees, prior to the original expiration date of the permit(s).
4. **ABANDONMENT OF USE:** The approved use shall be considered abandoned if the approved use in this tenant space (or building) ceases for a period of one year or more, at which point this permit shall have expired and a new permit shall be required. Determination of the abandonment of the use shall be based on the best available data, which may include business license, tax payment records, utility records, and other government agency permits or licenses.
5. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for final completion of each structure to ensure that the construction matches the approved plans.

PERMIT SUBMITTAL REQUIREMENTS

6. **TENANT IMPROVEMENTS:** Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the proposed use prior to building permit issuance.
7. **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 red-lined 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 during the building permit process.
8. **ZONING INFORMATION:** The following information must be listed on the title sheet of the building permit drawings: (a) zoning permit application number; (b) Zoning District designation; (c) total floor area ratio; (d) lot area (in square feet and acreage); and (e) total number of parking spaces.
9. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator.
10. **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.
11. **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.
12. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.

OPERATIONS

13. **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.
14. **DAYS/HOURS OF OPERATION:** The approved days and hours of operation are Monday through Friday from 7:00 a.m. to 7:00 p.m. Any proposed change to the approved days and/or hours of operation will require review and approval by the Zoning Administrator and may require a modification to this permit.

SITE DEVELOPMENT AND BUILDING DESIGN

15. **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.
16. **COLOR AND MATERIALS:** Colors and materials of the proposed addition are to be shown and noted on permit drawings to match the existing structure.
17. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
18. **FENCE(S)/WALL(S):** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. No fence or wall shall exceed 7' in height, measured from adjacent grade to the top of the fence or wall. The design and location must comply with all setback and traffic visibility area requirements.
19. **PARKING SPACE DESIGN:** All parking spaces must adhere to the requirements of Chapter 36, Article X (Parking and Loading) of the City Code.
20. **BIKE PARKING FACILITIES:** The applicant shall provide bike parking at 5% of vehicle parking spaces, equivalent in this case to one short-term bike parking space for employees. 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. The bike parking on the project site must be shown on building permit drawings.

TREES AND LANDSCAPING

21. **LANDSCAPING:** Proposed landscaping shall be shown on the site plan and submitted with the building permit drawings for review and approval prior to building permit issuance. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
22. **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).
23. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the existing tree(s) to remain on-site before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.
24. **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.
25. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Robert Weatherill, Certified Arborist, and dated December 21, 2025, 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.

NOISE

26. **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.
27. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only, and the heating, ventilation, and air conditioning system shall be maintained to ensure that all windows and doors remain closed when the business is in operation.
28. **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.
29. **CONSTRUCTION NOISE REDUCTION:** The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer's muffler requirements on all construction equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.

CONSTRUCTION ACTIVITIES

30. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase.
31. **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 prior to the issuance of building permits.
32. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 750' of the project site of the construction schedule in writing, prior to construction. A copy of the notice and the mailing list shall be submitted for review prior to issuance of building permits.
33. **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.
34. **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.

35. **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 the area around the 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.
36. **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.
37. **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.
38. **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.
39. **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 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 the project site, 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. 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 five 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.

Housing Department—650-903-6379 or housing@mountainview.gov

40. **NONRESIDENTIAL HOUSING IMPACT FEE:** Prior to the issuance of the first grading or building permit for the project, the applicant shall pay a nonresidential 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 694 square feet of office along with 2,160 square feet of commercial and demolition of zero square feet of office or commercial, resulting in a net new floor area of 694 square feet of office and 2,160 square feet of commercial.

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

Entitlement review by the Building Division is preliminary. Building and Fire plan check reviews are separate permit processes applied for once the zoning approval has been obtained and appeal period has concluded; a formal permit submittal to the Building Division is required. Plan check review shall determine the specific requirements and construction compliance in accordance with adopted local, state, and federal codes for all building and/or fire permits. For more information on submittal requirements and timelines, contact the Building Division online at www.mountainview.gov/building. It is a violation of the MVCC for any building occupancy or construction to commence without the proper building and/or fire permits and issued Certificate of Occupancy.

41. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2025 California Building Standards Codes, Title 24: 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).
42. **MOUNTAIN VIEW GREEN BUILDING CODE/REACH CODE:** This project shall comply with the Mountain View Green Building Code/Reach Code requirements, which are available online at www.mountainview.gov/greenbuilding.
43. **BUILDING UTILITIES:** Utilities (gas, electrical, etc.) shall comply with PG&E Green Book requirements.
44. **SCHOOL IMPACT FEE:** The project is subject to school impact fees. To obtain information, fee estimates, and procedures, please contact the following local school districts: Mountain View Los Altos Union 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 School District at www.lasdschools.org or 650-947-1150.
45. **OTHER AGENCY APPROVAL:** This project may be subject to one or more approvals from outside agencies, including, but not limited to, the Santa Clara County Department of Environmental Health (SCCHD), the United States Environmental Protection Agency (U.S. EPA), the California Department of Toxic Substances Control (DTSC), and the San Francisco Bay Regional Water Quality Control Board (SFRWQCB). A separate application to the outside agency for their review is required. Prior to building permit issuance, a copy of the final determination letter or email from the outside agency for the project must be submitted to the Building Division indicating if no further action is required or if action(s) or remediation is required and inclusion of any mandatory design details in the building plans.

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

FIRE PROTECTION SYSTEMS AND EQUIPMENT

46. **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. 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, NFPA 24, NFPA 72, and Mountain View Fire Department specifications. (City Code Sections 14.22.10, 14.22.15, and 14.22.20 and California Fire Code Section 903.)

47. **ON-SITE WHARF HYDRANTS:** Provide ground-level wet standpipes (wharf hydrants). On-site wharf hydrants shall be so located as to reach any portion of combustible construction with 150' of hose. Installation shall be complete and the system shall be tested prior to the start of combustible construction. The wharf hydrant shall be capable of providing a combination flow of 500 GPM with two 2.5" outlets flowing. Shop-quality drawings shall be submitted electronically for review and approval. (NFPA 24 and Mountain View Fire Department requirements.)
48. **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.)

FIRE DEPARTMENT ACCESS

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

EGRESS AND FIRE SAFETY

50. **EXIT ILLUMINATION:** Exit paths shall be illuminated any time the building is occupied with a light having an intensity of not less than one footcandle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination shall be indicated on the electrical plan sheets in the drawing sets. (California Building Code, Section 1008.)
51. **EXIT SIGNS:** Exit signs shall be internally or externally illuminated and provided with battery backup per California 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.)
52. **ON-SITE DRAWINGS:** Submit electronic (.pdf and ACAD) drawing files according to Fire Department specifications prior to occupancy.

EXTERIOR IMPROVEMENTS

53. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two sprinkler heads are permitted off a 1" domestic water service when the building is not protected with an automatic fire sprinkler system. Approved accessible shutoff valves shall be provided. (California Fire Code, Section 304.3.)
54. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 6" in height and a minimum of 0.5" in width. (Mountain View City Code, Section 14.16.05.)

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

FEES AND PARK LAND

55. **TRANSPORTATION IMPACT FEE:** Prior to the issuance of any building permits, the applicant shall pay the transportation impact fee for the development based on the Fiscal Year 2025-26 Master Fee Schedule in accordance with Chapter 43 (Citywide Transportation Impact Fee) of the City Code and California Government Code Section 65589.5(o).

STREET IMPROVEMENTS

56. **EXCAVATION PERMIT:** Upon first submittal of the building permit and improvement plans, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications are available online from the Development Permits website at: <https://developmentpermits.mountainview.gov/about-permits/applications>. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.

57. **TRAFFIC CONTROL PLANS:** Upon first submittal of the 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 show and identify, at a minimum, work areas, delineators, signs, and other traffic control measures required for work that impacts traffic on existing streets and shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and the latest City standards. A completed Traffic Control Checklist shall be included with each traffic control plan submittal.
58. **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, per City Code Section 27.16.
59. **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. Objects including, but not limited to, landscape, hardscape, signs, mailboxes, planters, retaining walls, seat walls, bicycle racks, partitions, buildings, and other structures, parking stalls, etc., shall be in compliance with safety triangle height and clearance requirements in accordance with City Standard Detail A-22.
60. **ROADWAY SIGNING, STRIPING, AND PAVEMENT MARKINGS:** Signing and striping plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). All new striping and pavement markings shall be thermoplastic. All striping and markings damaged and/or removed as part of construction and pavement work shall be replaced with thermoplastic striping.
61. **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.
62. **STOP-CONTROLLED SITE EGRESS:** All egress points to public streets or public easements shall be stop-controlled to address conflict points with pedestrians, bicyclists, and vehicles as they enter a public roadway. Stop-controlled egress shall include STOP signs, a limit line, and "STOP" pavement marking(s).

UTILITIES

63. **WATER AND SEWER SERVICE:** Each dwelling, townhouse, apartment house, restaurant, or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38.
64. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, potable water services, recycled water services, fire services, sewer laterals, sewer cleanouts, storm drain laterals, storm cleanouts/inlets, gate valves, manholes, and utility mains shall be shown on the plans. Sewer laterals, potable water services, and fire services shall have a minimum 5' horizontal separation from each other. Recycled water and potable water shall have a minimum 10' horizontal separation from each other. New potable water and recycled water services shall have a minimum 5' clearance from trees, and new sewer laterals shall have a minimum 10' clearance from trees. Angled connections within service lines shall not be allowed.

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

65. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City potable water and recycled water services per City Code Section 35.28.20 (Requirements for backflow prevention devices). Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within 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 the building face, as applicable, and the testing side of the backflow prevention assembly shall face the street, away from the building, for accessibility. Protective covers and enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.

66. **REUSE OF EXISTING SEWER LATERAL:** City records show the existing sewer lateral was constructed in 1973 as part of the original development and may have outlived its useful life. Unless the applicant conducts a video inspection of the lateral and it is determined by the City to be in satisfactory condition for reuse, the construction of a new sewer lateral from the property line to the City main will be required, including the installation of a new property line sewer cleanout.

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

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

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

69. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
70. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways (other than single-family residential) shall not surface-drain across public sidewalks or driveway aprons. Storm drain laterals from the site shall be installed with a property line inlet or manhole and connect to existing storm drain manholes or curb inlets if at all possible.
71. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed. Show and identify path of surface water release on the grading and drainage plans.

SOLID WASTE AND RECYCLING

72. **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."
73. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION DEBRIS ORDINANCE:** If this project is subject to the requirements codified in City Code Chapter 16, Article 3, a Construction and Demolition Debris Management Plan (Waste Management Plan) shall be submitted with the building permit application and approved by the Public Works Solid Waste Section prior to the issuance of a building permit. A final Waste Management Plan shall be submitted and approved prior to final inspection.
74. **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."
75. **TRASH ENCLOSURE AND/OR ROOM DESIGN AND DETAILS:** Include a trash plan with enclosure or room details and collection vehicle access on a separate sheet(s) in the initial building plans. The trash plan shall comply with the City's Solid Waste

Collection Design Guidelines. The trash enclosure or room shall meet the minimum required weekly service levels for trash, recycling, and compost. Specify the plans sheets in the building permit plans addressing the following conditions:

Include trash plan sheet and enclosure details on a separate sheet in the initial building plans.

This commercial property must have one 3-cubic yard trash, one 3-cubic yard mixed recycling, and one 64-gallon compost service minimum weekly. Display on the plans the trash room layout, location, and dimensions to scale with minimum service levels indicated below.

- Trash room must have the minimum interior measures of approximately 10'8"x18', not including interior curbs or footing. Maintain 1' between bins, interior curbs, and walls in trash rooms. If there is no interior berm or curb, there shall be bumpers on the walls to avoid damage from bins hitting it.
- Upon occupancy, to comply with the mandatory composting ordinance, the business should apply for a waiver from these requirements if the business generates a "de minimis amount," or less than 20 gallons, of total compostable material weekly. The waiver form is available online at MountainView.gov/ZeroWasteBusiness.
- The enclosure gate shall have a minimum 8' wide opening. Provide drop-pin holes for cane bolts to secure doors in both the opened and closed positions. Visually show the drop-pin holes or have a note on the detail sheet in the building plans.
- Enclosure standards require no less than 9' vertical clearance for roof from finished grade to roof interior.
- The property shall have a commercial flared driveway to minimize running over curbs when entering/exiting the property.
- The property gate must automatically open with keypad access and motion sensors at height to detect the full length of the collection vehicle (40') to keep the gate open for the collection vehicle to clear. Both sides of the gate must open so that there is a minimum of 14' wide travelway for the collection vehicle. The gate shall be set back more than 40' from the edge of the sidewalk to prevent the vehicle from blocking pedestrians while waiting for the gate to open.
- The waste hauler shall service the bins directly in front of the trash enclosure.
- If cart service is used, then property management shall bring carts to Leghorn Street for the designated service window and return bins to the trash enclosure promptly after service.
- Any movement of bins over 30' is subject to hauler rollout fees. The current rollout fee is \$0.75 per foot per container per month.
- Provide a sheet that illustrates the trash truck travelway from where the vehicle enters the property on Leghorn Street and executes a three-point turn to exit. Trash truck circulation must demonstrate that the vehicle can safely maneuver the property and that the vehicle travelway is not impacted by on-site parking spaces. See specifications for the hauler collection vehicle turning radius and clearly display the entire truck travelway circulation to and from trash enclosure (MountainView.gov/ConstructionWaste).
- Maintain overhead clearances of 15' in the travelway and 22' at the point of collection.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

76. **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: "Santa Clara Valley Water District (Valley Water) records indicate that one 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 Valley Water or registered with Valley Water 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."

77. **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."
78. **OCCUPANCY RELEASE (COMMERCIAL):** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: "For commercial and office developments, no buildings will be released for occupancy until the off-site improvements to be constructed to City Public Works standards and/or accepted for maintenance by the City are complete and ready for acceptance."

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

ENVIRONMENTAL SAFETY

For more information, guidelines, design criteria, or materials about urban runoff conditions, contact the Fire and Environmental Protection Division of the Fire Department at 650-903-6378 or online at www.mountainview.gov/fep. "Stormwater Quality Guidelines for Development Projects" can be accessed on the Fire Department website at www.mountainview.gov/fepforms.

79. **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.
80. **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.
81. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
82. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10%; (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.
83. **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 irrigation 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.
84. **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 the fire sprinkler drain on the plans.
85. **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.

86. **STORMWATER TREATMENT (C.3):** 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 Low-Impact Development (LID) measures. The City's guidelines also describe the requirement to select 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.

87. **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>.
88. **PLAN REVIEW AND PERMIT INSPECTION SERVICE FEES:** Plan review and permit inspection services are subject to fees. An invoice will be issued for plan review and inspections and a receipt verifying fee payment will be required prior to final building plan approval.

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

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

GEORGE SCHROEDER, PLANNING MANAGER

GS/BN/CDD/FDG
PL-14344