

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

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APPLICATION NO.:

PL-7503

DATE OF FINDINGS:

February 12, 2025

EXPIRATION OF ZONING PERMIT:

February 12, 2027

**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:

**Michael Ward for Cardinale Automotive Group**

Property Address:

Assessor's Parcel No(s).:

Zone:

**2150 Old Middlefield Way**

**147-07-077**

**CS**

Request:

**Request for a Conditional Use Permit for a parking reduction to provide 38 off-street parking spaces in lieu of the required 61 parking spaces for a vehicle repair and maintenance use and a Development Review Permit to construct site improvements and facade modifications to an existing commercial building on an 0.8-acre site.**

APPROVED

CONDITIONALLY   
APPROVED

DISAPPROVED

OTHER

**FINDINGS OF APPROVAL:**

The Conditional Use Permit for a parking reduction to provide 38 off-street parking spaces in lieu of the 61 parking spaces required for a vehicle repair and maintenance use is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.48.25:

A. **The proposed parking reduction is conditionally permitted within the Commercial Services (CS) Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code.** The proposed parking reduction is conditionally permitted within the Commercial Services (CS) Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code, since the proposed use ("Repair and Maintenance—Vehicle, Minor Work,") is a principally permitted use within the Commercial Services (CS) Zoning District and Section 36.32.65 of the Mountain View City Code grants the Zoning Administrator authority to allow a parking reduction provided the applicant provides evidence to demonstrate changes in conditions or issues justify such a reduction and that the reduction will not result in a parking deficiency. Per Section 36.32.50 of the City Code, 61 parking spaces are required for the proposed use, whereas the proposed project provides space to park/stage 38 vehicles through 14 standard parking spaces, 10 short-term/"valet" parking spaces, and 14 service bays that can be used for vehicle parking/storage. The applicant has provided evidence that the proposed project site conditions and planned operations justify such reduction and will not result in a parking deficiency based on the following factors and associated Conditions of Approval:

1. Operations for the proposed Hyundai and Genesis vehicle service center include primarily concierge-based (valet) service, in which employees deliver vehicles to and from the service center for standard maintenance and repairs, with a very limited number of customers driving to or dropping off vehicles to the site. Service center operations are anticipated to include a maximum of approximately 21 vehicles (during peak hours) on-site at any given time, per the Parking and Queuing Analysis prepared by Hexagon Transportation Consultants. The anticipated 21 parking spaces demand is less than the 61 parking spaces required per Section 36.32.50 of the City Code and the combined vehicle standard parking space and service bay capacity proposed by the applicant (28 spaces). Meanwhile, the concierge-based operations will result in a highly coordinated and efficient use of the available parking spaces and facilitate the use of the proposed short-term/"valet"

Owner

Agent

File

Fire

Public Works

parking spaces (10 spaces) to provide additional vehicle capacity on a valet basis. Should any parking issues arise from the vehicle storage at the project site, the applicant has provided a contingency plan in which vehicles would be staged/stored off-site at the business's associated car showroom at San Antonio Center, for which the applicant is under a contractual agreement with the owner of The Village at San Antonio Center, if additional capacity is needed (as noted in the project's Parking and Queuing Analysis);

2. Employee vehicles will be parked off-site and will not use the on-site parking spaces or parking on the street. The project operations plan will require all employees to park at either San Antonio Center showroom or other Cardinale Auto-owned locations and be shuttled to the site to further reduce demand for on-site parking spaces;
  3. The Conditions of Approval will allow for the reconsideration of the parking reduction at a subsequent hearing if parking or queuing issues arise as a result of business operations;
- B. **The proposed use is consistent with the General Commercial Land Use Designation of the General Plan.** The proposed use is consistent with the General Commercial Land Use Designation of the General Plan, which allows for a broad range of commercial and light industrial uses such as automotive repair. This use is further allowed as a principally permitted use in the Commercial Services (CS) Zoning District applicable to the site;
- 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 the existing and future land uses in the vicinity because the CS Zoning District allows for a variety of different commercial and light industrial uses, including automotive repair, and surround sites along Old Middlefield Way feature similar commercial/industrial buildings and uses. The proposed operating characteristics will include primarily concierge-based automobile maintenance and service, which is a principally permitted use in the CS Zoning District, and will have limited customers arriving at the site for vehicle pick-up and drop-off. The project is also compatible with residential uses in the vicinity because the proposed vehicle maintenance uses will not include heavy automotive body repair or auto dismantling and will include low-intensity routine vehicle maintenance services conducted entirely within the building. The project includes minor site and building modifications to address City Code parking space design requirements and mechanical equipment screening standards, and the project will implement conditions of approval to incorporate additional planting materials in landscape buffers between proposed parking areas and adjacent residential street frontages to improve compatibility with adjacent pedestrian and residential areas. The site, building, and use is otherwise similar to and compatible with other surrounding industrial and commercial uses;
- 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 structure and building modifications are limited to two additional porte-cocheres for the vehicle drop-off along Old Middlefield Way, additional roll-up doors for the service center bays, and additional screening for mechanical equipment. The proposed use and improvements are primarily limited to the existing building and will not increase the total square footage of the existing commercial/industrial structure; and
- E. **The approval of the Conditional Use Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Conditional Use Permit for a parking reduction complies with CEQA as it qualifies as categorically exempt pursuant to CEQA Guidelines Section 15301 ("Existing Facilities") because the project involves occupancy and minor site/building modifications to an existing tenant space/building. None of the exceptions in CEQA Guidelines Section 15300.2 apply to the project.

The Development Review Permit to construct site improvements and facade 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, because the project includes modifications to the existing building with the addition of two porte-cocheres and new mechanical equipment, which comply with applicable setbacks and equipment screening requirements.

Additionally, the proposed site modifications are primarily limited to new striping and sealing of existing pavement, with minor updates to landscape areas and parking lot layouts to increase compliance with parking space proximity to public street frontages and to increase onsite landscaping;

- 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 includes only minor modifications to incorporate Hyundai and Genesis branded materials and colors into the facade improvements, including two new porte-cocheres for vehicle drop-off/pick-up with metal accent materials and painting of existing concrete walls, which will maintain the existing building horizontal linear design and employ durable materials used in other commercial/industrial buildings in the vicinity. Additionally, all proposed mechanical equipment is located on the rooftop and screened behind new mechanical screens;
- 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, because the project generally maintains the existing site configuration (including general site circulation and parking areas) with minor modifications to include limited additional landscaping along the Old Middlefield Way frontage, additional parking stalls along the westerly property and rear property lines to provide additional off-street parking capacity, and additional planting materials in existing planting areas along the rear property line per project conditions of approval to provide additional buffer landscaping along the adjacent residential street frontage;
- 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 because the project maintains all existing landscaping on-site and provides additional landscaping and a street tree added along the Old Middlefield Way frontage to soften views of existing and proposed development and in existing planting areas along the rear property line to buffer views of the site along the adjacent residential street frontage;
- E. **The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking.** The project design and layout will result in well-designed vehicular and pedestrian access, circulation, and parking since the site modifications will include a new accessible pedestrian access along Old Middlefield Way to bring the site into further compliance with the Americans with Disabilities Act (ADA). The project also modifies the site to maintain as many parking spaces as possible, including new short-term/"valet" parking stalls, in association with the proposed parking reduction for the project. The site provides adequate circulation towards the rear of the property, with a new pedestrian opening along Reinert Road to allow for solid waste service; and
- F. **The approval of the Development Review Permit complies with CEQA.** The approval of the Development Review Permit for site and facade modifications complies with CEQA as it qualifies as categorically exempt pursuant to CEQA Guidelines Section 15301 ("Existing Facilities") because the project involves occupancy and minor site/building modifications to an existing tenant space/building. None of the exceptions in CEQA Guidelines Section 15300.2 apply to the project.

This approval is granted to construct a vehicle service center and facade modifications to an existing vacant commercial building located at 2150 Old Middlefield Way (Assessor's Parcel No. 147-07-077). 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 DARCO, dated December 3, 2024.
- b. Color and materials board prepared by DARCO, dated December 3, 2024.
- c. Business Description Letter prepared by Cardinale Automotive Group, dated October 11, 2024.

- d. Parking and Queuing Analysis prepared by Hexagon Transportation Consultants, dated December 4, 2024.
- e. Arborist Report prepared by Tree Management Experts, dated September 16, 2024.

**THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

Planning Division—650-903-6306 or [planning.division@mountainview.gov](mailto: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:** If the approved use does not commence within two years of this approval, subject to all applicable conditions and permits from applicable government agencies (inclusive of City permits), this approval shall be null and void.
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 six months or more, at which point this Permit shall have expired and a new Permit shall be required. Determination of the abandonment of the use shall be based on the best available data, which may include business license, tax payment records, utility records, and other government agency permits or licenses.
5. **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

6. **TENANT IMPROVEMENTS:** Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the proposed use by the Zoning Administrator, or designee, prior to permit issuance.
7. **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 Division.
8. **ACCESSORY STRUCTURE(S):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.
9. **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.
10. **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.

11. **COLOR CHIPS:** At submittal of building plan check, provide a set of color chips, and the color scheme shall be shown on the elevations.
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](http://www.mountainview.gov/planningforms).
13. **EXISTING SIGNAGE:** All existing signs shall be removed, and a new sign application shall be submitted in compliance with Chapter 36, Article XII, of the City Code.

#### OPERATIONS

14. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, vehicle queuing, 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.
15. **OPERATIONAL MONITORING:** During the first six (6) months of operations, Hyundai/Genesis (or third-party vendor) shall monitor the vehicle queuing and customer parking on-site for any queuing into the public right-of-way or parking issues. A report shall be prepared and submitted to the City to document the findings of this monitoring activity, including actions taken or recommended to resolve any identified impacts related to queuing into the public right-of-way and unpermitted off-site parking. If any unresolved queuing or parking issues are identified by the City or separate permit action required per City Code Section 36.56.70, the Zoning Administrator shall conduct a public hearing no later than twelve (12) months following the beginning of site operations and as needed thereafter to obtain and review public input and applicant testimony on any such queuing and/or parking issues and take any required action on the permit to address these issues. The meeting shall be conducted as a public hearing and shall be noticed in accordance with Chapter 36, Article XVI, Division 16, of the City Code.  
**(PROJECT-SPECIFIC CONDITION)**
16. **NONCONFORMING USE:** No existing building, structure, or land devoted to a nonconforming use shall be enlarged, extended, reconstituted, substituted, or substantially altered, unless the use thereof is changed to a permitted use in the zoning district in which the building, structure, or land is located unless authorized per City Code Section 36.06.08.
17. **DAYS/HOURS OF OPERATION:** The approved days and hours of operation are Mondays to Fridays from 7:30 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 3:00 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.
18. **OFF-SITE PARKING:** No off-site parking on public streets shall occur as a result of business operations. However, pursuant to the proposed operations plan information, parking spaces necessary for the anticipated on-site employees shall be allowed and provided in an off-site location (private property) with shuttle service to the site for employees. The building permit drawings shall reflect this proposal. Should any on-site parking shortages arise, the applicant/property owner shall provide additional parking spaces necessary to serve project parking demand. These parking spaces may be located on a property other than the project site if the applicant/property owner of the project provides the City with the executed operative agreement(s) demonstrating the legal right and updated operation plan to utilize the off-site property as required parking spaces to serve the project; use of those off-site parking spaces shall not cause insufficient parking to serve the use(s)/building(s) at that off-site location. The applicant/property owner shall acknowledge and provide documentation to the City of the legal right and ability to utilize off-site parking spaces to satisfy the parking requirements for the "Repair and Maintenance—Vehicle, Minor" use of the project site is an express condition of approval for the project and is necessary for the continued occupancy of the building(s) on the project site. This permit may be reviewed and final action taken by the Zoning Administrator for failure to comply with this condition per City Code Section 36.56.70. **(PROJECT-SPECIFIC CONDITION)**
19. **PARKING MANAGEMENT PLAN:** Prior to building permit issuance, the applicant shall develop a parking management plan describing parking allocation for proposed operations on the project site, subject to administrative approval by the Zoning Administrator prior to building permit issuance.

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:** 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, subject to review and approval by the Zoning Administrator prior to issuance of a building permit, and to address the following design direction(s):
- a. Porte-Cochere Screening: The exterior porte-cochere walls shall be modified to incorporate landscape screening and/or additional vertical landscaping along the entire span of the side walls of the proposed porte cocheres.
  - b. Rear Landscape Buffer: Additional vertical landscaping (i.e., trees, shrub/hedge, etc.) shall be added in the existing unpaved on-site area along the rear property line to obscure views of on-site parking areas and reduce potential noise impacts from on-site operations along Reinert Road, where feasible, without impacting any City-required access (i.e., fire/emergency access, solid waste service, etc.).
22. **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.
23. **TRIM MATERIALS:** Trim materials throughout the project shall be metal trim. Details of the specific placement, utilization, and finish of the trim materials shall be provided with the building permit drawings. Final trim design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
24. **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.
25. **MECHANICAL EQUIPMENT (GROUND SCREENING):** All mechanical equipment, such as air condenser (AC) units or generators, shall be concealed behind opaque screening. No mechanical equipment is permitted in front, side, or rear setback areas but may be located in the fenced yard area or building rooftops.
26. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
27. **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'.
28. **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.

#### GREEN BUILDING

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

#### TREES AND LANDSCAPING

30. **LANDSCAPING:** Proposed landscaping shall be shown on the site plan and submitted with the building permit drawings for review and approval by the Zoning Administrator 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.
31. **STREET TREES:** Install standard City 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.
32. **STREET TREE FORM:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division or online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms). Once completed, the applicant shall email the original to the Parks Division at [parks@mountainview.gov](mailto:parks@mountainview.gov) and provide a duplicate copy to the Building Division with building permit submittal.
33. **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.
34. **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.
35. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Tree Management Experts and dated September 16, 2024 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.
36. **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

37. **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.

#### CONSTRUCTION ACTIVITIES

38. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase unless a phased construction project schedule is approved by the Zoning Administrator.
39. **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.
40. **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 the 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.
41. **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.
42. **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.
43. **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.

Building Division—650-903-6313 or [building@mountainview.gov](mailto: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](http://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.

44. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 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).
45. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
46. **SPECIAL REQUIREMENTS BASED ON OCCUPANCY AND USE:** Project shall comply with the requirements per the CBC, Chapter 4.
47. **BUILDING AREA:** The project shall comply with the requirements per the CBC, Chapter 5, Section 506.
48. **MIXED USE AND OCCUPANCY:** The project shall comply with the requirements per the CBC, Chapter 5, Section 508.
49. **OCCUPANCY SEPARATION:** Proper separation is required to be provided between occupancies per the CBC, Table 508.4.
50. **TYPE OF CONSTRUCTION:** Provide the type of proposed construction per Chapter 6 of the CBC.
51. **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).
52. **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).
53. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
54. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
55. **ACCESSIBILITY REQUIREMENTS:**
  - **Chapter 11B:** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
56. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at [www.mountainview.gov/greenbuilding](http://www.mountainview.gov/greenbuilding).
57. **REACH CODES FOR NONRESIDENTIAL (EXISTING CONSTRUCTION):** When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered, and the work requires a building permit, the project shall comply with MVCC Section 8.20.43.
58. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
59. **STRUCTURAL CALCULATIONS:** Structural calculations may be required once the application for a building permit is submitted.
60. **ADDRESSES:** All street names, street numbers, residential apartment numbers, ADU numbers, and suite numbers will be processed by the Building Division prior to permit issuance.

61. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer *and* the Hazardous Materials Specialist. Visit the City of Mountain View Fire and Environmental Protection Division online at [www.mountainview.gov/fep](http://www.mountainview.gov/fep) or by phone at 650-903-6378 to obtain information and submittal requirements.
62. **WORK HOURS/CONSTRUCTION SITE SIGNAGE:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours (see job card for specifics) and contact information, including an after-hours contact. Violation of this condition of approval may be subject to the penalties outlined in Section 8.70 of the MVCC and/or suspension of building permits.

Fire Department—650-903-6343 or [fire@mountainview.gov](mailto:fire@mountainview.gov)

#### FIRE PROTECTION SYSTEMS AND EQUIPMENT

63. **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 14.10.30 and 14.10.31 and California Fire Code Section 903.)
64. **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.
65. **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.)
66. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Shop-quality drawings shall be submitted electronically for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. (California Fire Code, Section 907, and Mountain View City Code, Section 14.10.36 and 14.10.37.)

#### FIRE DEPARTMENT ACCESS

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

#### EGRESS AND FIRE SAFETY

68. **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.)
69. **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.)
70. **INTERIOR WALL AND CEILING FINISHES:** Interior finishes shall have a flame-spread rating in accordance with the California Building Code, Chapter 8, and California Code of Regulations, Title 19, Section 3.21.

71. FD-28 [EGRESS AND FIRE SAFETY]

**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.)

HAZARDOUS CONDITIONS

72. **HAZARDOUS PROCESSES:** Comply with all applicable provisions of the California Fire Code and the California Building Code. Submit a completed FPE—Hazardous Materials Inventory Statement. FPE—Hazardous Materials Inventory Statements shall be obtained from the Building Division and submitted for review by the Fire Protection Engineer. Additional hazardous materials forms, disclosure statements, and/or other documentation will be required by the Fire and Environmental Protection Division of the Fire Department online at [www.mountainview.gov/fep](http://www.mountainview.gov/fep).

73. **FLAMMABLE FINISHES:** Application of flammable finishes shall comply with the California Fire Code, Chapter 24.

74. **ELECTRICAL ENERGY STORAGE SYSTEMS:** Electrical Energy Storage Systems shall comply with the California Fire Code, Section 1207.

EXTERIOR IMPROVEMENTS

75. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. (California Fire Code, Section 304.3.)

76. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 6" in height and a minimum of 0.5" in width. (Mountain View City Code, Section 14.10.18.)

OTHER

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

Public Works Department—650-903-6311 or [public.works@mountainview.gov](mailto:public.works@mountainview.gov)

STREET IMPROVEMENTS

78. **EXCAVATION PERMIT:** For projects with any work within the public right-of-way, 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.

79. **TRAFFIC CONTROL PLANS:** For projects with any work within the public right-of-way, 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.

80. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, private lights and retaining walls shall not encroach into the public right-of-way .
81. **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, miscellaneous structures (including columns), 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.
82. **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.
83. **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). The specific areas of work shall be clearly identified and shown on the plans.

STREET TREES

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

UTILITIES

85. PW-93 [UTILITIES]  
**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. All new services are required and shall be installed in accordance with City standards.
86. **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.
87. **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.

Abandoned 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.

88. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City potable water and recycled 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. 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.

89. **REUSE OF EXISTING SEWER LATERAL:** City records show the existing sewer lateral was constructed in 1958 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.

90. **SANITARY SEWER CLEANOUT :** A one-way sanitary sewer cleanout shall be installed in accordance with City standards.
91. **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. Any unpaid water and sanitary sewer fees must also be paid prior to the issuance of any permits.
92. **STORM DRAIN LATERAL:** The construction of a new storm drain flow through curb inlets, including new storm drain shall be required if existing area drain and inlets are not in a satisfactory condition for reuse.
93. **ON-SITE 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.

#### GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

94. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
95. **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. If no fronting storm drain main or inlet is present, flow-through drains shall be installed.
96. **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

97. **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."

98. **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 the issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
99. **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."
100. **TRASH ENCLOSURE DESIGN AND DETAILS:** Include trash plan sheet and enclosure details on a separate sheet in the initial building plans.
- Display trash storage area inside the building with layout, location and minimum interior dimensions of 12' x 3' to scale on plans. The project must have: two 96-gallon trash carts, one 96-gallon paper recycling cart, and one 96-gallon container recycling cart.
  - Doors to the trash corral inside the building shall measure at least 6' wide and each door shall be centered in front of the respective two carts for easy access. The doors shall have the ability to be secured in both open and closed positions.
  - If the volume of weekly trash generation increases due to any future tenants or excess trash, and there is not sufficient space to store the collection containers inside the building, the property shall be required to provide a new trash enclosure to ensure the existing or new use will have adequate trash service.
  - 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](http://MountainView.gov/ZeroWasteBusiness).
  - The property shall provide a minimum 3.5' wide path of travel to place the trash carts at the curb on Reinert Road for collection and promptly return them to the designated storage area inside the building after service.
  - The property shall create a flat, smooth 3.5' wide concrete surface over the existing landscape strip to roll the carts to the street. The applicant shall remove a portion of the existing, low, wooden fence/barrier on concrete pylons to create unobstructed access for site employees to roll out the trash carts to Reinert Road. Recology trucks will not provide on-site service.
  - Maintain overhead clearance for the travelway of 15' from finished grade to structural appurtenances (e.g., cameras, sprinklers, electrical). Overhead clearance in collection area must be no less than 22'.

#### OTHER PUBLIC WORKS NOTES

101. **SANTA CLARA VALLEY WATER DISTRICT WELLS:** Santa Clara Valley Water District (District) 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 the District or registered with the District and protected from damage.

While the District has records for most wells located in the County, it is always possible that a well exists that is not in the District's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from the District or registered with the District and protected from damage.

For more information, please call the District's Well Ordinance Program Hotline at 408-630-2660.

102. **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.”

103. **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.”

Fire and Environmental Protection Division—650-903-6378 or [FEPD@mountainview.gov](mailto: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](http://www.mountainview.gov/fep). “Stormwater Quality Guidelines for Development Projects” can be accessed on the Fire Department website at [www.mountainview.gov/fepforms](http://www.mountainview.gov/fepforms).

104. **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.
105. **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.
106. **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.
107. **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.
108. **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.
109. **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: [waterboards.ca.gov/water\\_issues/programs/stormwater/trash\\_implementation.html](http://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.

## 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.

110. **HAZARDOUS MATERIALS:** If hazardous materials will be stored or used on-site (including paints, thinners, compressed gases, propane, diesel, gasoline, batteries, etc.), complete a [Building Occupancy Classification Inventory Form](#). Submit a copy of the completed Building Occupancy Classification Inventory Form with your building plan submittal.
111. **LPG/PROPANE STORAGE:** Complete an ["LPG/Propane Storage"](#) check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.
112. **DECLARATION OF EXEMPTION:** If limited quantities of hazardous materials will be used and stored, complete and attach a ["Declaration of Exemption"](#) letter to your building plan submittal. ([Exclusions](#))
113. **CERS (CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM):** Prior to construction permit final a complete ["CERS Submittal"](#) shall be provided.

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

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

AMBER BLIZINSKI, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

AB/VK/2/FDG  
PL-7503