

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW UPHOLDING THE ZONING ADMINISTRATOR’S ENVIRONMENTAL DETERMINATION AND APPROVAL OF A DEVELOPMENT REVIEW PERMIT TO REMOVE TWO COMMERCIAL/INDUSTRIAL BUILDINGS, INCLUDING A VACANT 8,450 SQUARE FOOT AUTO SERVICE AND REPAIR BUILDING AND A 14,880 SQUARE FOOT OFFICE/INDUSTRIAL BUILDING, AND CONSTRUCT A NEW TWO-STORY, 39,399 SQUARE FOOT AUTOMOBILE DEALERSHIP WITH AUTO SERVICE, PARTS, AND REPAIR FACILITY FOR TOYOTA; AND A HERITAGE TREE REMOVAL PERMIT TO REMOVE 80 HERITAGE TREES (INCLUDING A HEDGE OF 61 SMALL REDWOOD TREES THAT MEET THE DEFINITION OF HERITAGE TREES) ON A 2.4-ACRE SITE AT 2249-2283 OLD MIDDLEFIELD WAY (APN 147-12-034), 2319-2325 OLD MIDDLEFIELD WAY (APN 147-12-033), 2385 OLD MIDDLEFIELD WAY (APN 147-12-061), AND 775 INDEPENDENCE AVENUE (APN 147-12-060), AND FINDING THE PROJECT TO BE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15332

WHEREAS, an application (Application No. PL-5999) was received from Brenda Joy Gabbac for Magnussen’s Middlefield LLC for a Development Review Permit to remove two commercial buildings, including a vacant 8,450 square foot auto service and repair building and a 14,880 square foot office/industrial building, and construct a new two-story, 39,399 square foot automobile dealership with auto service, parts, and repair facility to Toyota; and a Heritage Tree Removal Permit to remove 80 Heritage trees (including a hedge of 61 small redwood trees that meet the definition of Heritage trees) all on a 2.4-acre project site at 2249-2283, 2319-2325, and 2385 Old Middlefield Way and 775 Independence Avenue; and

WHEREAS, the Zoning Administrator held a duly noticed public hearing on December 18, 2024 on said application and approved the Development Review Permit and Heritage Tree Removal Permit, based on findings and subject to conditions of approval, and made a determination that the project is categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, on January 2, 2025, Lindsay Harris, on behalf of Residents of Maravilla (appellant), filed a timely appeal, including a letter (Appellant Letter) and the appeal fee, of the Zoning Administrator’s approval of the project; and

WHEREAS, in response to the appeal, the applicant has agreed to specific modifications to the conditions of approval as set forth in the attachment hereto; and

WHEREAS, the City Council held a duly noticed public hearing on said appeal on March 13, 2025, pursuant to the appeal authority set forth in Section 36.56.50 (Appeals) of the City Code, and received and considered all evidence in the record, including the Appellant Letter, the final decision from the Zoning Administrator, the City Council report, project materials, and public testimony; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View independently finds and determines that the project is categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines and that none of the exceptions in CEQA Guidelines Section 15300.2 apply; and be it

FURTHER RESOLVED: that the City Council, having heard, weighed all the evidence in the record presented on behalf of all parties, and being fully informed of the application, the Zoning Administrator’s decision, and the appeal, hereby finds that the appellant has **not** shown, by reliance on evidence already contained in the record before the Zoning Administrator, that the Zoning Administrator’s decision on December 18, 2024 was made in error, based in part, on the December 18, 2024 Administrative Zoning Hearing agenda materials and accompanying March 13, 2025 City Council report, each of which is separately and independently adopted by the City Council in full; and be it

FURTHER RESOLVED: that the City Council hereby finds and determines:

1. The Zoning Administrator’s environmental determination and approval of the Development Review Permit and Heritage Tree Removal Permit for the project at 2249-2283, 2319-2325, and 2385 Old Middlefield Way and 775 Independence Avenue (Application No. PL-5999), as supported by evidence in the record, including the December 18, 2024 Administrative Zoning Hearing agenda materials and the March 13, 2025 City Council report, is hereby upheld, subject to the applicant’s fulfillment of all of the updated conditions of approval, which are attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein (additions are shown in underline, and deletions are shown in strikethrough).

2. In upholding the Zoning Administrator’s environmental determination and approval of the project, the City Council affirms and agrees with the findings made in the December 18, 2024 Zoning Administrator’s Findings Report and makes the following additional findings in support of the Development Review Permit and Heritage Tree Removal Permit:

The project advances the following Citywide priorities and is consistent with the General Plan’s vision for the area, which includes allowing a range of commercial uses, and promotes the following General Plan policies and goals:

- **Policy LUD 3.3: Health.** *Promote community health through land use and design.* The promotion of health through development can be accomplished in a number of ways, including by managing hazardous emissions from a site. One such potential hazardous emission is noise, which will be suitably controlled by project design and conditions of approval. For

example, configuration of vehicle deliveries through the on-site circulation design to avoid close proximity to residential areas would ensure noise levels are compatible with the adjacent residences. In addition, the proposed project is required to comply with applicable local, state, and federal requirements for the handling of hazardous materials, which will suitably control the potential for any low-dose or accidental releases of automotive fluids to occur as part of the project.

- **Policy LUD 3.4: Land use conflicts.** *Minimize conflicts between different land uses.* The proposed project is presumed to be compatible and not in conflict with the adjacent residential area based on the City Council's prior enactment of the General Plan Land Use Map and Zoning Map for the City which identify the project site and adjacent residential properties by their respective commercial and residential designations. This is further reinforced by the proposed project being a permitted use in the CS Zoning District. Additionally, required compliance with applicable Bay Area Air Quality Management District (BAAQMD) air quality regulations, the careful site design, including significant setbacks from residential areas, construction of a sound wall, a vehicle delivery circulation pattern that minimizes noises at residential property lines, and motion-sensor lighting, all contribute to a proposed development that is compatible and not in conflict with adjacent land uses.

- **Policy LUD 3.7: Upgraded commercial areas.** *Encourage the maintenance, enhancement, and redevelopment of older commercial districts, shopping centers, and corridors.* The proposed project replaces existing, underutilized, and aged commercial buildings with a well-designed new commercial building. This fundamentally enhances and redevelops the older commercial property.

- **Policy LUD 3.8: Preserved land use districts.** *Promote and preserve commercial and industrial districts that support a diversified economic base.* The proposed project promotes a use that is permitted in the CS Zoning District and will provide auto-related services for the community.

- **Policy LUD 6.1: Neighborhood character.** *Ensure that new development in or near residential neighborhoods is compatible with neighborhood character.* The proposed project would be compatible with neighborhood character. While most commercial buildings along Old Middlefield Way are single-story structures, there are some two-story commercial buildings or single-story buildings with high ceiling heights that are similar to two-story buildings. Additionally, there are several residential buildings in the neighborhood that are up to three stories in height, most immediately including the Maravilla development, which includes buildings nearly 39' in height, which is greater than the height of the proposed project. In sum, the neighborhood surrounding the project site includes a variety of scale among the developments in the area.

- **Policy LUD 3.9: Parcel assembly.** *Support the assembly of smaller parcels to encourage infill development that meets City standards and spurs neighborhood reinvestment.* The proposed project is consistent with this policy because the project assembles smaller parcels

to encourage infill development that meets or exceeds all zoning standards and results in significant reinvestment in underutilized properties to achieve a project that generates significantly more property tax and new sales tax revenues. As it relates to neighborhood character and scale of the proposed development, the project would occur on an approximately 2.51-acre site, which is compatible with the scale of the Maravilla development, which was constructed on an approximately 3.05-acre project site.

- **Policy LUD 9.1: Height and setback transitions.** *Ensure that new development includes sensitive height and setback transitions to adjacent structures and surrounding neighborhoods.* The proposed project would be sensitive to height and setback transitions to adjacent structures and surrounding neighborhoods. The project meets or exceeds applicable zoning standards for development. As noted above, the project would be of a comparable (but lesser) height to the tallest buildings in the Maravilla project to the immediate south of the site. In addition, the proposed project would have a substantial 56'6" rear setback from the property line abutting the Maravilla Homeowners Association property, far exceeding the 10' minimum setback allowable in the CS Zoning District.

- **Policy LUD 9.5: View preservation.** *Preserve significant views throughout the community.* As it relates to consideration of views in the context of the Class 32 categorical exemption, CEQA requires consideration of public views only, not private views. Therefore, this policy in the context of the Class 32 exemption must only consider public views from public property. The project would not obstruct any significant views in the community. Beyond the CEQA context for consideration of views, the absence of any height standard in the CS Zoning District is indicative that height is not a significant consideration for neighborhood compatibility in the General Commercial General Plan land use designation and within the CS Zoning District.

- **Policy LUD 9.6: Light and glare.** *Minimize light and glare from new development.* The proposed project would minimize light and glare from affecting adjacent properties. It would accomplish this by including screening at the rooftop level near the adjacent Maravilla residential property. It would also accomplish this through modifications to the site lighting proposed by the applicant and required by condition of approval, such as, but not limited to, required approval of a final lighting plan and utilization of motion detectors to minimize light and glare outside of operational hours. These factors would result in compatibility of the project with nearby residential uses and avoid glare.

- **Policy LUD 12.3: Land uses and revenue.** *Encourage land uses that generate City revenue.* The proposed land use generates sales tax for the City in addition to increasing the assessed value of improvements on the site, which will generate increased property tax, which is then used to fund services for the residents of Mountain View.

- **General Plan Narrative (Monta Loma/Farley/Rock Planning Area, p. 24):** *At the same time, [the Monta Loma Planning Area] will become more complete through revitalization of shopping centers and underused commercial parcels to provide opportunities for new commercial goods and services. A principal strategy is to provide a wider range of retail and*

*commercial services in mixed-use and commercial centers accessible to the neighborhood.* The proposed project would revitalize the existing commercial site by replacing existing, underutilized, and aged buildings with a well-designed new commercial building. This fundamentally enhances and redevelops the older commercial property. The relocation of the existing operation from outside of the City of Mountain View into the City provides an expanded range of retail and auto maintenance services accessible to the neighborhood from a location within Mountain View.

- **General Plan Narrative (Monta Loma/Farley/Rock Planning Area, p. 24):** *Encourage new service uses. The area will support enhanced services within neighborhood shopping centers and other retail areas. It will also include new commercial uses on underused sites.* The proposed project provides new retail and service uses, specifically automobile sales and service, within the Monta Loma/Farley/Rock planning area, because the existing dealership location is not within the City of Mountain View and its relocation with the proposed project from outside of Mountain View into Mountain View would orient an important automobile retail and service opportunity within the City and respective General Plan neighborhood area described in this policy.

- **General Plan Narrative (Monta Loma/Farley/Rock Planning Area, p. 24):** *Protect the service commercial zone. The Old Middlefield Way corridor is one of the few locations remaining in the City for service commercial uses such as auto repair and light manufacturing. The General Plan calls for protecting these important service commercial uses.* The proposed use directly protects the CS Zone by proposing a permitted auto sales, service, and repair use rather than proposing conversion of the site to a different Zoning District (such as residential use). The proposed auto sales, service, and repair use is consistent with this General Plan narrative and the CS Zoning District.

- **General Plan Narrative (Monta Loma/Farley/Rock Planning Area, p. 24):** *Connect the neighborhood. Improved pedestrian and bicycle connections will knit together new and existing development to create a more cohesive neighborhood with safe and attractive connections to parks, open space, and commercial uses. Streetscape improvements will occur along key corridors on public and private property through new development and public improvements.* The proposed project would include new sidewalks and new bicycle parking areas that encourage and enhance pedestrian and bicycle circulation in and around the project site. In addition, the City's analysis found that auto dealership uses result in fewer automobile trips than other retail uses; and be it

FURTHER RESOLVED: that the record before this Council relating to the project application and the appeal includes, without limitation, the following:

1. The application, including all accompanying maps and papers;
2. All plans submitted by the applicant and its representatives;

3. The appeal and all accompanying statements and materials;

4. All final staff reports, final decision letters, and other final documentation and information produced by or on behalf of the City, including, without limitation, all related/supporting final materials, and all final notices relating to the application and attendant hearing transcripts and videos;

5. All oral and/or written evidence received by the City's Zoning Administrator and City Council during the public hearings on the application and the appeal and all written evidence received by relevant City staff before and during the public hearings on the application and appeal; and

6. All matters of common knowledge and all official enactments and acts of the City, including, without limitation: (a) the General Plan; (b) the Mountain View City Code; and (c) all applicable state and federal laws, rules, and regulations; and be it

FURTHER RESOLVED: that the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are located at the Office of the City Clerk, 500 Castro Street, Mountain View, California, 94041.

TIME FOR JUDICIAL REVIEW

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

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824-03-13-25r

Exhibit: A. Updated Conditions of Approval

**CONDITIONS OF APPROVAL  
APPLICATION NO.: PL-5999  
2249-2283, 2319-2325, AND 2385 OLD MIDDLEFIELD WAY AND 775 INDEPENDENCE AVENUE**

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

This approval is granted to construct a new 39,399 square foot, two-story automobile dealership building with associated auto service and repair uses located on Assessor’s Parcel Nos. 147-12-033, 147-12-034, 147-12-060, and 147-12-061. 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 with color and material sheet prepared by TMW Architects & Planners, dated February 14, 2025.
- b. Arborist report prepared by MacNair & Associates Consulting Arborists and Horticulturalists on August 22, 2024, and dated August 22, 2024.
- c. Queueing Analysis prepared by Kimley Horn, dated July 17, 2024.
- d. California Environmental Quality Act (CEQA) Checklist—Class 32 Infill Exemption, for Magnussen’s Toyota of Mountain View, prepared by JHS Consulting, dated November 21, 2024.
- e. Noise and Vibration Assessment prepared by Illingworth and Rodkin, Inc., dated November 6, 2024.
- f. Air Quality/Greenhouse Gas Emissions Assessment prepared by Illingworth and Rodkin, Inc., dated November 4, 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:** This permit is valid for a period of two years from the date of approval. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two-year period unless a permit extension has been submitted to and approved by the Zoning Administrator at a duly noticed public hearing prior to the expiration date.
- 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. **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

5. **AIR QUALITY:** The applicant is required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.
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; (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. **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.
12. **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.
13. **GEOTECHNICAL REPORT:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; method for backdraining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.
14. **TOXIC ASSESSMENT:** If sampling during site clearing and grading determines that contaminated soils are present, a toxic assessment report shall be prepared and submitted as part of the building permit submittal. The applicant must demonstrate that hazardous materials do not exist on the site or that construction activities and the proposed use of this site are approved by: the City' Fire Department (Fire and Environmental Protection Division); the State Department of Health Services; the



Regional Water Quality Control Board; and any Federal agency with jurisdiction. No building permits will be issued until each agency and/or department with jurisdiction has released the site as clean or a site toxics mitigation plan has been approved.

15. **SOIL MANAGEMENT PLAN:** If sampling during site clearing and grading determines that contaminated soils are present, the applicant shall prepare a soil and groundwater management plan for review and approval by the Santa Clara County Department of Environmental Health (SCCDEH). Proof of approval or actions for site work required by the SCCDEH must be provided to the Building Division prior to issuance of any demolition or building permits.
16. **VAPOR BARRIER:** If sampling during site clearing and grading determines that contaminated soils are present, a vapor barrier shall be installed beneath all structures to mitigate any issues associated with the potential for vapor intrusion within the structure. The vapor barrier design shall be equivalent to those required for sites with known concerns in Mountain View that are also exposed to groundwater. Specifications for the vapor barrier included in the Site Management Plan shall include thickness, type, durability, and diffusion rates for VOCs of concern. The specifications shall also describe the effectiveness of the liner over the life of the building.
17. **LOT LINE ADJUSTMENT:** Prior to building permit issuance, the applicant shall record a Lot Line Adjustment to modify the property line(s) between 775 Independence Avenue (APN 147-12-060), 2319-2325 Old Middlefield Way (APN 147-12-33), and 2249-2283 Old Middlefield Way (APN 147-12-034) to create the subject project site. Separate Planning and Public Works permit(s) are required. The map shall be approved and recorded in accordance with the City Code and the Subdivision Map Act.
18. **LOT TIE AGREEMENT:** Prior to building permit issuance, the applicant shall record a Lot Tie Agreement, to bind the property located at 2385 Old Middlefield Way (southeast corner of Old Middlefield Way and Independence Avenue) as a separate lot identified as APN 147-12-061 with the lot created by the four lots combined by a Lot Line Adjustment pursuant to Condition No. 17. **(PROJECT-SPECIFIC CONDITION)**
19. **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).

#### OPERATIONS

20. **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.
21. **DAYS/HOURS OF OPERATION:** The approved days and hours of operation are as follows:
  - Auto dealership sales showroom operations—Monday through Sunday from 9:00 a.m. to 9:00 p.m. (except on Sundays to 8:00 p.m.)
  - Auto service, parts, and repair operations—Monday through Saturday from 7:00 a.m. to 6:00 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.
22. **ROOF DECK OPERATION:** The rooftop deck of the auto dealership/auto service and repair building shall be used only ~~for a 322 square foot outdoor employee terrace area located on the northwest corner of the roof accessible only to employees of the auto dealership and~~ for the parking of vehicle inventory and vehicles being parked immediately prior to or after service performed at the site. The approved hours of operation for the rooftop areas shall be limited to the general hours of operation in Condition No. 21 (though vehicles may be parked overnight), and shall not allow any amplified music, amplified speakers, or loudspeakers. No lights from the roof deck shall face toward and/or be directed toward any residential properties adjacent to the project site. All lighting on the roof deck shall be shielded and face downward or inwards to the project site. In the event

any problems arise with the hours of operation, noise, or lighting, the Zoning Administrator may hold a public hearing to review rooftop operations and impose new or modified conditions of approval in response to public comment received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code. **(PROJECT-SPECIFIC CONDITION)**

23. **VEHICLE INVENTORY DELIVERIES:** Vehicle inventory (heavy truck hauler) trucks shall access the site from the northeast driveway from Old Middlefield Way, unload vehicles in the driveway in front of the showroom/sales portion of the building facing Old Middlefield Way in the northeast corner of the site, and shall exit from the Independence Avenue driveway. Vehicle inventory truck engines shall be required to be turned off (no idling) when parked on-site. **(PROJECT-PROPOSED CONDITION)**
24. **PARKING MANAGEMENT PLAN:** Prior to building permit issuance, the applicant shall develop a parking management plan describing parking allocation on the project site for employees, customers/visitors, vehicle inventory, vehicle display, vehicle service and the parking of vehicles awaiting to be served at the auto service drop-off area subject to administrative approval by the Zoning Administrator prior to building permit issuance.
25. **AUTO SERVICE/REPAIR DROP-OFF:** All queueing of vehicles awaiting to be served at the auto service/repair drop-off area shall occur on-site only. The applicant shall have staff on-site to direct vehicles and manage the queueing of vehicles into the on-site service lanes to prevent any off-site queueing into the City's right-of-way. If the City becomes aware that queueing is occurring off-site into the City's right-of-way, the applicant will be required to modify the on-site circulation to be reviewed and approved by the Zoning Administrator. **(PROJECT-PROPOSED CONDITION)**
26. **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. Vehicle delivery trucks shall specifically follow the vehicle delivery truck pathway shown in the plan set. Vehicle delivery trucks shall enter from the eastern most driveway from Old Middlefield Way, unload vehicles within the driveway in front of the auto dealership showroom building, and exit from the Independence Avenue driveway. At no time shall vehicle delivery trucks be permitted to idle on-site or on the streets. **(PROJECT-PROPOSED CONDITION)**

#### SITE DEVELOPMENT AND BUILDING DESIGN

27. **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.
28. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit in the building permit drawings for review and approval by the Zoning Administrator prior to the issuance of building permits.
29. **GROUND-FLOOR TRANSPARENCY:** Storefronts and windows must maintain a minimum 75% transparency along the ground floor of the building(s) at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Sunshades which maximize transparency while providing UV light screening for building occupants may be permitted, subject to review and approval by the Zoning Administrator.
30. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance and purchase of the finish materials, for final selection and approval by the Zoning Administrator. At a minimum, the mock-up shall include all colored materials, including the silver, red, and white ACM (aluminum composite material), smooth and split-face CMU block materials, rooftop screening materials, and storefront window materials. Proposed primary and secondary (accent) paint colors should be painted next to each other on the mock-up for purposes of inspection. The color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
31. **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, which shall be designed to reduce visibility of lighting impacts and rooftop deck uses from adjacent residential uses, shall be included in the building permit drawings and approved by the Zoning Administrator prior to issuance of a building permit. **(PROJECT-SPECIFIC CONDITION)**

32. **MECHANICAL EQUIPMENT (GROUND SCREENING):** All mechanical equipment, such as air conditioner (AC) units or generators, shall be concealed behind opaque screening.
33. **OUTDOOR STORAGE:** Other than display of vehicles for the auto dealership, there is to be no outdoor storage, including, but not limited to, vehicle parts and tires, without specific Development Review approval by the Planning Division.
34. **TRASH ENCLOSURE:** Details of an opaque screen trash enclosure shall be shown on building permit drawings and be approved by the Zoning Administrator prior to permit issuance. The trash enclosure should match the architectural design, color, and materials of the primary structure. An enclosure constructed to store trash/recycling/compost bins shall have a concrete pad the same width as the enclosure and extending a minimum 10' beyond the enclosure access door(s). The concrete pad will be designed to accommodate the weight of a 60,000-pound collection vehicle.
35. **FENCE(S)/WALL(S):** All fencing and walls shall be shown on building plan drawings, including details on height, location, and material finish. The applicant shall be required to install a minimum seven foot (7') high sound wall along all property lines adjacent to residential uses. The design and location must be approved by the Zoning Administrator and comply with all setback and traffic visibility area requirements. **(PROJECT-SPECIFIC CONDITION)**
36. **PARKING SPACE DESIGN:** All parking spaces for employee and customer/visitor parking (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'. Parking spaces for vehicle service and display only may be single-striped. **(PROJECT-SPECIFIC CONDITION)**
37. **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.
38. **ROOFTOP DECK LIGHTING:** Proposed lighting fixtures on the rooftop decks shall not be visible from the ground level on adjacent public streets. The project shall not have lighting that faces and/or spills onto the adjacent residential properties. Limited pedestrian-scale/building-mounted lighting along pathways may be permitted subject to review and approval of photometric lighting plan submitted as part of the building permit drawings. The photometric lighting plan for the roof deck shall ensure proposed lighting installed reduces impacts onto adjacent residential properties and may include the use of motion-sensor lighting to avoid excessive lighting when the business is closed. **(PROJECT-SPECIFIC CONDITION)**
39. **BIKE PARKING FACILITIES:** The applicant shall provide the following bike parking on the project site, which must be shown on building permit drawings:
  - a. Short-term bike parking for visitors shall be provided (two (2) bicycle parking spaces) located at the front of the building. These spaces shall be provided as bike racks which must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within direct line of sight), unless it is demonstrated that they create a public hazard or it is infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault and must include clear and visible signage leading to public bicycle parking if not visible from a street or public path.

- b. Long-term bike parking for employees shall be provided (four (4) bicycle parking spaces). These spaces shall be in a secure location to protect against theft and may include, but are not limited to, bike lockers, enclosed cages, or other restricted interior areas. Any area used for long-term bike parking shall not be included in zoning calculations for floor area or building coverage.

#### GREEN BUILDING

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

#### TREES AND LANDSCAPING

41. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms)). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
42. **LANDSCAPE CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing the landscaping has been installed in accordance with all aspects of the approved landscape plans and final inspection(s), subject to final approval by the Zoning Administrator.
43. **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.
44. **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.
45. **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.
46. **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.

47. **MONTHLY ARBORIST INSPECTIONS:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided. A copy of the inspection letter, including recommendations for modifications to tree care or construction activity to maintain tree health, shall be provided to the Planning Division at [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov).
48. **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.
49. **TREE REMOVALS:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit for new construction is secured and the project is pursued. A total of 83 trees shall be removed, including 80 Heritage trees identified as Tree Nos. 1, 9-11, 15-22A, 23, 24, 27, 30-30A, 32, and 36 (61 individual tree trunks) as indicated in the arborist report prepared by MacNair & Associates Consulting Arborists and Horticulturalists dated August 22, 2024.  
**(PROJECT-SPECIFIC CONDITION)**
50. **REPLACEMENT TREES:** The applicant shall offset the loss of each Heritage or street tree with two 24" box replacement trees; however, if there is insufficient landscape area to install all replacement trees, an in-lieu fee will be charged for each 24" box tree as determined by the City arborist. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as Heritage or street replacement trees. **(PROJECT-SPECIFIC CONDITION)**
51. **STREET TREE PROTECTIONS:** All designated City street trees are to be protected throughout construction activity with protection measures shown on building permit plans.
52. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by MacNair & Associates Consulting Arborists and Horticulturalists, and dated August 22, 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.
53. **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.
54. **TREE RELOCATION(S):** Tree Nos. 34 and 35 (crepe myrtle trees) in the arborist report prepared by MacNair & Associates Consulting Arborists and Horticulturalists, and dated August 22, 2024, shall be relocated to another location on-site as identified in the approved site and landscape plans.
55. **TREE REPLACEMENT FEE:** In exchange for site constraints and/or the limited ability to plant new trees on-site, the applicant shall offset the loss of 33 Heritage/street tree(s) with a replacement fee made payable to the City of Mountain View, based on the adopted fee schedule. The fee must be paid prior to building permit issuance.
56. **PROJECT ARBORIST:** The developer is to retain the services of an ISA Certified Arborist or ASCA Registered Consulting Arborist to serve as project arborist for the duration of the project.
57. **PROJECT MONITORING:** All trees and tree protection fencing shall be inspected by an ISA Certified Arborist or ASCA Registered Consulting Arborist at least once per month for the duration of the project. The project arborist is to document changes to the health and condition of the tree or issues with tree protection fencing and provide copies to the project superintendent, building inspector, and City arborist.

58. **STREET TREE INSTALLATION:** Install street trees along all street frontages such that tree-to-tree spacing is equivalent to eighty percent (80%) of the mature canopy. All trees shall be a minimum of 15 gallons in size. New street trees shall be planted in accordance with Detail F-1 of the Standard Provisions.
59. **STREET TREE SPECIES:** New street tree species must be selected from the City's adopted Street Tree Master Tree list or an alternative that has been reviewed and approved in writing by the City arborist prior to planting. The applicant shall complete the "Proposed Street Tree" form available from the Planning Division online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms). Once completed, the applicant shall email the original to the Urban Forestry Division at [trees@mountainview.gov](mailto:trees@mountainview.gov) and provide a duplicate copy to the Building Division with building permit submittal.
60. **TREE PROTECTION ZONES (TPZ):** Detailed Tree Protection Zone drawings in accordance with City of Mountain View Tree Technical Manual shall be submitted and approved by the City arborist prior to the issuance of any grading, building, or other permits.
61. **TREE PROTECTION FENCING:** Tree protection fencing shall be installed and approved by the City arborist, prior to commencing any work on-site. Once installed, no modification of tree protection fencing is allowed unless approved in writing by the City arborist prior to changes occurring. Modifications to tree protection fencing must include justifications for adjustment and alternatives to relocation that were considered.
62. **EXCAVATION WITHIN TPZ:** All excavations within the TPZ shall be performed using the least-invasive methods possible, including the use of only hand tools, hydroexcavation, or another method approved in writing by the City arborist.
63. **PRUNING OF TREES TO REMAIN:** All pruning of trees to remain shall be consistent with ISA Best Management Practices and ANSI A-300 Standards and approved by the project arborist prior to work being performed.
64. **IRRIGATION OF TREES TO REMAIN:** All mature trees on-site to remain shall be watered monthly with a minimum of 10 gallons of water per inch of diameter when measured at 4'6" above-grade (i.e., a 40" diameter tree shall receive 400 gallons of water per month).
65. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner(s) in accordance with Chapter 32 of the City Code.

NOISE

66. **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.
67. **NOISE GENERATION:** All noise-generating activities for operation of the business are limited to interior areas only, except for noise associated with the retail commercial business activity of the auto dealership, with new vehicle inventory deliveries that will be unloaded on the northeast portion of the site in the driveway facing Old Middlefield Way in front of the showroom/sales portion of the building in which vehicle inventory delivery trucks will be required to turn off engines (no idling) while on-site, 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. No loudspeakers or amplified speakers shall be used outside and/or audible to the outside if used from the interior of the building. **(PROJECT-PROPOSED CONDITION)**
68. **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. Where requirements under Conditions of Approval for Project Construction Requirement and Construction Equipment require

greater noise reduction requirement than above, the more stringent requirements per the Project Construction Requirement and Construction Equipment conditions of approval shall prevail. **(PROJECT-SPECIFIC CONDITION)**

69. **HOUSING IMPACT FEE:** Prior to the issuance of the first grading or building permit, the applicant shall pay a Housing Impact Fee based on the net new floor area and the adopted fees in effect at the time of building permit issuance. For purposes of calculating the fee, the project includes construction of 39,399 square feet of Commercial and demolition of 23,330 square feet of Commercial and Industrial, resulting in 16,069 net new floor area of Commercial.

#### CONSTRUCTION ACTIVITIES

70. **PROJECT CONSTRUCTION REQUIREMENTS:** Prior to issuance of a building permit for construction on-site, the applicant shall:
- A. Obtain a building permit to provide a 10' high plywood temporary fence at the south and east property lines where the project is adjacent to residential and commercial uses.
  - B. Submit to the City a list of all heavy construction equipment to be used for this project known to produce high vibration levels. In addition, the list shall identify the following:
    - i. All equipment to be used within 25' of the south (near residences) and east (near adjacent commercial building) property lines, which shall be no heavier than 18,000 pounds.
    - ii. Compliance documentation, such as manufacturer specification sheets, showing that all construction equipment used will be manufactured after 2012 and will adhere to all EPA Tier 4 Interim emission standards.
- (PROJECT-SPECIFIC CONDITION)**
71. **CONSTRUCTION EQUIPMENT:** The project shall: (a) avoid dropping heavy equipment and using vibratory rollers within 25' of sensitive structures; (b) use alternative methods for breaking up pavement, such as pavement grinder, instead of dropping heavy objects, within 25' of the adjacent south and east buildings; (c) select demolition methods that do not involve large impact tools, such as hoe-rams, within 25' of the shared property lines with conventional buildings to the southeast; and (d) use portable jackhammers, saws, or other grinders to minimize impacts to the ground. **(PROJECT-SPECIFIC CONDITION)**
72. **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 (or City Council).
73. **CONSTRUCTION PARKING:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project by contractors or other continued operations on-site. The plan shall also include a monitoring and enforcement measure which specifies on-street parking is prohibited and will be monitored by the owner/operator of the property (or primary contractor), and penalties will be enforced by the owner/operator of the property (or primary contractor) for violations of on-street parking restrictions. Violations of this provision may result in a stop-work notice being issued by the City for development project. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
74. **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.
75. **DISTURBANCE COORDINATOR:** The applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise **within 24 hours of the complaint. The coordinator will receive the complaint and attempt to resolve issues within 48 hours, when possible.** 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. **(PROJECT-SPECIFIC CONDITION)**

76. **HEALTH AND SAFETY MEASURES:** Work within soil and groundwater contamination areas may expose construction workers to contaminants in the soil, groundwater, and associated vapors. If sampling during site clearing and grading determines that contaminated soils are present, the permittee/contractor is responsible for preparing and implementing an appropriate health and safety plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other state and federal requirements. **(PROJECT-SPECIFIC CONDITION)**

77. **HAZARDOUS MATERIALS CONTAMINATION:** To reduce the potential for construction workers and adjacent uses to encounter hazardous materials contamination from asbestos-containing materials and lead-based paint, the following measures are to be included in the project:

- a. In conformance with local, state, and federal laws, an asbestos building survey and a lead-based paint survey shall be completed by a qualified professional to determine the presence of asbestos-containing materials and/or lead-based paint on the structures proposed for demolition. The surveys shall be completed prior to demolition work beginning on the structures.
- b. A registered asbestos abatement contractor shall be retained to remove and dispose of all potentially friable asbestos-containing materials, in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, prior to building demolition that may disturb the materials. All construction activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than 1% asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.

During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.

78. **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. Where requirements under Conditions of Approval for Project Construction Requirement and Construction Equipment require greater air quality requirements than above, the more stringent requirements per the Project Construction Requirement and Construction Equipment conditions of approval shall prevail. **(PROJECT-SPECIFIC CONDITION)**

79. **DISCOVERY OF CONTAMINATED SOILS:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working



on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) the contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) the contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) the contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) the contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) the contractor will cover the bottom of excavated areas with sheeting when work is not being performed.

80. **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.
81. **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.
82. **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.
83. **INDOOR FORMALDEHYDE REDUCTIONS:** If the project utilizes composite wood materials (e.g., hardwood plywood, medium density fiberboard, particleboard) for interior finishes, then only composite wood materials that are made with CARB approved, no-added formaldehyde (NAF) resins, or ultra-low emitting formaldehyde (ULEF) resins shall be utilized (CARB, Airborne Toxic Control Measure to Reduce Formaldehyde Emissions from Composite Wood Products, 17 CCR Section 93120, *et seq.*, 2009-2013).
84. **PRECONSTRUCTION NESTING BIRD SURVEY:** To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows:

The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500' for active nests—with particular emphasis on nests of migratory birds—if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of

Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

85. **VIBRATION BEST MANAGEMENT PRACTICES CONSTRUCTION MEASURES:**

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

Where requirements under Conditions of Approval for Project Construction Requirement and Construction Equipment require great vibration reduction requirements than above, the more stringent requirements per the Project Construction Requirement and Construction Equipment conditions of approval shall prevail. **(PROJECT-SPECIFIC CONDITION)**

86. **DISCOVERY OF TRIBAL CULTURAL RESOURCES:** If indigenous or historic-era archaeological resources are encountered during construction activities, all activity within 100' of the find shall cease and the find shall be flagged for avoidance. The City and a qualified archaeologist, defined as one meeting the U.S. Secretary of the Interior's Professional Qualifications Standards for Archaeology, and a Native American representative shall be immediately informed of the discovery. The qualified archaeologist and the Native American representative shall inspect the find within 24 hours of discovery and notify the City of their initial assessment. Indigenous archaeological materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-era materials might include building or structure footings and walls, 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.

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.

87. **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, CALEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
88. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
89. **SPECIAL REQUIREMENTS BASED ON OCCUPANCY AND USE:** Project shall comply with the requirements per the CBC, Chapter 4.
90. **BUILDING HEIGHT AND NUMBER OF STORIES:** The project shall comply with the requirements per the CBC, Chapter 5, Section 504.
91. **BUILDING AREA:** The project shall comply with the requirements per the CBC, Chapter 5, Section 506.
92. **MIXED USE AND OCCUPANCY:** The project shall comply with the requirements per the CBC, Chapter 5, Section 508.
93. **OCCUPANCY SEPARATION:** Proper separation is required to be provided between occupancies per the CBC, Table 508.4.
94. **TYPE OF CONSTRUCTION:** Provide the type of proposed construction per Chapter 6 of the CBC.
95. **MINIMUM DISTANCE OF PROJECTIONS:** The project shall comply with the requirements per the CBC, Chapter 7 (Table 705.2).
96. **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).
97. **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).
98. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
99. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
100. **ACCESSIBLE MEANS OF EGRESS:** The site must meet accessible means of egress per the CBC, Chapter 10, Section 1009.
101. **ACCESSIBILITY REQUIREMENTS:**
  - **Chapter 11B:** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
102. **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).
103. **REACH CODES FOR NONRESIDENTIAL (NEW CONSTRUCTION):**
  - a. **EV Parking Requirements:** Parking shall comply with Table 101.10 and Table A5.106.5.3.2, as amended in MVCC Section 8.20.42.

- b. **Photovoltaic System Requirements:** Photovoltaic (PV) installation on roof area to accommodate an all-electric building to 100% of annual kWh consumption offset as amended in MVCC Section 8.20.12 and per Table 101.10.
  - c. **Bird-Safe Glass Requirements:** Bird-safe glass shall be installed on the exterior of the structure, as amended in MVCC Section 8.20.12 and per Table 101.10.
104. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
  105. **STRUCTURAL CALCULATIONS:** Structural calculations may be required once the application for a building permit is submitted.
  106. **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.
  107. **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.
  108. **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](http://www.mvla.net) or 650-940-4650; *and* Mountain View Whisman School District at [www.mvwsd.org](http://www.mvwsd.org) or 650-526-3500; or Los Altos School District at [www.lasdschools.org](http://www.lasdschools.org) or 650-947-1150.
  109. **DEMOLITION PERMIT(S):** Demolition permit(s) are issued under a separate permit application. Visit the City of Mountain View Building Division online at [www.mountainview.gov/building](http://www.mountainview.gov/building) or contact by phone at 650-903-6313 to obtain information and submittal requirements.
  110. **SIGNS:** Proposed signs are to be a deferred submittal under a separate building permit application.
  111. **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.
  112. **RESPONSIBLE CONSTRUCTION:** This project is subject to the City's Responsible Construction Ordinance. For projects covered by this Ordinance, owners, contractors, and/or qualifying subcontractors are required to acknowledge responsibilities and make specified certifications upon completion of a project. The required certifications include that: (a) employees are provided written wage statements and notice of employers' pay practices as required under state law (or, alternatively, are covered by a valid collective bargaining agreement); and (b) they have no unpaid wage theft judgements. Acknowledgement forms are required to be submitted at building permit application, which is available online at [www.mountainview.gov/building](http://www.mountainview.gov/building). More information is available at [www.mountainview.gov/wagetheft](http://www.mountainview.gov/wagetheft).

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

#### FIRE PROTECTION SYSTEMS AND EQUIPMENT

113. **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.)

114. **STANDPIPE SYSTEM:** Provide a Class I standpipe system. (City Code Sections 14.10.32, 14.10.33, 14.10.34, and 14.10.35 and California Fire Code Section 905.)
115. **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.
116. **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.)
117. **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

118. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. (California Fire Code, Section 506.)
119. **FIRE APPARATUS ACCESS ROADS:** Access roads shall have 13'6" unobstructed vertical clearance, 20' of unobstructed width (26' where building occupied floors exceed 30' height), and minimum turning radii of 21' (inside turning radius). Unobstructed width shall mean a clear travelway, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds. Unobstructed width shall not include the width of rolled curbs, sidewalks, or nondrivable surfaces. (California Fire Code, Section 503, and Mountain View City Code, Sections 14.10.14, 14.10.15, and 14.10.16.)
120. **FIRE LANE MARKING:** "NO PARKING—FIRE LANE" signs shall be posted along fire lanes, and curbs shall be painted red with the words "NO PARKING—FIRE LANE" stenciled in white on the top and side of the curb. (California Fire Code, Section 503.)
121. **ALL-WEATHER FIRE APPARATUS ACCESS ROADS:** Prior to combustible construction, an all-weather access road capable of supporting emergency vehicles (70,000 pounds) shall be constructed to allow access within 150' of every portion of the project. Access roads shall have 13'6" overhead clearance, 20' of unobstructed width, and 21' inside turning radius. (California Fire Code, Section 503.)
122. **STRETCHER REQUIREMENTS:** In all structures with one or more passenger service elevators, at least one elevator shall be provided with a minimum clear distance between walls or between walls and door, excluding return panels, of not less than 80"x54", and a minimum distance from wall to return panel of not less than 51" with a 42" side slide door, unless otherwise designed to accommodate an ambulance-type stretcher (84"x24") in the horizontal position. (California Building Code, Section 3002.4.)

#### EGRESS AND FIRE SAFETY

123. **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.)
124. **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.)

125. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code, Section 1010.2.9.)
126. **GROUP A OCCUPANCIES:** Buildings or portions of buildings used for assembly purposes shall conform to all requirements of Title 19 and the Uniform Building Code. This shall include, but not be limited to: (1) two exits; (2) fire-retardant drapes, hangings, Christmas trees, or other similar decorative material; and (3) posting of a maximum occupant load sign. (California Code of Regulations, Title 19, Sections 3.08, 3.21, and 3.30.)
127. **GROUP A, E, I, AND R1 OCCUPANCIES: DECORATIVE MATERIALS:** All drapes, hangings, curtains, drops, and all other decorative material, including Christmas trees, shall be made from a noncombustible or fire-resistive material or maintained in a flame-retardant condition by means of an approved flame-retardant solution or process approved by the California State Fire Marshal. (California Code of Regulations, Title 19, Sections 3.08 and 3.21.)
128. **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.
129. **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.)
130. **ON-SITE DRAWINGS:** Submit electronic (.pdf) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
131. **EMERGENCY PROCEDURE MAPS (OFFICE BUILDINGS):** In all office buildings two (2) or more stories in height, except high-rise buildings, a floor plan providing emergency procedures information shall be posted at every stairway landing, at every elevator landing, and immediately inside all public entrances to the building. The information shall be posted so that it describes the represented floor level and can be easily seen immediately upon entering the floor level or the building. Emergency procedures information shall be printed with a minimum of 3/16" high nondecorative lettering providing a sharp contrast to the background. Emergency procedures information shall include, but not be limited to, the following: (1) location of exits and fire alarm initiating stations, if required; (2) what the fire alarm, if required, sounds and looks like (audible and visual warning devices); (3) Fire Department emergency telephone number, 9-1-1; and (4) the prohibition of elevator use during emergencies, if any. (California Code of Regulations, Title 19, Section 3.09.)
132. **TWO-WAY COMMUNICATION:** A two-way communication system shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge. (California Building Code, Section 1009.8.)

#### HAZARDOUS CONDITIONS

133. **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).
134. **FLAMMABLE FINISHES:** Application of flammable finishes shall comply with the California Fire Code, Chapter 24.
135. **ELECTRICAL ENERGY STORAGE SYSTEMS:** Electrical Energy Storage Systems shall comply with the California Fire Code, Section 1207.

## EXTERIOR IMPROVEMENTS

136. **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

137. **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)

## OWNERSHIP AND PROPERTY

138. **PRELIMINARY TITLE REPORT:** At first submittal of the building permit and improvement plans, the applicant shall submit to the Public Works Department a current preliminary title report or land deed (dated within six months of the first submittal) indicating the exact name of the current legal owners of the property(ies), their type of ownership (individual, partnership, corporation, etc.), and legal description of the property(ies) involved. The title report shall include all easements and agreements referenced in the title report. Depending upon the type of ownership, additional information may be required. The applicant shall provide an updated title report to the Public Works Department upon request. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).
139. **LOT LINE WITH LOT TIE AGREEMENT REQUIREMENT:** The project site is located on five separate parcels of land as shown on Assessor's Parcel Map 154-12 and the Acquisition Map, dated June 1960. A proposed building is located across the interior property lines. Prior to the issuance of the building permit, the applicant shall enter into a Lot Tie Agreement, or a comparable legal document, to bind the properties together for the life of the project, to the satisfaction of the Building Division and the Planning Division of the Community Development. The applicant must provide the recorded Lot Tie Agreement or satisfactory evidence to the Public Works Department that the subject properties have been legally combined or adjusted, ensuring that any buildings or structures do not extend across any new property lines.
140. **LOT LINE ADJUSTMENT:** To adjust or combine properties by a lot line adjustment, submit an application and plat of the proposed, adjusted, and/or combined property to the Planning Division for review and approval. A plat is an 8.5"x11" map prepared by a California-registered land surveyor or civil engineer showing the lot lines to be removed and/or adjusted.

Following approval from the Planning Division, submit to the Public Works Department for review and approval of the plat, legal description (metes and bounds) of the adjusted and/or combined property, preliminary title report, and subdivision conditions of approval. The legal description and plat must be prepared and stamped by a California-registered civil engineer or land surveyor and shall be prepared in accordance with Legal Description and Plat Requirements, which are available online at: [www.mountainview.gov/landdevelopment](http://www.mountainview.gov/landdevelopment). All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

Any buildings or structures located on the new property lines shall be removed or relocated prior to the approval of the Notice of Lot Line Adjustment, unless other authorized in writing by the City to remain, such as upon approval of a Lot Tie. Any conflicting utility service to the proposed lots shall be relocated prior to the approval of the Notice of Lot Line Adjustment. Any existing fences located on the property lines to be adjusted shall be removed or relocated to conform to the new property lines prior to the approval of the Notice of Lot Line Adjustment.

The Public Works Department will prepare a Notice of Lot Line Adjustment Approval, which shall be signed and notarized by the property owner(s) and trustee(s). The Public Works Department will also prepare the grant deed(s), which shall be signed and notarized by the property owner(s). After the documents have been approved and signed by the Public Works Department, the applicant's title company shall record the Notice of Lot Line Adjustment Approval concurrent with the deed and any other applicable documents to adjust and/or combine the properties.

#### RIGHTS-OF-WAY

141. **PEDESTRIAN ACCESS EASEMENT (SIDEWALKS):** Dedicate a 4' wide pedestrian access easement at the corner of Old Middlefield Way and Independence Avenue to maintain a continuous 5' wide public sidewalk along the project frontage, as required by the Public Works Director.
142. **PLAT AND LEGAL DESCRIPTION:** For each proposed public easement and/or right-of-way dedication, submit to the Public Works Department for review and approval a legal description (metes and bounds), plat (drawing), and other required documents per the Legal Description and Plat Requirements handout. The handout is available online at: <https://developmentpermits.mountainview.gov/about-permits/water-service-application>. The legal description and plat must be prepared and stamped by a California-registered civil engineer or land surveyor. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

#### FEES AND PARK LAND

143. **PLAN CHECK AND INSPECTION FEE:** Prior to the issuance of any building permits, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.36 of the City Code per the adopted rates in effect at time of payment.
- An initial plan check fee based on the Public Works fee schedule shall be paid at the time of the first improvement plan submittal based on the initial cost estimate (Infrastructure Quantities) for constructing street improvements and other public facilities; public and private utilities and structures located within the public right-of-way; and utility, grading, and driveway improvements for common green and townhouse-type condominiums. Once the plans have been approved, the approved cost estimate will be used to determine the final bond amounts, plan check fees, and inspection fees. Any paid initial plan check fee will be deducted from the approved final plan check fee.
144. **TRANSPORTATION IMPACT FEE:** Prior to the issuance of any building permits, the applicant shall pay the transportation impact fee for the development. Residential category fees are based on the number of units. Retail, Service, Office, R&D, and Industrial category fees are based on the square footage of the development. Credit is given for the existing site use(s), as applicable.
145. **WATER AND SEWER CAPACITY CHARGES:** Prior to the issuance of any building permits, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. Separate capacity charges apply for different types of residential categories to reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size, building area, and building use, respectively. Credit is given for the existing site use(s) and meter size(s), as applicable.
146. **STORM DRAINAGE FEE:** Prior to the issuance of any building permits, the applicant shall pay the off-site storm drainage fee per Section 28.51(b) with the rates in effect at the time of payment.

#### STREET IMPROVEMENTS

147. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements required for the project and as required by Chapters 27 and 28 of the City Code. These public improvements include, but are not limited to, new curb, gutter, sidewalk and half-street overlay along the entire project frontage, new domestic, future recycled water, fire, irrigation water services, meters, and apparatus; new sanitary sewer connection; new storm drain connection; conversion of the existing crosswalk to a high-visibility thermoplastic crosswalk with advance stop bars or yield lines and bike symbol; and new ADA-compliant driveway.
- a. **Improvement Agreement:** Prior to the issuance of the building permit, the property owner must sign a Public Works Department improvement agreement for the installation of the public improvements.



- b. **Bonds/Securities:** Prior to the issuance of any building permits, the property owner must sign a Public Works Department faithful performance bond (100% of Infrastructure Quantities) and materials/labor bond (100% of Infrastructure Quantities), or provide a cash deposit (100% of Infrastructure Quantities), or provide a letter of credit (150% of Infrastructure Quantities) securing the installation and warranty of the off-site improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available at: [www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570\\_a-z.htm](http://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm). The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department.
  - c. **Insurance:** Prior to the issuance of any building permits, the property owner must provide a Certificate of Insurance and endorsements for Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, One Million Dollars (\$1,000,000) Contractors' Pollution Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
148. **INFRASTRUCTURE QUANTITIES:** For projects with off-site improvement plans, submit with the first submittal of the building permit and improvement plans a construction cost estimate indicating the quantities of street and utility improvements. A separate construction cost estimate shall also be submitted with the first submittal of the building permit and improvement plans for private common street and utility improvements for Common Green and Townhouse-Type Condominium developments. The construction cost estimate is used to estimate the cost of street and utility improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate shall be prepared by the civil engineer preparing the improvement plans.
149. **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.
150. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way.

Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) for work that impacts traffic on existing streets. Construction management plans of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval and shall be incorporated into the off-site improvement plans identified "For Reference Only."

Off-site improvement plans, an initial plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, two full-size and two half-size black-line set, one PDF of the signed/stamped plan set, and a USB flash drive with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit.

151. **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. Traffic-control plans shall be prepared, stamped, and signed by a California-registered Traffic Engineer (T.E.).]
152. **CONSTRUCTION MANAGEMENT PLAN:** Upon first submittal of the building permit and improvement plans, the applicant shall provide a construction traffic and parking management plan with the building plans and within the improvement plans identified "For Reference Only—See Building Permit Plans." The plan must be approved prior to the issuance of a building permit, including demolition permits. The plan must show the following:
1. **Truck Route:** Truck route (to and from project site) for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets;
  2. **Construction Phasing, Equipment, Storage, and Parking:** Show and identify construction vehicle and equipment parking area, material storage and lay-down area, sanitation facilities, and construction trailer location for each phase of construction. All construction vehicles, equipment, and trailers shall be located on-site or at a site nearby (not on a public street or public parking) arranged by the permittee/contractor. Construction equipment, materials, or vehicles shall not be stored or parked on public streets or public parking lots, unless approved by the Public Works Director due to special conditions. Construction contractors/workers are required to park on-site or at a private property arranged by the permittee/contractor and shall not be allowed to use neighboring streets for parking/storage;
  3. **Sidewalks:** Sidewalk closure or narrowing is not allowed during any on-site construction activities; and
  4. **Traffic Control and Detour Plans:** Submit traffic control plans, including detour plans, when on-site improvements and phases of the construction management plan require temporary roadway, lane, shoulder, and/or bike lane closure. Provide pedestrian detour plans when necessary.

Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). A completed Traffic Control Checklist shall be included with each traffic control plan submittal. A separate Excavation Permit from the Public Works Department will be required prior to the issuance of the building permit.

153. **CORNER STREET SIGHT TRIANGLE:** At street corners of controlled and/or uncontrolled intersections, the site shall be compliant with Corner Triangles of Safety per the Public Works Standard Details and to the satisfaction of the Public Works Director. The project will be required to remove or modify all objects, including, but not limited to, landscape, hardscape, monument signs, poles, posts, mailbox banks/cluster, planters, retaining walls, seat walls, artwork, bicycle racks, parking stalls, etc., that are not compliant with safety triangle height and clearance requirements. Benches, tables and chairs shall not be installed in this safety area.
154. **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.

155. **TRAFFIC SIGNAL EQUIPMENT:** Traffic signal equipment at the project corner of Old Middlefield Way and Independence Avenue must remain at the existing grade and intact. If any of the traffic signal equipment (e.g., poles, cabinet, pullboxes, conduits, etc.) is touched (e.g., moved, damaged, or fails to remain at existing grade) by the project during any phase, it shall be redesigned and upgraded to the latest standards by the project to comply with current state and City requirements. Supplementary equipment will also be upgraded as needed. Traffic signal equipment (e.g., cabinet, processor, controller, video detection cameras, etc.) shall be upgraded to current City standards. Additionally, if new curb ramps result in inaccessible pedestrian push buttons (non-ADA), new pedestrian push button posts with new push buttons may be needed to comply with CA MUTCD design standards. The redesign of the traffic signal shall be to the satisfaction of the City Traffic Engineer.
156. **TRAFFIC SIGNAL EQUIPMENT ON PRIVATE PROPERTY:** Any traffic signal equipment in a location that will become private property must be relocated to the public right-of-way. This includes, but is not limited to, the traffic signal cabinet and pullboxes.
157. **TRAFFIC SIGNAL OPERATIONS AND COORDINATION:** The project contractor (contractor) shall set up a contract and account with the City's traffic signal maintenance contractor (Bear Electrical Solutions). The contract shall be valid for the entire duration of the project. The contractor shall provide a copy of the executed contract prior to the issuance of any excavation or building permits.
- The contractor shall be responsible for contacting the maintenance contractor for any traffic signal modifications or adjustments necessary to perform work, as noted in the traffic control plan(s). The contractor shall coordinate and schedule the time and date of traffic signal adjustments to be performed by the maintenance contractor prior to the commencement of any construction work at/near a signalized intersection. Work performed by the maintenance contractor shall be paid by the contractor. If any damage occurs to the traffic signal at the intersection of Old Middlefield Way and Independence Avenue, the contractor shall be responsible for all repair costs (labor and material) and coordination through the maintenance contractor. Any damage shall be reported to the maintenance contractor within one hour and requested as an emergency repair unless otherwise determined by the City Traffic Engineer. All repairs shall be consistent with the City's contract and agreements with the maintenance contractor.
158. **STREET OVERLAY AND/OR PAVEMENT RECONSTRUCTION:** Half-street overlay (minimum 2" grind and overlay) and/or pavement reconstruction along the Old Middlefield Way and Independence Avenue project street frontage shall be required to address the existing roadway conditions, multiple utility trenches, and impacts from the anticipated construction traffic. The extent of the grind and overlay shall also include areas with significant utility trench reconstruction. Existing street sections shall be shown on the plans based on pavement section data obtained during potholing, and proposed street sections shall be designed in accordance with City Standards and design criteria. The specific areas of work shall be clearly identified and shown on the plans.
159. **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. The specific areas of work shall be clearly identified and shown on the plans to the satisfaction of the City Traffic Engineer.
160. **HIGH-VISIBILITY CROSSWALK:** Convert existing crosswalk on Old Middlefield Way at Independence Avenue to a high-visibility thermoplastic ladder crosswalk with advance stop bars or yield lines, updated warning signs, and pavement markings to the satisfaction of the City Traffic Engineer. Any conflicting markings or signage shall be removed or relocated as directed by the City Traffic Engineer. The specific areas of work shall be clearly identified and shown on the plans.
161. **STREET CENTERLINE:** Install a double yellow centerline a minimum 50' from the crosswalk along Old Middlefield Way and Independence Avenue on all approaches to the satisfaction of the City Traffic Engineer. Any conflicting markings or signs shall be removed or relocated as directed by the City Traffic Engineer. The specific areas of work shall be clearly identified and shown on the plans.

- 162. **RED CURB AT CROSSWALKS:** Street curbs adjacent to a public crosswalk shall be painted red a minimum of 10' in each direction, as determined and approved by the City Traffic Engineer. The specific areas of work shall be clearly identified and shown on the plans.
- 163. **RED CURB AT DRIVEWAY ENTRANCES:** Street curbs adjacent to driveway entrances 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.
- 164. **RED CURB ON INDEPENDENCE AVENUE:** Currently, the northbound lane of Independence Avenue is painted red 40' south of the crosswalk. Please ensure that this treatment is reapplied with the project and noted in the plan set. This treatment will more than comply with the new requirements of AB 413. The specific areas of work shall be clearly identified and shown on the plans.
- 165. **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.

CURBS, SIDEWALKS, AND DRIVEWAYS

- 166. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements. Existing nonconforming access ramps shall be reconstructed to comply with the ADA requirements. The specific ramp case type, ramp design, and limits of work shall be clearly identified and shown on the plans. Intersection curb ramps shall be reconstructed to be two-directional ramps. If new access ramps result in inaccessible pedestrian push buttons, new pedestrian posts with new push buttons may be needed to conform to CA MUTCD design standards, as determined by the City Traffic Engineer. Due to system compatibility, if one pedestrian push button is changed, all others in the system/intersection shall be upgraded.
- 167. **DRIVEWAY APPROACH AND ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide ADA-compliant public sidewalk shall be provided behind new driveway approaches. Tapers (conforms) may be provided to connect the proposed public sidewalk on each side of the proposed driveway. The specific areas of work shall be clearly identified and shown on the plans.
- 168. **CURB, GUTTER, SIDEWALK IMPROVEMENTS:** Construct new curb, gutter, and sidewalk along the project frontages of Old Middlefield Way and Independence Avenue. The sidewalk shall be detached with a landscape strip and designed with a consistent 2% cross-slope from the top of the curb to back of the sidewalk and minimal grade breaks in the longitudinal slope of the curb line. Old Middlefield Way shall have a minimum 5'-wide detached sidewalk, a 4'6"-wide landscape strip, and a 6"-wide curb. Independence Avenue shall include a minimum 5'-wide monolithic sidewalk. The specific limits of work, as determined by the Public Works Director, shall be clearly identified and shown on the plans.
- 169. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on Old Middlefield Way and Independence Avenue out of the sidewalk and relocate to the Public Utility Easement, landscape strip, or behind the back of the curb. Utility boxes must be located so they fit entirely within the utility easement, landscape strip, or behind the curb and shall not encroach into the sidewalk. The specific areas and limits of work shall be clearly identified and shown on the plans.

STREET TREES

- 170. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees.
- 171. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees shall be planted in accordance with Detail F-1 of the Standard Provisions a minimum of 10' from sanitary sewer lines, traffic signals, stop and yield signs, and streetlights and 5' from water lines, fire lines, and driveways. New street tree species must be selected from the City's adopted Master Tree list or be

an approved alternate by the City arborist. The applicant shall complete the “Proposed Street Tree” form available from the Planning Division 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.

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

#### UTILITIES

173. **POTHOLING:** Potholing shall be completed prior to the first submittal of the building plans and improvement plans. Utilities shall be potholed to determine the depths and locations of existing subsurface utilities where improvements are proposed for construction, including, but not limited to, new utility crossings and installation of signal and streetlight pole foundations. Proposed pothole locations for signal pole foundations shall be approved by the City Traffic Engineer prior to potholing. Existing pavement sections shall also be recorded for all potholes. Obtain an Excavation Permit from the Public Works Department prior to performing potholing. Incorporate pothole data on the first submittal of improvement plans, including, but not limited to, pothole location, depth of utility, and pavement sections.
174. **UTILITY RELOCATION:** Existing utilities to be relocated as a result of the streetscape improvements, including, but not limited to, traffic signal poles, street lights, utility boxes and structures, storm drains, and any other conflicts, shall be resolved during the design of off-site improvements in accordance with City Standards and design guidelines.
175. **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.
176. **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.
177. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required. The existing water service may be adequate to serve multiple meters, depending on size, and would require advance approval from the Public Works Director.
178. **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, future recycled water service, 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. Utility profiles shall be required for all new services.

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.

A 6” minimum sewer lateral shall be installed as part of this commercial development. The applicant has confirmed that the proposed sewer lateral on Old Middlefield Way will maintain a minimum clearance of 10’ from the street trees.

Since the drainage from the rooftop inventory is not enclosed, the drainage can be directed to the storm drain system.

179. **EXISTING CONDITIONS PLAN:** Provide an existing conditions plan for the site that shows and identifies the size and material of all existing underground utilities and their connections from the site to the mains in the street. Ensure that all utilities are identified, including abandoned utilities and dry utilities (gas, electric, and telecom).
180. **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.

The proposed water meters and backflow preventers on Independence Avenue are conflicting with a driveway. Please relocate them to an appropriate location.

181. **CATHODIC PROTECTION:** Cathodic protection shall be required in areas of corrosive soils as per the updated water master plan.
182. **SANITARY SEWER CLEANOUT:** A one-way sanitary sewer cleanout shall be installed in accordance with City standards.
183. **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.
184. **STORM DRAIN LATERAL:** The construction of a new storm drain lateral shall be installed per City standard with a property line inlet or manhole and shall discharge into an existing manhole or inlet if feasible. Storm connections shall be made to Old Middlefield Way.
185. **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.
186. **JOINT UTILITY PLANS:** Upon first submittal of the building permit and improvement plans, the improvement plans shall include joint utility plans showing the location of the proposed electric, gas, and telecommunication conduits and associated facilities, including, but not limited to, vaults, manholes, cabinets, pedestals, etc. Appropriate horizontal and vertical clearances in accordance with PG&E requirements shall be provided between gas transmission lines, gas service lines, overhead utility lines, street trees, streetlights, and building structures. These plans shall be combined with and made part of the improvement plans. Joint trench intent drawings will be accepted at first improvement plan submittal. All subsequent improvement plan submittals shall include joint trench design plans.

#### RECYCLED WATER—GENERAL

187. **DUAL-PLUMBING REQUIREMENT:** Dual-plumbing is mandatory for all commercial buildings over 25,000 square feet, per the Mountain View Green Building Code. Prior to the building submittal, the applicant is required to submit preliminary off-site utility plans that include a future recycled water service lateral, meter, and backflow prevention device (BFP) temporarily connected to the City's potable water system. Provide a note on plans indicating that the dual-plumbing meters are connected to a "temporary" potable water service until recycled water is available to this site. Additionally, a future dedicated equipment room for the dual-plumbing infrastructure on-site must be indicated. These plans shall be submitted to Public Works a minimum of 30 days prior to the building submittal for review and comment. Comments shall be addressed by the applicant prior to the first building permit submittal. Failure to submit these plans and address Public Works comments will render the building submittal incomplete and will result in significant project delays.

188. **RECYCLED WATER USE REQUIREMENT:** This site is within the City’s current or future recycled water service area. Recycled water use is required per the City Code for all irrigation within the City’s recycled water service area.
189. **RECYCLED WATER USE PERMIT:** Upon first submittal of the building permit and improvement plans, the applicant shall submit a Recycled Water Use Permit Application.
190. **RECYCLED WATER FEES AND COSTS:** The project applicant shall be responsible for paying all applicable costs and fees in accordance with the rates in effect at the time, as part of the approval of any recycled water project, prior to the issuance of any building permits.
191. **RECYCLED WATER PLANS:** Upon first submittal of the building permit and improvement plans, the applicant shall prepare recycled water plans in accordance with the City’s Customer Guidelines for Recycled Water Use (Guidelines). The applicant shall follow the Guidelines, including, but not limited to, showing on the plans: size and location of all existing and new water meters, backflow preventers, new potable and recycled water pipelines, and existing potable and recycled water pipelines (if available); location of irrigation system components (controllers, quick couplers, valves, strainers, and constant pressure main lines); boundaries of the intended potable and recycled water use areas; locations of proposed recycled water advisory signs; a completed Site Information Box; and all applicable recycled water standard notes and details. If recycled water is being used for both irrigation and dual plumbing, submit a color-coded recycled water plan package with all recycled water systems included (i.e., civil, irrigation, plumbing, and/or mechanical), which will be reviewed by the City and state.
192. **PIPELINE MATERIAL:** Recycled water PVC-Constant pressure lines 1-1/2” or smaller in size shall be Schedule 40; 2” or larger in size shall be Class 315 or C900 Class 200 DR14. Recycled water PVC-Intermittent pressure lines shall be Schedule 40 or Class 200. Below-grade copper pipe shall be Type “K.” Copper pipes for dual plumbing shall be Type “L” or “K.”
193. **PIPELINE DEPTH, SEPARATION, AND MARKING:** New parallel potable and recycled water pipelines for irrigation and dual plumbing shall have a minimum 4’ horizontal separation on-site and 10’ separation off-site. New crossing potable and recycled pipelines shall have a minimum 12” vertical separation. All new buried pipelines shall be purple-colored and labeled “CAUTION—RECYCLED WATER.” Existing buried pipelines that will be converted to recycled water need not be marked unless the pipelines become exposed.
194. **DUAL-PLUMBED BUILDING OUTSIDE SERVICE AREA:** The project will be constructed outside the current recycled water service area. Dual-plumbing service shall be supplied by potable water until the recycled water supply is available in the area. Improvement plans and building permit plans (i.e., plumbing plans) shall indicate dual-plumbing, and irrigation meters shall be connected to a “temporary” potable water service until recycled water is available to the site. All components related to the dual-plumbing and irrigation services from the potable water main up to and including the meters shall be installed conforming to the City’s potable water standards.
195. **PRECONSTRUCTION MEETING:** The City’s Public Services Division—Recycled Water staff shall be invited to attend any preconstruction meeting held by the project contractor(s) to provide requirements on the installation of the recycled water system and to ensure the Special Inspector is present for all recycled water-related work.
196. **RECYCLED WATER CROSS-CONNECTION CONTROL SPECIALIST INSPECTION(S):** The owner/developer is required to hire a certified AWWA Cross-Connection Specialist to perform the construction inspection of all on-site recycled water systems pursuant to the approved plans. A copy of the signed contract between the owner/applicant and Specialist must be submitted to the City along with the scope of work. This inspection must occur during construction and is separate from the cross-connection testing. The following note shall be clearly shown on the first sheet of the recycled water permit plans (i.e., landscape/irrigation, plumbing, mechanical, or civil plans): “Any installation for recycled water is required to have a Special Inspection by a certified AWWA Cross-Connection Specialist to ensure that the on-site recycled water system was constructed per the approved plans and specifications.” The Specialist shall submit a report/checklist to the Public Services and Building Divisions verifying the on-site recycled water system was constructed per the approved plans and specifications. Receipt of the inspection report/checklist is required prior to connection of the recycled water meter and building permit final.

197. **CROSS-CONNECTION TESTING:** After confirmation of the special inspection, a cross-connection test is required prior to receiving recycled water. The following note shall be clearly labeled on the first sheet of the recycled water permit plans: "A cross-connection test is required prior to receiving recycled water." The cross-connection test will be performed by the City or the City's representative and must be performed prior to connection of the recycled water meter and building permit final.
198. **SITE SUPERVISOR:** The owner/developer is required to identify a Site Supervisor who has been trained by City staff or will undergo training prior to obtaining final permit approval. The Site Supervisor can be the maintenance contractor in charge of operating and maintaining the recycled water systems. The Site Supervisor must be present for the cross-connection test(s). Every year, the Site Supervisor must perform a visual inspection of the recycled water systems and submit an Annual Site Inspection Report to the City. For more information, refer to the City's Customer Guidelines for Recycled Water Use. Provide to the City: (a) contact information of the Site Supervisor; and (b) proof of completion of Site Supervisor training with the City's Public Services Division—Recycled Water staff.
199. **COVERAGE TEST:** After the system is installed and the Cross-Connection Test has successfully passed, a coverage test must be performed to ensure overspray and ponding do not occur. The Coverage Test must be performed by the Site Supervisor, and test results must be submitted to the City prior to building occupancy.

#### RECYCLED WATER (DUAL-PLUMBING)

200. **DUAL-PLUMBED BUILDINGS:** Pursuant to the Mountain View Green Building Code, this project shall incorporate dual plumbing in the design of the building to allow the use of recycled water. The dual-plumbed recycled water system must comply with the requirements of the City's Customer Guidelines for Recycled Water Use, California Code of Regulations Title 17 and Title 22, and the adopted California Plumbing Code. For dual-plumbed buildings, the owner/tenant is required to hire an AWWA Cross-Connection Specialist to perform a visual cross-connection inspection every year and a four-year shutdown test.
201. **EQUIPMENT ROOM:** A dedicated equipment room shall be provided within the building for future dual-plumbing on-site backup water supply. This is a regulatory requirement by the California Division of Drinking Water (CDDW). The space provided shall fit a break tank and booster pump. It is the applicant's responsibility to determine sizing needs of future equipment based on plumbing demands of the project.

With the first building permit submittal, plans shall include a dedicated equipment room and equipment (i.e., break tank and booster pump). Design shall be reviewed and approved by the CDDW. Depending on when building permits are issued and if the site is located within the City's recycled water service area, equipment installation may or may not be required at that time.

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

With the first building permit submittal, provide to the City's Public Services Division one (1) electronic copy in PDF file format of the Engineering Report for Recycled Water plan review; and, concurrently, submit the following to the Division of Drinking Water (DDW) in Richmond, California, for state review. Coordinate with the City's Recycled Water staff prior to DDW drop-off for security clearance: (a) one (1) hard copy of the Engineering Report; and (b) one (1) USB with the Engineering Report in PDF file format, sealed, and marked: "ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER."

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



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

With the first building permit submittal, provide to the City's Public Services Division one (1) electronic copy in PDF file format of a recycled water plan package with all recycled water systems included (i.e., civil, irrigation, plumbing, and/or mechanical) for Recycled Water plan review; and, concurrently, submit the following to the Division of Drinking Water (DDW) in Richmond, California, for state review. Coordinate with the City's Recycled Water staff prior to DDW drop off for security clearance: (a) one (1) hard copy of Recycled Water Plan set. This plan set should include any plans associated to the use of recycled water, including, but not limited to, landscape, irrigation, civil, and plumbing marked: "ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER." Exclude sheets not related to recycled water (e.g., architectural, electrical, etc.); and (b) one (1) USB with electronic copies of the Recycled Water Package, in PDF file format, sealed, and marked: "ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER." This electronic set shall include all plans and reports that are included in building and excavation permit packages. Include all sheets that may have been excluded from Item 1 above.

205. **STATE DIVISION OF DRINKING WATER APPROVAL:** Approval of the dual plumbing plans and the dual engineering report is required from the State Department prior to the issuance of a building permit.
206. **RECYCLED WATER SERVICES:** Each recycled water use must have its own individual meter (i.e., exterior irrigation, dual-plumbing, cooling towers, etc.). All recycled water services must have a meter and a reduced pressure backflow preventer. Recycled Water irrigation services must also have a pressure regulating valve.

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

207. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
208. **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.
209. **STORM DRAIN SERVICE CONNECTION:** The proposed new storm drain line from the on-site storm system shall be designed to connect perpendicular to the existing storm drain curb inlet and with a property line inlet per City Standards.
210. **STORMWATER MANAGEMENT:** Stormwater Treatment Control Measures in the public right-of-way shall be in general conformance with the design shown in the approved planning application and shall be included in the improvement plans. The stormwater runoff within the public right-of-way shall remain separate from all on-site stormwater runoff and any public facilities shall be placed within the public right-of-way landscaping strips. Overflow drainage shall be directly connected to the public storm drain main system and overland release shall be directed toward the public street. The design shall minimize the number and size of treatment measures within the public right-of-way and be to the satisfaction of the Public Works Director. Stormwater treatment control measures required under this condition shall be required to enter into a formal, recorded Maintenance Agreement with the City.

The proposed design does not include any stormwater treatment control measures in the public right-of-way. The applicant must implement these measures in areas affected by the project, such as the new sidewalk, curb, gutter, and pavement. The proposed measures will be evaluated by the Public Works Department during the submission of the off-site improvement plan. These measures must be reviewed and approved prior to the approval of the off-site improvement plan set.

211. **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.

212. **RETAINING WALL:** Retaining walls shall have a maximum height of 18” unless an exception is granted by the Community Development and Public Works Departments. A private easement for the retaining walls must be shown in the legal documentation, which should be provided to the Public Works Department for its records. Retaining walls along the property lines shall be maintained by the property owner.

SOLID WASTE AND RECYCLING

213. **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.”
214. **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.
215. **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.”
216. **TRASH ENCLOSURE DESIGN AND DETAILS:** Include trash plan sheet and enclosure details on a separate sheet in the initial building plans addressing the following conditions:
- a. Display trash enclosure layout, location, and minimum interior dimensions of 16’8”x33’4” to scale on plans. The project must have trash bin, recycling bin, and compost cart services.
  - b. This 40,919 square foot commercial property will require the following minimum service levels: two 3-yard trash, one 3-yard mixed recycling, one 3-yard cardboard recycling, and one 32-gallon compost cart.
  - c. There shall not be a separate bin staging area. The City’s hauler will provide roll-out service for all the collection containers from the trash enclosure and service on the concrete stress pad in front of the enclosure. Any movement of bins over 30’ is subject to hauler rollout fees. Current rollout fee is \$0.75 per foot per container per month.
  - d. The trash enclosure must have an interior berm/curb or bumpers on the walls to avoid damage from bins hitting it.
  - e. Trash enclosure doors shall have at least a 12’ wide opening that is centered. Provide drop-pin holes in the concrete stress pad for cane bolts to secure doors in both the opened and closed positions. The doors must have offset hinges to allow them to lay-flat opening to not encroach upon travelway/fire lane. Visually show the four (4) drop-pin holes or have note on detail sheet in the building plans.
  - f. Enclosure standards require no less than 9’ vertical clearance for roof from finished grade to roof interior.
  - g. Install a concrete stress pad the same width as the enclosure and extending a minimum of 10’ beyond the enclosure access door(s). The concrete pad will be designed to accommodate the weight of a 60,000-pound collection vehicle.
  - h. Provide a sheet that illustrates the trash truck travelway from where the vehicle enters the property on Independence Avenue and exits on Old Middlefield Way. 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](http://MountainView.gov/ConstructionWaste)).

- i. Install convex safety mirrors at both the first right-hand turn the trash truck makes and at the left-hand turn directly following the trash enclosure.
- j. The applicant shall install commercial flared driveways instead of a standard driveway at Independence Avenue and Old Middlefield Way to provide a wider entry for trash collection vehicles to minimize running over curbs when entering or exiting the property.
- k. 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'.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

- 217. **SANTA CLARA VALLEY WATER DISTRICT WELLS:** Santa Clara Valley Water District (District) records indicate that two abandoned wells may be located on the subject property. If these 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. The District requires the following note to be labeled on the building and improvement plans: "While the Santa Clara Valley Water District (Valley Water) has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage."
- 218. **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."
- 219. **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](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).

- 220. **STORM DRAIN/SANITARY SEWER PLAN CHECK SHEET:** Complete a "Storm Drain/Sanitary Sewer Discharges" check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.
- 221. **STATE OF CALIFORNIA CONSTRUCTION GENERAL STORMWATER PERMIT:** A "Notice of Intent" (NOI) and "Stormwater Pollution Prevention Plan" (SWPPP) shall be prepared for construction projects disturbing one (1) acre or more of land. Proof of coverage under the State General Construction Activity Stormwater Permit shall be attached to the building plans.
- 222. **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.
- 223. **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.
224. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
225. **WASTEWATER DISCHARGE PERMIT:** All treatment systems connected to the sanitary sewer require a Wastewater Discharge Permit.
226. **LOW-USE ACCESS AREA DRAINAGE:** Low-use public access areas, such as overflow parking, emergency access roads, and alleys, shall be designed to increase stormwater infiltration and decrease runoff by one or more of the following methods: (a) porous pavement; (b) pavers; (c) uncompacted bark/gravel; or (d) drain to landscaped areas or vegetative strips.
227. **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.
228. **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.
229. **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.
230. **VEHICLE/EQUIPMENT FUELING FACILITIES:** Vehicle or equipment fueling facilities 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 extending the cover at least 10' beyond the fuel pumps in the directions of vehicle or equipment access and egress; (c) sloping the area inward (negative slope) or installing a berm or curb around its perimeter; and (d) roof drainage shall be directed outside of the fueling pad area located underneath the canopy. No roof drainage shall flow across the covered fueling pad area. There shall be no storm drains in the fueling area.
231. **OUTDOOR VEHICLE/EQUIPMENT MAINTENANCE:** Outdoor equipment or vehicle maintenance areas (excluding washing) 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 maintenance area.
232. **OUTDOOR VEHICLE/EQUIPMENT WASHING FACILITIES:** Outdoor vehicle/equipment washing areas 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) sloping the area inward (negative slope) or installing a berm or curb around its perimeter; (c) installing a roof over the wash pad area; and (d) discharging the wash water to an approved wastewater treatment system connected to the sanitary sewer.
233. **HAZARDOUS MATERIALS/WASTE LOADING DOCKS:** Loading docks used for hazardous materials or hazardous waste shipping/receiving shall be designed to prevent the run-on of stormwater and runoff of spills by all of the following: (a) paving the dock with concrete or other nonpermeable surface; (b) covering the dock or installing a rain sensor which automatically opens the storm drain in the dock; and (c) sloping the dock inward (negative slope) or installing a berm or curb around its perimeter. There shall be no storm drains in the loading docks unless they are normally in the closed position and interlocked to open when triggered by the rain sensor.

234. **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.
235. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
236. **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.

237. **HYDROMODIFICATION MANAGEMENT:** Postconstruction stormwater runoff shall drain to approved permanent Hydromodification Management (HM) controls to mitigate increases in peak runoff flow and increased runoff volume. Projects that will decrease impervious surface area in comparison to the pre-project condition are not subject to the HM requirement. Information related to this requirement, including the exemption criteria, is included in the City's document entitled, "Hydromodification Management Plan Guidelines for Development Projects," and the Santa Clara Valley Urban Runoff Pollution Prevention Program's manual entitled, "C.3 Stormwater Handbook: Guidance for Implementing Stormwater Requirements for New and Redevelopment Projects."

The City's "Hydromodification Management Plan Guidelines for Development Projects" manual requires applicants to submit a Stormwater Management Plan, including information such as the type, location, and sizing requirements of the controls that will be installed. Include the Stormwater Management Plan with the building plan submittal. Property owners of projects that include stormwater controls constructed in accordance with this condition are required to enter into a formal recorded self-inspection and maintenance agreement with the City.

238. **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](https://scvurppp.org/wp-content/uploads/2022/12/SCVURPPP-Qualified-Consultants-List-Memo_December-2022.pdf).
239. **FULL TRASH CAPTURE:** Projects located in "moderate," "high," or "very high" trash generating areas as outlined in the City's Long-Term Trash Load Reduction Plan that are undergoing site improvements shall install full trash capture protection within the existing storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. The full trash capture device must be selected from the list of State Water Board-approved devices: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/trash\\_implementation.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html). Once installed, the

property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer's recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site and include details for the installation of the trash capture system(s) in the building plans for the project.

240. **FULL TRASH CAPTURE (OFF-SITE IMPROVEMENT):** Projects located in "moderate," "high," or "very high" trash generating areas as outlined in the City's Long-Term Trash Load Reduction Plan that will construct off-site improvements to the public storm drain system shall install full trash capture protection within the newly constructed public storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. The full-trash capture device must be selected from the list of State Water Board-approved devices: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/trash\\_implementation.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html). Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer's recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.
241. **BUILDING DEMOLITION PCB CONTROL:** Nonwood-frame buildings constructed before 1981 that will be completely demolished are required to conduct representative sampling of priority building materials that may contain polychlorinated biphenyls (PCBs). If sample results of one or more priority building materials show PCBs concentrations  $\geq 50$  ppm, the applicant is required to follow applicable federal and state notification and abatement requirements prior to demolition of the building. Submit a completed "Polychlorinated Biphenyls (PCBs) Screening Assessment Applicant Package" with the building demolition plans for the project. A demolition permit will not be issued until the completed "PCBs Screening Assessment Applicant Package" is submitted and approved by the City Fire and Environmental Protection Division (FEPD). Applicants are required to comply with applicable federal and state regulations regarding notification and abatement of PCBs-containing materials. Contact the City's FEPD at 650-903-6378 to obtain a copy of the "PCBs Screening Assessment Applicant Package" and related guidance and information.

#### HAZARDOUS MATERIALS

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

242. **UNDERGROUND STORAGE TANK SYSTEM CLOSURE:** Complete an [Underground Storage Tank System Closure Permit Application](#). The completed application and fees must be submitted directly to the Fire and Environmental Protection Division.
243. **ABOVEGROUND DIESEL TANKS FOR EMERGENCY AND STANDBY GENERATORS:** Complete an "[Aboveground Diesel Tanks for Emergency and Standby Generators](#)" check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.
244. **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](#))

**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.