

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
CONDITIONALLY APPROVING A PLANNED UNIT DEVELOPMENT PERMIT AND
DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 38-UNIT ROWHOUSE DEVELOPMENT AND
RELATED SITE IMPROVEMENTS, UTILIZING STATE DENSITY BONUS LAW, REPLACING A MULTI-
TENANT INDUSTRIAL BUILDING AND TWO SINGLE-FAMILY HOMES, AND
A HERITAGE TREE REMOVAL PERMIT TO REMOVE FIVE HERITAGE TREES ON A 1.69-ACRE SITE
LOCATED AT 922-950 SAN LEANDRO AVENUE (APN 153-18-026 AND 153-18-031)

WHEREAS, on December 15, 2023, an application (Application No. PL-6773) was received from Kian Malek, on behalf of City Ventures, for a Planned Unit Development Permit and Development Review Permit to construct a 38-unit rowhouse development and related site improvements, utilizing State Density Bonus Law, replacing a multi-tenant industrial building with surface parking and two single-family homes, and a Heritage Tree Removal Permit to remove five Heritage trees on a 1.69-acre site located at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031); and

WHEREAS, the applicant submitted a deemed-complete Senate Bill (SB) 330 Preliminary Application (Application No. PL-2024-004) on January 19, 2024, with limited SB 330 vesting provisions effectuating on that date. The formal application (Application No. PL-6773) was submitted on December 15, 2023 and deemed complete on October 10, 2024; and

WHEREAS, on the same date, the applicant submitted an application for a General Plan Map Amendment for the property from General Industrial to Medium-Density Residential, a Zoning Map Amendment for the property from the MM (General industrial) Zoning District to the R3-1.5 (Multiple-Family Residential) Zoning District, and a Vesting Tentative Map for condominium purposes with one common lot associated with the 38-unit rowhouse development at 922-950 San Leandro Avenue; and

WHEREAS, the subject property has an existing General Plan Land Use Designation of General Industrial and a proposed General Plan Land Use Designation of Medium-Density Residential; and

WHEREAS, the subject property is currently located in the MM (General Industrial) Zoning District and proposed to be rezoned to the R3-1.5 (Multiple-Family Residential) Zoning District; and

WHEREAS, as authorized by the Quimby Act, Government Code Section 66477, the City of Mountain View (City) has adopted a standard of providing parks and recreational facilities to its

residents at a ratio of three acres per 1,000 residents. Increases in population due to new residential developments place additional burdens on and generate an increased demand for City parks and recreational facilities and negatively impact the City's standard of providing parks and recreational facilities to its residents at a ratio of three acres per 1,000 residents; and

WHEREAS, the subject property is located within the Stierlin Planning Area. Currently, approximately 9,748, or 11%, of the approximately 86,121 residents of Mountain View live within the Stierlin Planning Area. To meet the City's three-acre-per-thousand-residents standard, the City must provide approximately 258 acres of parks and recreational facilities for the entire City, with approximately 29 acres located within the Stierlin Planning Area. Currently, the Stierlin Planning Area has only 20.86 acres of parks and recreational facilities, which means there is an 8.14-acre deficit; and

WHEREAS, in accordance with the City-adopted density formula, this 38-unit residential rowhouse development will add 26 net new units (which includes a credit for the two existing residential units on the subject property and excludes the 10 proposed units provided to satisfy the City's Below-Market-Rate (BMR) Ordinance to the Stierlin Planning Area. Applying the exemption for the provision of affordable housing as required by the City Code and using the 0.0060-acreage-per-dwelling-unit factor adopted by the City, the applicant is required to dedicate 0.16 acre of land (rounded) or pay a fee in lieu thereof to offset the burden the project's additional residents will place on the City's parks and recreational facilities. Because this applicant is not dedicating the land necessary to offset the impact of the approximately 72 new residents this project will bring, the current 8.14-acre parks and recreational facility deficit in the Stierlin Planning Area will increase to 8.30 acres; and

WHEREAS, based on a fair-market land value of \$10,400,000 per acre, as established in Chapter 41 of the City Code, it will now cost the City \$86,278,400 to provide parks and recreational facilities at a ratio of three acres per 1,000 residents within Stierlin Planning Area. Because the additional residents generated by this project will make up approximately 1% of the population of the Stierlin Planning Area, the applicant's proportional share of the total cost the City will now incur to provide parks and recreational facilities at a ratio of three acres per 1,000 residents within the Stierlin Planning Area is \$862,784; and

WHEREAS, the fair-market land value of \$10,400,000 per acre represents the lowest price per acre in the range of values for Medium Density (13 to 25 dwelling units per acre) per the City's Fiscal Year 2023-24 City of Mountain View Master Fee Schedule in effect on the date the preliminary application was submitted; and

WHEREAS, the City has established that the Park Land Dedication In-Lieu Fee has an "essential nexus" to the City's legitimate interest of providing parks and recreational facilities necessary to serve new growth, and the amount of the fee is roughly proportionate to the City's costs of providing park and recreational facilities at the three acres per 1,000 residents ratio to serve new development. The Park Land Dedication In-Lieu Fee will not exceed the estimated reasonable cost of providing park and recreational facilities for which the fees are imposed; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on February 18, 2026 on said application and recommended the City Council conditionally approve the Planned Unit Development Permit and Development Review Permit, utilizing State Density Bonus Law, and a Heritage Tree Removal Permit based on the findings herein and subject to conditions of approval attached hereto. On the same date, the Environmental Planning Commission also recommended that the City Council adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) prepared for the project and approve the related General Plan Map Amendment, Zoning Map Amendment, and Vesting Tentative Map; and

WHEREAS, the City Council held a duly noticed public hearing on March 24, 2026 on said application and received and considered all evidence presented at said hearing, including the recommendation from the Environmental Planning Commission, the City Council report, project materials, testimony, and written materials submitted; and

WHEREAS, on the same date, the City Council adopted a companion resolution adopting the IS/MND and MMRP for the application; and

WHEREAS, on the same date, the City Council adopted a companion resolution approving a General Plan Amendment to modify the General Plan Land Use Map from General Industrial to Medium-Density Residential for the subject property; and

WHEREAS, on the same date, the City Council introduced a companion ordinance approving a Zoning Map Amendment from MM (General Industrial) Zoning District to R3-1.5 (Multiple-Family Residential) Zoning District and set a second reading date for adoption of said ordinance; and

WHEREAS, on the same date, the City Council adopted a companion resolution conditionally approving a Vesting Tentative Map for condominium purposes with one common lot for the project; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View has by separate resolution adopted the IS/MND and MMRP for the proposed project (per Attachment 1 to the Council report and incorporated herein by reference as though fully set forth herein) prior to making a decision on the application, in accordance with the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* (CEQA); and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings regarding the Planned Unit Development Permit pursuant to City Code Section 36.46.95 (Findings) of the

City Code to redevelop the project site with a 38-unit rowhome development, utilizing State Density Bonus Law:

a. **The proposed land uses are allowed within the subject Zoning District.** The proposed land uses are allowed within the subject Zoning District because the project's proposed Zoning Map Amendment, if approved, would rezone the site to R3-1.5 (Medium-Density Residential), which allows rowhouses to be developed pursuant to a Planned Unit Development Permit process in addition to other development permits;

b. **The site is physically suitable for the type and intensity of the land use being proposed.** The site is physically suitable for the type and intensity of the land use being proposed because the 1.69-acre site is relatively flat, has access to utility services, and allows for direct vehicle and pedestrian access to public street frontages and improvements. Further, the site is large enough, with suitable dimensions, to accommodate the proposed project density of approximately 23 units per acre. As proposed, the project satisfies all applicable rowhouse development standards, except for four requested waivers for northerly side setback, driveway apron depth, floor area ratio (FAR), and site coverage as permitted pursuant to the provisions of State Density Bonus Law;

c. **The proposed project would be harmonious and compatible with existing and future developments within the Zoning District and surrounding area.** The proposed project would be harmonious and compatible with existing and future developments within the Zoning District and surrounding area because the project is a residential use abutting other residential uses along the southern property line and a future City park site along the westerly property line. The project is compatible with the existing neighborhood character because the 38-unit rowhouse development includes multiple design features found in the adjacent single-family neighborhood, such as front porches, individual unit entrances, landscaped front yards, and gabled roofs with decorative gable end accents. Additionally, the applicant proposes to provide a publicly accessible bicycle pedestrian path through the project site, providing neighborhood connectivity between San Leandro Avenue and the future City park site, detached public sidewalks, and a mix of larger canopy and accent trees and smaller landscaping that, paired with other bicycle/pedestrian improvements, such as art, benches, and fix-it stations, integrate with the adjacent residential neighborhood and future City park development around the project site;

d. **In the case of a proposed residential project, the development will constitute a residential environment of sustained desirability and stability and will result in an intensity of land utilization no higher than, and standards of open space no less than, permitted for a similar development within the Zoning District.** The proposed project is a residential rowhouse development of sustained desirability and stability as it will result in a project that complies with applicable rowhouse development standards, voluntarily addresses many rowhouse design guidelines, proposes an intensity of land utilization no higher than permitted by the R3-1.5 (Multiple-Family Residential) Zoning District for rowhouse developments, and exceeds minimum open space requirements for such developments. Specifically, based on the project site size (1.69 acres), the City Code allows for a project density/size of up to 44 residential units as well as

a maximum FAR of 1.05. The project proposal of 38 units is consistent with (i.e., lower than) the maximum permitted unit count, and the proposed intensity (1.06 FAR) is close to the maximum permitted intensity standard and cannot be considered inconsistent with the FAR standard pursuant to State Density Bonus Law provisions. Additionally, the City Code requires the project to provide 35% open area, including a minimum of 100 square feet of private open space and a minimum of 100 square feet of common open space per unit. The project proposal exceeds these requirements by providing approximately 40% open area, 361 square feet of common open space per unit, and approximately 200 square feet of private open space per unit. Therefore, the project complies with density requirements and exceeds minimum open space requirements for a rowhouse development and is comparable to similar development in the R3 Zoning District;

e. **The proposed project is consistent with the General Plan.** The proposed project is consistent with the General Plan because it helps implement themes, goals, and Land Use Development (LUD) policies and objectives of the General Plan and the Medium-Density Residential land use designation. For example, the project will meet LUD 3.4 (Land use conflicts) because the project minimizes conflict between different land uses by introducing (through a proposed General Plan Amendment) a medium-density land use to property with immediate adjacency to R1 (single-family) development, which, if approved, would be more compatible than the existing General Industrial Land Use Designation. The project also promotes LUD 3.5 (Diversity) by providing housing units for diverse housing types/households and serving a range of incomes by providing 25% BMR housing units at three income levels and by providing ownership housing opportunities at different income levels, and LUD 3.9 (Parcel assembly) by proposing development on an assemblage of two parcels in conformance with the allowed uses and development framework of the proposed Medium-Density Residential General Plan Land Use Designation;

f. **The location, size, design, and operating characteristics of the proposed project are not detrimental to the public interest, health, safety, convenience, or welfare of the community.** The location, size, design, and operating characteristics of the proposed project are not detrimental to the public interest, health, safety, convenience, or welfare of the community because the project was reviewed by the Building Division and Fire Department for life safety, and, as conditioned, the project will conform to the pertinent health and safety codes subject to further review and approval through the City's building permit process. Additionally, the project will help provide convenience to existing/future City residents and improve the welfare of the City by providing a publicly accessible, off-street, nonvehicular connection between San Leandro Avenue and a future City park site and because the project provides residential ownership units serving a range of diverse household incomes to help meet City housing needs. Further, the design of the development is compatible with the existing single-family neighborhood in the area and is consistent with LUD 6.3 (Street presence) because the project creates a welcoming presence through its design, including the provision of front porches/yard areas, direct pedestrian access to proposed units from public/on-site sidewalks, and the inclusion of new trees and understory landscaping along the public street and other frontages. Overall, the project complies with the General Plan and the requirements of the R3-1.5 Zoning District as applicable to rowhouse projects;

g. The proposed project is in substantial compliance with the intent of the requirements of the applicable Zoning District, and implementation of the proposed harmonious and integrated Planned Unit Development design is superior to standard development in the underlying zone and, therefore, justifies the exceptions to the requirements of this Chapter. The proposed project is in substantial compliance with the intent of the requirements of the applicable Zoning District, and implementation of the proposed harmonious and integrated Planned Unit Development design is superior to standard development in the underlying zone and, therefore, justifies the exceptions to the requirements of this Chapter because the project complies with the required/applicable standards for rowhouse developments in the R3-1.5 Zoning District, and any exceptions from underlying R3 standards such as lot size are justifiable based on the project's consistency with the applicable rowhouse standards and provision of new for-sale residential units with private open space, serving a range of income-levels and households. The project is required to provide and proposes to include 25% of the project units (10 units) as affordable, and the proposed rowhouse development will provide compatible residential development next to existing single-family homes, which will provide a buffer to other nearby industrial properties. Although the project is a Planned Unit Development, no project-specific exceptions to the requirements of Chapter 36 (Zoning) of the City Code are requested via the Planned Unit Development process. However, the project request includes waivers of four standards and one concession pursuant to the provisions of State Density Bonus Law while otherwise proposing to construct a compliant rowhouse development providing home ownership opportunities with many characteristics of single-family development but at a higher density and lower cost than a typical single-family project. The project will use State Density Bonus Law to achieve waivers from certain development standards that would otherwise physically preclude the development at the proposed density, but such waivers are not grounds for determining that the project is inconsistent with the applicable General Plan and Zoning Ordinance; and

h. The proposed project complies with the California Environmental Quality Act (CEQA). The proposed project complies with provisions of the California Environmental Quality Act (CEQA) because the project was evaluated, and the potential environmental impacts of the project were disclosed pursuant to CEQA. Specifically, an IS/MND was prepared for the project pursuant to CEQA Guidelines Sections 15064(f)(3) and 15070(b), which found that, with implementation of Mountain View City Code requirements, standard City conditions of approval, and mitigation measures disclosed in the IS/MND and MMRP, the project would not result in any potentially significant environmental impacts (per Attachment 1 to the Council report and incorporated herein by reference as though fully set forth herein); and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings for the Development Review Permit pursuant to City Code Section 36.44.70 (Findings) to redevelop the project site and allow a 38-unit rowhouse development utilizing State Density Bonus Law:

a. The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-

adopted design guidelines. The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines since the proposed rowhouse development and density (38 units) are allowed per the R3-1.5 Zoning District and the Medium-Density Residential General Plan Land Use Designation, which would accommodate up to 44 units on the project site, and complies with all of the applicable development standards for rowhouse developments, including but not limited to, building height, parking, and open space requirements. Further, the project addresses General Plan and House Element goals and policies aimed at supporting increased housing opportunities in the City, including diverse housing types serving a range of income levels;

b. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because it addresses many rowhouse design guidelines through features that are similar to what can be seen on buildings in the existing, adjacent single-family neighborhood, such as traditional gable roof forms, raised front/street-facing porches, and residential materials and detailing, such as stucco, horizontal lap siding, board and batten siding, wood/wood-like trims, corbels, and kickers;

c. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets, sidewalks, and other public property, because the project site and landscape plans comply with applicable design standards, including, but not limited to, front setbacks, direct pedestrian access/unit entries fronting on streets and on-site paths, building garages oriented toward on-site alleys, and a publicly accessible bicycle/pedestrian pathway through the site. More specifically, the project provides 10 units fronting San Leandro Avenue, providing a pedestrian-friendly street presence that is anchored by landscaped, raised front porches and yards with direct access to the public sidewalk; a centrally located on-site common open space is accessible to all units; and an on-site, publicly accessible connection between the San Leandro Avenue street frontage and a future City park site to the rear of the project site;

d. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area because the project complies with the City's Water Conservation in Landscape Regulations, includes a plant palette with a majority of California native species, and proposes to plant 94 new trees and understory plantings that provide a well-designed common open-space and setback areas for future residents of the project and passersby. Further, the project provides

a publicly accessible bicycle/pedestrian path along the southern property line, offering seating areas, landscape, art, and a bicycle fix-it station, creating an attractive and convenient environment for nonvehicle circulation and passive recreation;

e. **The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking.** The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing a two-way driveway from San Leandro Avenue, direct pedestrian access to front-unit entries from the public street frontage, and other internal circulation paths and garage access in the rear of the unit as required for rowhouse developments. Further, the common open space for the project is centrally located and accessible via on-site pathways. Overall, the site provides compliant, direct vehicular access to the garages for each unit and guest parking, satisfies emergency vehicle and solid waste service vehicle access requirements, and provides nonvehicle connections through and around the site interior, resulting in a well-designed site layout; and

f. **The approval of the Development Review Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA).** The approval of the Development Review Permit complies with provisions of CEQA because the project was evaluated and the potential environmental impacts of the project were disclosed pursuant to CEQA. Specifically, an IS/MND was prepared for the project pursuant to CEQA Guidelines Sections 15064(f)(3) and 15070(b), which found that, with implementation of Mountain View City Code requirements, standard City conditions of approval, and mitigation measures disclosed in the IS/MND and MMRP, the project would not result in any potentially significant environmental impacts (per Attachment 1 to the Council report and incorporated herein by reference as though fully set forth herein); and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings regarding the application for a density bonus and requests for concessions and waivers pursuant to Section 36.48.95 (Findings) of the City Code:

a. **The project is a housing development that contains at least one (1) of the features described in Section 65915(b) of the State Density Bonus Law to qualify for a density bonus, and all other eligibility requirements as described in Government Code Section 65915(c) have been met.** The project is a housing development that contains at least one of the features described in Section 65915(b) because the project is a residential development, which includes 25% of the project units (10 units) as affordable per the City's BMR Ordinance, of which eight units (approximately 21% of the base/total project units) meet the eligibility requirements of Section 65915(b)(1)(D). Specifically, the project will provide three low-income (LI) units and five moderate-income (MI) units in addition to two above-moderate-income units, satisfying the City's BMR Ordinance requirements. The eight LI and MI units (approximately 21% of the total/base project units) qualify the project for a 16% density bonus, although the project is not requesting an increase to the base density. Therefore, the required finding can be affirmatively made because the residential development contains at least one of the features described in Section 65915(b). Additionally, the project satisfies all eligibility requirements described in

Government Code Section 65915(c) because the project site does not include any units subject to rent control and will deed-restrict all affordable units and replace two existing units. The project is also eligible for two incentives/concessions and unlimited waivers or reductions of development standards;

b. **If bonus density is requested, the project has provided sufficient affordable units or otherwise meets the eligibility requirements for the bonus density as described in Section 65915(f) of the State Density Bonus Law.** The project meets the eligibility requirements for bonus density as described in Section 65915(f) of the State Density Bonus Law because the project will provide three LI units and five MI units (approximately 21% of the total/base project units), which qualifies the project for a 16% density bonus (only low-income and moderate-income units were used to calculate the density bonus). The project additionally provides two above-moderate-income units to satisfy the City's BMR Ordinance requirements. However, this finding does not apply as the applicant is electing not to use bonus density;

c. **If reduced parking ratios are requested, the project meets the eligibility requirements thereof as described in Section 65915(p) of the State Density Bonus Law.** The project meets the eligibility requirements for reduced parking ratios as described in Section 65915(p) of the State Density Bonus Law because all density bonus projects are eligible for parking ratios in Section 65915(p)(1). This finding does not apply as the project does not include a request for reduced parking ratios and will provide parking (76 private spaces and 14 guest spaces) in compliance with City Code requirements;

d. **If incentives/concessions are requested, the project meets the eligibility requirements as described in Section 65915(d) of the State Density Bonus Law, and the incentive/concession results in reduced costs to provide the affordable units.** The project includes 21% of the total units affordable to moderate-income persons or households (three LI units and five MI units), as defined in Section 65915(b)(1)(D), and, therefore, meets the eligibility requirements for two incentives/concessions as described in Government Code Section 65915(d). The applicant has requested a concession to allow the project to provide slightly smaller BMR units (by floor area). As proposed, the BMR units and the market-rate units all provide an equivalent number of bedrooms (three bedrooms) in compliance with State Density Bonus Law. However, the City's BMR Ordinance also requires that BMR units and market-rate units provide comparable net habitable square feet. All of the project's BMR units are comprised of one unit type, which provides 1,351 square feet of habitable space. While some of the market-rate units use the same unit type, the majority of the market-rate units are approximately 100 to 400 square feet larger than the BMR units. Approval of the requested concession to the City's requirement for BMR units to have comparable net habitable square footage would reduce the cost of providing the affordable units in the project by retaining more of the large units for market-rate sale, thereby providing additional project revenue and maintaining overall financial project feasibility; and

e. **If waivers are requested, the development standard(s) requested to be waived would physically preclude the units or incentives/concessions provided in the project as**

described in Section 65915(e) of State Density Bonus Law. The applicant is requesting a waiver of four development standards, which would have the effect of physically precluding the construction of the project at the proposed density as described in Government Code Section 65915(e):

1. **Floor Area Ratio (FAR).** This waiver request would allow the project to have an approximately 1.06 FAR, which slightly exceeds the maximum allowed 1.05 FAR for this rowhouse development. Requiring full compliance with the maximum allowed 1.05 FAR would require the project to reduce building area and/or lose one unit, physically precluding the construction of the density bonus project at the proposed density and intensity.

2. **Side Setback.** This waiver request would allow a 5' side setback along the northern property line in lieu of the side setback standard of 15'. Compliance with the 15' setback would require a reduction in floor area and/or unit count in all four project buildings, physically precluding the construction of the density bonus project at the proposed density and intensity.

3. **Site Coverage.** This waiver request would allow a project site coverage slightly above 37% in lieu of the maximum site coverage permitted (35%). Requiring the applicant to redesign the project to reduce site coverage would require the building footprints and floor area to be reduced, physically precluding the construction of the density bonus project at the proposed density and intensity.

4. **Driveway Apron.** This waiver request would allow the two most southern units of each building (eight units total) to have a driveway apron (depth) of approximately 12', in lieu of the maximum depth of 4' per the City's adopted Rowhouse Standards and Guidelines. Given the project's roadway geometry, full compliance with the adopted standard would require the affected units to be redesigned to adjust unit locations and reduce the building footprint/floor area, which would physically preclude the construction of the density bonus project at the proposed density and intensity; and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings regarding the Heritage Tree Removal Permit pursuant to Section 32.35 (Criteria for removal; Conditions; Findings) of the City Code to remove five Heritage trees (Tree Nos. 112, 122, 125, 127, and 131) based on an arborist report prepared by Horticultural Associates, dated November 29, 2023, and reviewed by the City arborist:

a. **It is necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.** It is necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services. According to the arborist report prepared by Horticultural Associates and assessment by the City arborist, the five Heritage

trees proposed for removal need to be removed as a result of construction impacts, including direct conflicts with proposed buildings and site improvements. Additionally, one Heritage tree (Tree No. 112) is also proposed for removal due to poor health;

b. **It is necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.** As referenced in Finding a. above, it is necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties as Tree Nos. 112, 122, 125, 127, and 131 are in locations which severely limit the site's potential to be developed in a reasonable and conforming way for the proposed development. The tree locations are in direct conflict with the proposed structures and site plan improvements; in the latter case, including necessary on-site pedestrian access to individual units and driveway aprons providing access to unit garages;

c. **Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity.** Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity. The arborist report analyzes the trees on the project site as well as trees adjacent to the project site to the north (existing industrial building) and to the south (existing single-family homes) and provides recommended measures to ensure off-site trees are protected and preserved during construction of the project. Based on the arborist report, with implementation of these best practices, such as mulching around tree bases, trenching around tree drip lines, and protective fencing, it is not anticipated that damage to the trees would occur because of the proposed development;

d. **Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the health, safety, prosperity, and general welfare of the City as a whole.** Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole, because the project will avoid impacts to off-site trees planted along the project's shared property lines and provide shade, noise attenuation, wind protection, and similar benefits to adjacent properties and the project site. Additionally, the project will result in 94 new trees being planted, which, after a little over 10 years, will meet or exceed existing tree canopy and at maturity result in three times the current tree canopy on-site (by providing 22.8% percent tree canopy); and

e. **The approval of the Heritage Tree Removal Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Heritage Tree Removal Permit complies with provisions of CEQA because the project was evaluated, and the potential environmental impacts of the project were disclosed pursuant to CEQA. Specifically, an IS/MND was prepared for the project pursuant to CEQA Guidelines Sections 15064(f)(3) and 15070(b), which found that, with implementation of Mountain View City Code requirements, standard City conditions of

approval, and mitigation measures disclosed in the IS/MND and MMRP, the project would not result in any potentially significant environmental impacts (per Attachment 1 to the Council report and incorporated herein by reference as though fully set forth herein); and be it

FURTHER RESOLVED: that the City Council hereby approves the Planned Unit Development Permit, Development Review Permit, Density Bonus Application with one concession and four waivers, and Heritage Tree Removal Permit for the project at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031) based on the findings above and subject to the applicant's fulfillment of all the conditions of approval, which are attached hereto as Exhibit A and incorporated by reference as though fully set forth herein; and be it

FURTHER RESOLVED: that this Resolution shall be effective upon the effective date of the General Plan Map Amendment Resolution and Zoning Map Amendment Ordinance. In the event that the General Plan Map Amendment Resolution and Zoning Map Amendment Ordinance do not become effective, neither the Planned Unit Development Permit, Development Review Permit, Density Bonus Application, nor Heritage Tree Removal Permit shall be deemed approved. In the event the General Plan Map Amendment Resolution and Zoning Map Amendment Ordinance are challenged, neither the Planned Unit Development Permit, Development Review Permit, Density Bonus Application, nor Heritage Tree Removal Permit shall be deemed approved unless and until the General Plan Map Amendment Resolution and Zoning Map Amendment Ordinance are in full force and effect.

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.

NOTICE

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees and a description of the dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day appeal period in which the applicant may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) has begun as of the date this Resolution is adopted. If the applicant fails to file a protest within this 90-day period complying with all requirements of Section 66020, the

applicant will be legally barred from later challenging such fees, dedications, reservations, or other exactions.

CDD/EM-03-24-26r-2

Exhibit: A. Conditions of Approval

**CONDITIONS OF APPROVAL
APPLICATION NO.: PL-6773
922-950 SAN LEANDRO 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 the State of California. Where approval by a City Department Director or Official is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws, and regulations, and accepted practices for the 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 for a Planned Unit Development Permit and Development Review Permit to construct a 38-unit rowhouse development and related site improvements, utilizing State Density Bonus Law, replacing a multi-tenant industrial building and two single-family homes, and a Heritage Tree Removal Permit to remove five Heritage trees on a 1.69-acre site located on Assessor's Parcel Nos. 153-18-026 and 153-18-031, subject to separate City Council approval of a General Plan Map Amendment from General Industrial to Medium-Density Residential and a Zoning Map Amendment from the MM (General Industrial) Zoning District to the R3-1.5 (Multiple-Family Residential) Zoning District. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by Hunt Hale Jones Architects, dated June 20, 2025.
- b. Color and materials board prepared by Hunt Hale Jones Architects, dated June 20, 2025.
- c. Arborist Report prepared by Horticultural Associates, dated November 29, 2023.
- d. Density Bonus Letter prepared by Kian Malek for City Ventures, dated February 3, 2026.
- e. An Initial Study/Mitigated Negative Declaration entitled "922-950 San Leandro Avenue Residential Project," dated September 2025, was prepared by the City for the project in accordance with Sections 15064(f)(3) and 15070, *et seq.*, of the California Environmental Quality Act (CEQA) Guidelines.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

1. **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.
2. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years, in compliance with procedures for permit extensions described in Chapter 36 (Zoning) 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).
3. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for foundation, framing, application of exterior materials, and final completion of each structure/the project pursuant to Section 36.58.90 (Inspection) of the City Code.

PERMIT SUBMITTAL REQUIREMENTS

4. **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.
5. **REMEDIATION:** The applicant shall work with City staff, the necessary oversight agency (e.g., the U.S. Environmental Protection Agency, the State Department of Toxic Substances Control, State Regional Water Quality Control Board, County of Santa Clara Department of Environmental Health, etc.), and responsible parties, if necessary, to ensure appropriate on-site improvements in accordance with any requirements of the oversight agency. Prior to the issuance of any building or fire permits, the applicant shall either: (a) submit written proof of an approval from the oversight agency of remediation activity and/or building and site design as deemed consistent with the remediation activity; or (b) provide written proof the work is not subject to approval from an oversight agency. A Certificate of Occupancy cannot be issued until final inspections have been completed by the City and the oversight agency, if required.
6. **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.
7. **ACCESSORY STRUCTURE(S):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.
8. **ZONING INFORMATION:** The following information must be listed on the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning district designation; (c) total floor area ratio and residential density in units per acre, if applicable; (d) lot area (in square feet and acreage); and (e) total number of parking spaces.
9. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved project, including conditions of approval, shall require approval by the Zoning Administrator pursuant to Section 36.44.65(b)(3) (Development review procedures) of the City Code. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.
10. **FLOOR AREA RATIO (FAR) DIAGRAM:** Building permit drawings must include a floor area ratio (FAR) diagram for each structure on-site, clearly identifying each level of the structure(s) and the gross area(s) which count toward floor area per required zoning calculations. The diagram must also clearly identify all areas which are exempt from FAR.
11. **GEOTECHNICAL REPORT:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; method for backdraining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.
12. **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.
13. **PUBLICLY ACCESSIBLE PATH AND SIGNAGE:** As a public benefit, the applicant is voluntarily building a publicly accessible path through the project site, with proposed bicycle/pedestrian amenities and art per the approved plans, which connects between San Leandro Avenue and a future City park site to the west. This path must remain accessible per public access easement conditions of approval, and the applicant shall provide on-site signage along each public frontage (public street/park) to provide

wayfinding information and identify the path as publicly accessible. The building permit and off-site improvement plan submittals shall include details for this publicly accessible path, bicycle/pedestrian amenities, art, and signage subject to review and approval by City staff.

OPERATIONS

14. **COMMON AREA OPERATIONS:** The common open space in the project shall abide by all City ordinances for noise. In the event any problems arise with the hours of operation or noise, the Zoning Administrator may hold a public hearing to review the complaint. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6 of the City Code.

SITE DEVELOPMENT AND BUILDING DESIGN

15. **EXTERIOR MATERIALS:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as may be modified per the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal.
16. **TRIM MATERIALS:** Details of the specific placement, utilization, and finish of the trim materials shall be provided with the building permit drawings.
17. **SPECIAL PAVING MATERIALS:** The color, material, design, and product specifications for the special paving materials used on-site, as per the approved plans, shall be submitted with the building permit drawings. Final paving design details shall be subject to review and approval by the Planning Division prior to the issuance of building permits.
18. **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.
19. **ROOFTOP EQUIPMENT SCREEN:** All rooftop equipment must be fully screened on all sides as shown in the approved plans, except as may be modified per the conditions of approval herein, and consistent with Section 36.08.30(e) of the City Code. Details of the rooftop equipment and roof screens shall be included in the building permit drawings.
20. **MECHANICAL EQUIPMENT (GROUND SCREENING):** All mechanical equipment, such as air condenser (AC) units or generators, shall be full screened from public view and located per Section 36.12.55(h) (Other accessory structures and uses) and Section 36.34.10 (General landscaping standards) of the City Code.
21. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
22. **FENCE(S)/WALL(S):** All fencing and walls shall comply with the requirements of Section 36.10.70 (R3 zone development standards) of the City Code. Details of the fencing and walls shall be included in the building permit drawings and are to be shown on building plan drawings, including details on height, location, and material finish. No fence or wall shall exceed 7' in height, measured from adjacent grade to the top of the fence or wall. The design and location must be approved by City Staff and comply with all setback and traffic visibility area requirements.
23. **PARKING SPACE DESIGN:** All parking spaces must adhere to the requirements of Article X (Parking and Loading) of the City Code.
24. **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 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 shall be submitted with building permit drawings and approved prior to building permit issuance.

25. **BIKE PARKING FACILITIES:** The applicant shall provide the following bike parking on the project site, which must be shown on building permit drawings:
- a. Short-term bike parking for visitors at one bike space per 10 units (minimum of four bike parking spaces). These spaces shall be provided as bike racks which must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or it is infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault and 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 residents at one bike space per unit, for a total of 38 spaces. These spaces shall be in a secure location to protect against theft and may include, but are not limited to, bike lockers, enclosed cages, or other restricted interior areas. Any area used for long-term bike parking shall not be included in zoning calculations for floor area or building coverage.
 - c. One bicycle repair (fix-it) station shall be located on-site. Specifications, location, and details shall be included on drawings submitted for building permit review.
26. **VISITOR PARKING:** As shown in the approved plans, the project shall provide 14 parking spaces for visitor parking in compliance with Article X (Parking and Loading) of the City Code.

TREES AND LANDSCAPING

27. **LANDSCAPING:** Landscaping shall comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at www.mountainview.gov/planningforms), and be planted in accordance with the approved plans prior to final occupancy.
28. **LANDSCAPE CERTIFICATION:** Prior to final 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 City staff.
29. **ARBORIST REPORT:** Written instructions from a qualified arborist shall be provided in the building permit submittal for the care of the existing off-site trees to remain and that may be impacted by project construction. The report/instructions shall include a detailed plan showing installation of chain-link fencing around the dripline to protect these trees, protective construction measures, and other recommendations to ensure irrevocable damage to the off-site trees will not occur as a result of adjacent construction activities (including demolition) on the project site. The arborist's report(s)/written instructions shall be reviewed and approved by City staff prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Where appropriate, approved measures shall be included in the building permit drawings.
30. **ARBORIST INSPECTIONS:** During demolition and grading activity and upon demolition/grading completion, a qualified arborist shall inspect and verify the measures described in the arborist report are appropriately implemented for construction activity near and around off-site trees to be preserved along shared property lines, including the critical root zones.
31. **MONTHLY ARBORIST INSPECTIONS:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree-protection measures are provided and identify any necessary adjustments to ensure the off-site trees (Nos. 132 to 141) in the Arborist Report will remain undamaged. A copy of the inspection letter, including any specified recommendations for modifications to tree-protection measures or construction activity needed to maintain tree health, shall be provided to the Planning Division at planning.division@mountainview.gov.
32. **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 in compliance

with Section 36.34.10 (General landscaping standards). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.

33. **TREE REMOVALS:** Pursuant to Section 32.29 (Permits: Development-related removals) of the City Code, 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.
34. **REPLACEMENT TREES:** Pursuant to Section 32.35 (Criteria for removal; Conditions; Findings), the applicant shall offset the loss of each Heritage/street tree with two replacement trees, for a total of 10 replacement trees. 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.

NOISE

35. **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.
36. **INTERIOR NOISE LEVELS:** Construction drawings must include confirmation that adequate measures have been taken to achieve an interior noise level of 45 dB(A) L_{dn} for all units, based on review of final construction drawings by a qualified acoustical consultant prior to building permit submittal. Measures shall include, but shall not be limited to, the following per the preliminary Noise Assessment conducted in support of the adopted Initial Study/Mitigated Negative Declaration for the project:
 - All of the buildings shall include fresh air mechanical ventilation systems to allow occupants to keep windows closed to control noise.
 - Building A: Units in Building A shall include sound-rated exterior windows with a minimum Sound Transmission Class (STC) rating of 30 and exterior doors with a minimum STC rating of 26 or alternate measures recommended by a qualified acoustical consultant to ensure interior noise levels of 45 dB(A) L_{dn} are achieved.
 - Building B: Units in Building B shall include sound-rated exterior windows with a minimum STC rating of 28 and exterior doors with a minimum STC rating of 26 or alternate measures recommended by a qualified acoustical consultant to ensure interior noise levels of 45 dB(A) L_{dn} are achieved.
37. **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.
38. **SITE-SPECIFIC BUILDING ACOUSTICAL ANALYSIS:** A qualified acoustical consultant will review final site plans, building elevations, and floor plans prior to construction to calculate expected interior noise levels as required by state noise regulations. Project-specific acoustical analyses are required by the California Building Code to confirm that the design results in interior noise levels reduced to 45 dB(A) L_{dn} or lower. The specific determination of what noise insulation treatments are necessary will be completed on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Building sound insulation requirements will include the provision of forced-air mechanical ventilation for all residential units as recommended by the qualified acoustical consultant, so that windows can be kept closed at the occupant's discretion to control noise. Special building techniques (e.g., sound-rated windows and building facade treatments) will be implemented as recommended by the qualified acoustical consultant to maintain interior noise levels at or below acceptable levels. These

treatments will include, but are not limited to, sound-rated windows and doors, sound-rated wall construction, acoustical caulking, protected ventilation openings, etc.

CC&RS AND DISCLOSURES

39. **CC&Rs:** One electronic PDF of the draft Covenants, Conditions, and Restrictions (CC&Rs) for the homeowners association shall be submitted to the Planning Division and approved by the City Attorney prior to building permit issuance. The applicant shall provide a completed CC&R checklist at submittal along with associated review fee made payable to the City of Mountain View. The checklist can be obtained by contacting the project planner or by email inquiry to planning.division@mountainview.gov.
40. **GARAGE STORAGE:** Storage is permitted in private garages of the project so long as it does not prevent use of the garage for required vehicle parking.
41. **PROJECT INFORMATION:** All marketing and sales literature, leasing information, and the Covenants, Conditions, and Restrictions (CC&Rs) for the complex shall clearly state that this project is complete as built and that no further expansions to the building structures are permitted without Planning Division approval. Any revisions to the project would require a separate application to the City by the homeowners association and would need to establish rules for all units in the complex.
42. **NOTICE TO POTENTIAL BUYERS:** In addition to the required legal disclosures, the applicant's sales staff shall notify potential buyers about known environmental contamination issues and the project site's environmental clean-up status with the designated oversight agency, if such issues and oversight are necessary per project mitigation measure MM HAZ-1.1.

CONSTRUCTION ACTIVITIES

43. **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.
44. **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.
45. **DISTURBANCE COORDINATOR:** The applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
46. **HAZARDOUS MATERIALS CONTAMINATION:** To reduce the potential for construction workers and adjacent uses to encounter hazardous materials contamination from asbestos-containing materials (ACM) 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 ACMs 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 ACMs, 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.

47. **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.
48. **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.
49. **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.
50. **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.

51. **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.
52. **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).
53. **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.

54. **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.

55. **CULTURAL SENSITIVITY TRAINING:** As requested by Muwekma Ohlone Tribe and Tamien Nation during the tribal consultation process for the project, Cultural Sensitivity Training shall be provided to the construction crews at the beginning of the project to aid those involved in the project to become more familiar with the indigenous history of peoples in the vicinity of the project site.
56. **NATIVE AMERICAN ARCHAEOLOGICAL MONITOR:** As requested by Muwekma Ohlone Tribe and Tamien Nation during the tribal consultation process for the project, a Native American archaeological monitor shall be present for all ground-disturbing activities throughout the project construction process.

MITIGATION MEASURES

57. **CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES—EXTENDED PHASE I INVESTIGATION:** Prior to issuance of a demolition permit, the City shall verify that the project sponsor has retained a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards and, if requested by a tribe registered with the Native American Heritage Commission (NAHC) for the City of Mountain View that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3, a Native American monitor to develop and implement an Extended Phase I Archaeological Assessment of the project site to test for precolonial and historic-era archaeological deposits to the depth of the project’s grading, trenching, and excavation. The Extended Phase I Assessment shall include subsurface testing of the project site through mechanical trenching to allow the archaeologist to observe subsurface conditions and locate any buried cultural deposits, features, or artifacts. Following demolition of existing buildings and removal of pavement and other impervious surfaces at the project site and prior to commencement of grading, trenching, and excavation, the Extended Phase I Assessment shall be completed, and the archaeologist shall document any findings and subsurface conditions in an Extended Phase I report which shall be submitted to the City. If the Extended Phase I investigation identifies archaeological resources, the archaeologist shall evaluate the find to determine its significance under CEQA (14 CCR 15064.5(f); Public Resources Code Section 20182). **(MM CUL-1.1)**
58. **HAZARDS AND HAZARDOUS MATERIALS—ADDITIONAL SOIL SAMPLING:** After demolition of the existing improvements on-site but prior to the commencement of grading, trenching, and excavation, soil samples shall be collected and analyzed by a qualified environmental professional to determine if shallow soils near the existing or historic locations of wood-framed structures on-site have been impacted by lead and/or pesticides historically used to control termites. If contaminants are detected at levels that exceed residential regulatory thresholds, the extent of contamination shall be identified, and a Health and Safety Plan and Soil Management Plan shall be implemented. Preparation and implementation of the Health and Safety Plan and Soil Management Plan shall be performed under the oversight of a regulatory agency, such as the Santa Clara County Department of Environmental Health, Regional Water Quality Control Board, or the Department of Toxic Substances Control, with copies of all documentation provided to the City. **(MM HAZ-1.1)**

Housing Department—650-903-6190 or housing@mountainview.gov

59. **BMR OWNERSHIP, ROWHOUSES OR TOWNHOUSES, PROVIDING UNITS:** Prior to issuance of the first building permit for the project, the applicant shall enter into a recorded agreement with the City that will require the applicant to provide at least 25% of the total base density number of dwelling units within the development as Below-Market-Rate (BMR) units consistent with Chapter 36, Article XIII, Divisions 1 and 2, of the City Code and the Below-Market-Rate Housing Program Administrative Guidelines and Directives. This results in a total of ten (10) units being available. The units will be designated as follows: three (3) units at eighty percent (80%) area median income (AMI), five (5) units at one hundred twenty percent (120%) AMI, and two (2) units at one hundred fifty percent (150%) AMI. This is in accordance with the units outlined in the Affordable Housing Compliance Plan dated June 20, 2025, including BMR unit locations indicated on the plan set dated June 20, 2025. The Housing Department reserves the right to review, approve, or deny any modifications proposed by the developer to the Affordable Housing Compliance Plan or unit delivery.
60. **BMR AND DENSITY BONUS AGREEMENT, PROCESS:** Prior to the first building permit submittal, the applicant shall contact the Housing Department at 650-903-6190 to begin preparation of a BMR and Density Bonus agreement for the project. The applicant shall submit the following information: (a) a copy of the Findings Report or Conditions of Approval; (b) a legal description of the property; (c) a site plan indicating the location, size, and phasing of BMR units in compliance with the City’s

BMR Ordinance; (d) updated affordable housing compliance plan; and (e) additional information as requested by the Housing Department. The BMR and Density Bonus agreement must be recorded prior to the issuance of the first building permit for the project.

61. **DENSITY BONUS, AFFORDABLE HOUSING UNITS:** Under provisions of the State Density Bonus Law, the applicant must submit an offer to construct eight (8) affordable ownership units for 80% to 120% AMI. The applicant shall enter into an agreement with the City that addresses these on-site affordable ownership housing units requirements, which shall be executed and recorded against the property prior to issuance of the first building permit for the project.
62. **DENSITY BONUS, OWNERSHIP UNITS SALES PRICE:** Under State Density Bonus Law, for-sale affordable units must be sold at costs as defined in the Health and Safety Code (HSC) Section 50052.5 based on “housing costs” defined in the California Code of Regulations, Title 25, Section 6920.

Building Division—650-903-6313 or building@mountainview.gov

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

63. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2025 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CALEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
64. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
65. **SPECIAL REQUIREMENTS BASED ON OCCUPANCY AND USE:** Project shall comply with the requirements per the CBC, Chapter 4.
66. **DWELLING UNIT SEPARATION:** Private garage separation required per the CBC, Section 406.3.2.
67. **OPENING PROTECTION:** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted per the CRC, Section R302.5.1.
68. **BUILDING HEIGHT AND NUMBER OF STORIES:** The project shall comply with the requirements per the CBC, Chapter 5, Section 504.
69. **MIXED USE AND OCCUPANCY:** The project shall comply with the requirements per the CBC, Chapter 5, Section 508.
70. **OCCUPANCY SEPARATION:** Proper separation is required to be provided between occupancies per the CBC, Table 508.4.
71. **TYPE OF CONSTRUCTION:** Provide the type of proposed construction per Chapter 6 of the CBC.
72. **FIRE AND SMOKE PROTECTION FEATURES:** The project shall comply with the requirements per the CBC, Chapter 7.
73. **MINIMUM DISTANCE OF PROJECTIONS:** The project shall comply with the requirements per the CBC, Chapter 7.
74. **BUILDINGS ON THE SAME LOT:** The project shall comply with the requirements per the CBC, Chapter 7, Section 705.3.

75. **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).
76. **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).
77. **FIRE WALLS:** Provide the required Fire Wall Resistance Ratings per CBC, Chapter 7, Table 706.4(c), as amended in MVCC Section 8.10.24.
78. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
79. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
80. **EMERGENCY ESCAPE AND RESCUE:** The project shall comply with the egress window requirements per the CBC, Section 1031.
81. **ACCESSIBILITY REQUIREMENTS (CHAPTER 11A):** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11A.
82. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at www.mountainview.gov/greenbuilding.
83. **REACH CODES FOR SINGLE-FAMILY AND DUPLEXES (NEW CONSTRUCTION):**
 - a. **EV Parking Requirements:** Parking shall provide one Level 2 charger for each dwelling unit, and any other parking provided shall be Level 1 EV charger ready, per MVCC Section 8.74.05.
84. **UTILITIES:** No utilities shall cross property lines unless connecting in the right-of-way or other legal means such as easements.
85. **BUILDING UTILITIES:** Utilities (gas, electrical, etc.) shall comply with PG&E Green Book requirements.
86. **STRUCTURAL CALCULATIONS:** Structural calculations may be required once the application for a building permit is submitted.
87. **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.
88. **SCHOOL IMPACT FEE:** The project is subject to school impact fees. To obtain information, fee estimates, and procedures, please contact the following local school districts: Mountain View Los Altos Union High School District at www.mvla.net or 650-940-4650; *and* Mountain View Whisman School District at www.mvwsd.org or 650-526-3500; or Los Altos School District at www.lasdschools.org or 650-947-1150.
89. **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 or contact by phone at 650-903-6313 to obtain information and submittal requirements.
90. **PEDESTRIAN PROTECTION:** Pedestrians shall be protected during construction, remodeling, and demolition; additionally, if required, signs shall be provided to direct pedestrian traffic. Provide sufficient information at the time of building plan submittal of how pedestrians will be protected from construction activity per the CBC, Section 3306.
91. **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.

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

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

FIRE PROTECTION SYSTEMS AND EQUIPMENT

93. **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.)
94. **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.
95. **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.)
96. **SMOKE ALARMS:** All residential occupancies shall be provided with California State Fire Marshal-listed smoke alarms. Smoke alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 907.2.11.)
97. **CARBON MONOXIDE ALARMS:** All residential occupancies shall be provided with carbon monoxide alarms. Carbon monoxide alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 915.)

FIRE DEPARTMENT ACCESS

98. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. (California Fire Code, Section 506.)
99. **FIRE APPARATUS ACCESS ROADS:** As shown in the approved plans, 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.)
100. **FIRE APPARATUS TURNAROUNDS:** As shown in the approved plans, dead-end fire apparatus access roads in excess of 150' in length shall be provided with approved provisions for the turning around of apparatuses. "Approved provisions" shall mean that turnarounds, in accordance with Mountain View Fire Department specifications, are provided in locations such that fire apparatuses shall never be more than 150' away from the closest turnaround. (California Fire Code, Section 503.)

101. **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.)

102. **ALL-WEATHER FIRE APPARATUS ACCESS ROADS:** Prior to combustible construction of a building, 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 that building unless otherwise approved by the Fire Marshall or their designee. Access roads shall have 13’6” overhead clearance, 20’ of unobstructed width, and 21’ inside turning radius. (California Fire Code, Section 503.)

EGRESS AND FIRE SAFETY

103. **ON-SITE DRAWINGS:** Submit electronic (.pdf) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.

HAZARDOUS CONDITIONS

104. **HAZARDOUS MATERIALS:** If hazardous materials will be stored or used on-site (including paints, thinners, compressed gases, propane, diesel, gasoline, batteries, etc.), complete a [Building Occupancy Classification Inventory Form](#). Submit a copy of the completed Building Occupancy Classification Inventory Form with your building plan submittal.

105. **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.

106. **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](#))

107. **CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS):** Prior to construction permit final, a complete [“CERS Submittal”](#) shall be provided.

EXTERIOR IMPROVEMENTS

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

109. **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

110. **EMERGENCY ESCAPE OPENING ACCESS:** Provide clear space and ladder pads at ground level for emergency escape opening access in R occupancies. Ladder pads shall be accessible by fire crews with a three-section, 12’ long ladder. Awnings and window shades shall be designed to not interfere with ladder access. (California Building Code, Section 1031.)

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

OWNERSHIP AND PROPERTY

111. **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 in compliance with Section 27.60 of the City Code. The

title report shall include all easements and agreements referenced in the title report as links or separate submitted documents. 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).

112. **SUBDIVISION:** Any combination or division of land for sale, lease, or financing purposes requires the filing and approval of a tentative map, completion of all conditions of subdivision approval, and the recordation of the final map, all prior to the issuance of the building permit. In order to place the approval of a final map on the City Council agenda, all related materials must be completed and approved a minimum of 60 calendar days prior to the Council meeting date.

RIGHTS-OF-WAY

113. **STREET DEDICATION:** As shown in the approved plans and Vesting Tentative Map, the project shall dedicate a public street in easement on the face of the map to widen San Leandro Avenue an additional 30' along the project frontage at 944 San Leandro (APN 153-18-031) and an additional approximately 2.71' along the project frontage at 922 San Leandro Avenue (APN 153-18-026) to maintain a continuous 30' right-of-way from the centerline of the street, in accordance with Sections 27.59 and 27.61 of the City Code.

114. **PUBLIC ACCESS EASEMENT (CONNECTIONS THROUGH SITES):** Prior to the issuance of any building permits and prior to approval of the final map, the owner shall dedicate a 12.5' wide public access easement (PAE), covenants, agreements, and deed restrictions on private property. The dedication shall indicate that:

- a. Public access shall be granted for nonautomotive use at all times;
- b. The owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);
- c. The PAE shall run with the land and be binding upon any successors;
- d. If the owner shall fail to abide by the PAE, the owner agrees to pay all reasonable costs and expenses incurred by the City in enforcing the performance of such obligations; and
- e. The owner agrees to indemnify, defend, and hold the City and the City's officers, employees, and agents harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in the performance of services or operations under the Dedication, including maintenance operations performed on the PAE by the owner or the owner's contractors, subcontractors, agents, or employees.

A legal description (metes and bounds) and plat map (drawing) of: (1) the owner's property; and (2) the PAE area shall be prepared by the owner in accordance with the City's Legal Description and Plat Requirements and submitted to the Public Works Department for review and approval.

115. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate a 10' wide public utility easement (PUE) along project street frontage(s) for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, and telecommunication facilities, and in compliance with Section 28.9.05 (Easements) of the City Code. Utility boxes and vaults are not allowed to encroach into the public sidewalk and must fit either entirely within the landscape strip or within the PUE. The property owner or homeowners association shall maintain the surface improvements over the easement and must not modify or obstruct the easement area in a manner contrary to the intent of the easement. The dedication statement shall specify the PUE shall be kept free and clear of buildings and other permanent structures/facilities, including, but not limited to, the following: garages, sheds, carports, and storage structures; balconies and porches; retaining walls; C.3 bioretention systems; and private utility lines running longitudinally within the PUE. This supersedes sheet L-4 of the plan set showing a retaining wall in the PUE. Retaining walls shall not be located in the PUE.

FEES AND PARK LAND

116. **MAP PLAN CHECK FEE:** Prior to the issuance of any building permits OR prior to approval of the final map, as applicable, the applicant shall pay the map plan check fee in accordance with Sections 28.7.b and 28.6.b of the City Code per the rates in effect at time of payment. The map plan check fee shall be paid at the time of the first map plan check submittal per the adopted fee in effect at time of payment.
117. **PLAN CHECK AND INSPECTION FEE:** Prior to the issuance of any building permits OR prior to approval of the final map, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.8.10 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.

118. **TRANSPORTATION IMPACT FEE:** Prior to the issuance of any building permits or prior to the approval of the final map, the applicant shall pay the transportation impact fee for the development based on the Fiscal Year 2023-24 Master Fee Schedule in accordance with Chapter 43 (Citywide Transportation Impact Fee) of the City Code and California Government Code Section 65589.5(s). If the project qualifies under California Government Code Section 66007(c)(4), the project may request the deferral of the payment of this fee until final inspection granting occupancy.
119. **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 based on the Fiscal Year 2023-24 Master Fee Schedule in accordance with Section 35.41 (Additional capacity-based charges; basis for determination of cost) of the City Code and California Government Code Section 65589.5(o). If the project qualifies under California Government Code Section 66007(c)(4), the project may request the deferral of the payment of this fee until final inspection granting occupancy.
120. **PARK LAND DEDICATION FEE:** Prior to the final inspection that grants occupancy, the applicant shall pay a Park Land Dedication In-Lieu Fee in the amount of \$862,784 for the 26 net new residential units subject to the fee. This fee is based on a land value of \$10,400,000 per acre, as established in Chapter 41 of the City Code, and represents the project's proportional share of the cost of providing three acres of park and recreational space per 1,000 residents.

STREET IMPROVEMENTS

121. **UTILITY PAYMENT AGREEMENT:** Prior to the issuance of any building permits and prior to the approval of the final map, the applicant shall sign a utility payment agreement and post a security deposit made payable to the City as security if each unit or building does not have separate sewer connections and water meters in accordance with Section 35.38 of the City Code. The utility payment agreement shall include provisions to have the security transferred from the applicant to the homeowners association (HOA), but still made payable to the City, when the HOA is formed for the subdivision.
122. **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, and detached sidewalk; driveway approach; street trees; streetlights; joint utility services; relocation of existing utility boxes, appurtenances, and streetlights out of new sidewalk; water, sewer, and storm drain services; grading/drainage improvements; C.3 storm water treatment; pavement overlay; signage and striping along the project street frontages; and bike ramp with splitter island, unless otherwise approved by the City Engineer.
 - a. **Improvement Agreement:** Prior to the issuance of the building permit or approval of the final map, 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 or approval of the final map, 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. 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 or approval of the final map, 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.
123. **INFRASTRUCTURE QUANTITIES:** 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.
124. **EXCAVATION PERMIT:** Upon first submittal of the building permit and improvement plans, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications are available online from the Development Permits website at: <https://developmentpermits.mountainview.gov/about-permits/applications>. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.
125. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, Section 27.60 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, and map 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 and final map.

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 sets, 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 or approval of the final map.

126. **TRAFFIC CONTROL PLANS:** Upon first submittal of the building permit and improvement plans, the applicant shall submit traffic control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans and the latest City standards. 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.).
127. **NOTIFICATION OF ADJACENT/AFFECTED PROPERTIES:** During improvement plan design, the applicant shall provide advance written notification(s) to owners and tenants of adjacent and affected properties describing the nature of the proposed public improvements and estimated project duration. The notice(s) shall be approved by the City prior to distribution.
128. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle traffic safety sight triangle(s), for the project site and adjacent properties, the site shall be compliant with height and clearance requirements per the Public Works Standard Details. Objects including, but not limited to, landscape, hardscape, poles, bollards, miscellaneous structures (including columns), signs, mailboxes, planters, retaining walls, seat walls, bicycle racks, partitions, buildings, and other structures, parking stalls, etc., shall be in compliance with safety triangle height and clearance requirements in accordance with City Standard Detail A-22.
129. **STREETLIGHTS:** All existing City standard streetlights shall be replaced, and new City standard streetlights shall be installed along the project street frontage of San Leandro Avenue per City standards. Streetlights shall be installed near crosswalks, driveways, and intersections. All conduits, pullboxes, and wiring shall be removed, replaced, and upgraded along project street frontages. Appropriate clearances per PG&E requirements between existing overhead lines shall be provided where applicable.
130. **STREET OVERLAY AND/OR PAVEMENT RECONSTRUCTION:** Half-street overlay (minimum 2" grind and overlay) and/or pavement reconstruction along the San Leandro 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.
131. **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.
132. **RED CURB AT DRIVEWAY ENTRANCES:** Street curbs adjacent to driveway entrances shall be painted red a minimum of 10' in each direction.
133. **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).

CURBS, SIDEWALKS, AND DRIVEWAYS

134. **DRIVEWAY APPROACH AND ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide Americans with Disabilities Act-compliant public sidewalk shall be provided behind new and existing driveway approaches. Tapers (conforms) may be provided to connect the proposed public sidewalk on each side of the proposed driveway.
135. **CURB, GUTTER, SIDEWALK IMPROVEMENTS:** Construct new curb, gutter, and sidewalk along the project frontages of San Leandro 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. San Leandro Avenue shall have a 7' wide sidewalk with the remainder being landscape strip (6.5' to 8.1').

136. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on San Leandro 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.

STREET TREES

137. **STREET TREES:** As shown on the approved plans, City street trees shall be installed along the street frontage, including where there are gaps in the spacing of existing street trees.
138. **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. Once completed, the applicant shall email the original to the Parks Division at parks@mountainview.gov and provide a duplicate copy to the Building Division with building permit submittal.
139. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner(s) in accordance with Chapter 32 of the City Code.

UTILITIES

140. **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. 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.
141. **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.
142. **WATER AND SEWER SERVICE:** As shown on the approved plans, water and sewer services shall be provided in accordance with City Code Section 35.38. All new services are required and shall be installed in accordance with City standards.
143. **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.
144. **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.
145. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, potable water services, recycled water services, fire services, sewer laterals, sewer cleanouts, storm drain laterals, storm cleanouts/inlets, gate valves, manholes, and utility mains shall be shown on the plans. Sewer laterals, potable water services, and fire services shall have a minimum 5' horizontal separation from each other. Recycled water and potable water shall have a minimum 10' horizontal separation from each other. New potable water and recycled water services shall have a minimum 5' clearance from trees,

and new sewer laterals shall have a minimum 10' clearance from trees. Angled connections within service lines shall not be allowed. 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.

146. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City potable and irrigation water services per City Code Section 35.28.20 (Requirements for backflow prevention devices). Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. A minimum 3' clearance shall be provided around each assembly for accessibility and maintenance. A minimum 1' clearance shall be provided between the assembly and building face, as applicable. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.
147. **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.
148. **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.
149. **UNDERGROUNDING OF OVERHEAD SERVICES:** All new electric and telecommunication facilities serving the site are to be placed underground, including transformers. The undergrounding of the new overhead electric and telecommunication lines is to be completed prior to the issuance of a Certificate of Occupancy for any new buildings within the site. Aboveground transformers, power meters, and pedestals shall be located so they are screened in the least visible location from the street or to the general public.
150. **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. Dedicate utility easements that are necessary for the common utility on the final map.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

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

- 153. **DRAINAGE REQUIREMENTS:** The on-site private driveway 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.
- 154. **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.
- 155. **RETAINING WALL:** Retaining walls shall have a maximum height of 36” unless an exception is granted by the Community Development and Public Works Departments. A private easement for the retaining walls shall be shown on the final map. Retaining walls along the perimeter of the subdivision shall be maintained by the homeowners association. The maintenance of the retaining walls shall be included in the Covenants, Conditions, and Restrictions (CC&Rs). A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.

SOLID WASTE AND RECYCLING

- 156. **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.”
- 157. **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.
- 158. **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.”
- 159. **TRASH ENCLOSURE DESIGN AND DETAILS:** Include trash plan sheet and enclosure details on a separate sheet in the initial building plans.

The property must have trash, recycling, and organics/composting service. Display on the plans the trash enclosure layout, location, and dimensions to scale with minimum service levels indicated below.

This 38-unit residential property will require the following minimum service levels:

	Qty	Size Yds/Gal	Type	Frequency	Total Yds
Trash	2	3	bin	1x/week	6
Paper Recycling	1	3	bin	1x/week	3
Containers Recycling	1	2	bin	1x/week	2
Compost	1	2	bin	1x/week	2

- Trash enclosure shall have the interior dimensions of at least 24” length and 18’8” width (448 square feet).
- Provide an interior light for resident use.
- Any trash enclosure light switch shall be above the height of a three-yard bin (5’2”) so it is accessible.

- Maintain 1' between bins, interior curbs, and walls in trash rooms. If there is no interior berm or curb, there shall be bumpers on the walls to avoid damage from bins hitting it. Provide a 4' pedestrian access door.
- The path of travel to roll out the trash bins for servicing must be flat and smooth. The driver will roll bins out of the enclosure for service directly in front of the enclosure. Bins will not be rolled over pavers or stamped surfaces. Provide a minimum 6' wide pathway for the hauler to pull bins from the trash enclosure for service. The hauler will not move bins out of the way to access the ones they are collecting. The trash enclosure gate must a minimum of 8' wide and be able to be secured in the fully open and closed positions.
- Trash enclosure is for collection containers only and not for other storage and shall be labeled "Trash Room."
- Any movement of bins over 30' is subject to hauler rollout fees. The current rollout fee is \$0.75 per foot per container per month.
- Maintain overhead clearances of 15' in the travelway and 22' at the point of collection.
- Provide a concrete stress pad measuring 10' deep by 16' wide in front of the staging area.
- The applicant shall install a commercial flared driveway instead of a standard driveway at San Leandro Avenue to provide a wider entry for trash collection vehicles to minimize running over curbs when entering or exiting the property.
- There shall be two parabolic mirrors at the trash enclosure area, which are necessary for Recology's trucks to safely back out and maintain visibility for the three-point turn circulation.
- The applicant shall install a pedestrian-only door to allow residents to easily enter and exit the trash enclosure. The current plan set shows only a service door which, while adequate for service, will be difficult for residents to utilize given the drop pins. The applicant shall maintain the 4' user access to the front of each bin inside the enclosure, 6' wide aisle for bin movement, and 8' minimum service gate width.
- Show drop pin holes on the plan sheets for the gates to be secured in the fully open position. This is a necessary measure for driver safety while moving the bins for service.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

160. **SANTA CLARA VALLEY WATER DISTRICT WELLS:** Santa Clara Valley Water District (Valley Water) requires the following note to be labeled on the building and improvement plans: "While the Santa Clara Valley Water District (Valley Water) has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage."
161. **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."
162. **OCCUPANCY RELEASE (RESIDENTIAL):** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: "For residential developments, no residential units will be released for occupancy unless the improvements to be constructed to City standards and/or to be accepted for maintenance by the City, including water meters and sanitary sewer cleanouts as well as trash rooms and/or enclosures, are substantially complete per the City of Mountain View Standard Provisions for Public Works construction. The Public Works Director shall make the determination of what public improvements are substantially complete."

ENVIRONMENTAL SAFETY

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

163. **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.
164. **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.
165. **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.
166. **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.
167. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
168. **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.
169. **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.
170. **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.
171. **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.
172. **PRIVATE STREET MAINTENANCE:** For residential projects with private streets, the following ongoing maintenance shall be provided: (a) private streets shall be swept at least four times per year; (b) private storm drain inlets shall be cleaned at least once per year prior to October 15; and (c) common area trash management and litter control. Attach a copy of the contract or maintenance agreement identifying the name, address, and phone number of the party carrying out these maintenance activities.

173. **PRIVATE STORM DRAIN INLET STENCILING:** For residential subdivisions with private streets, storm drain inlets shall be labeled in accordance with the City’s storm drain inlet label program (“No Dumping, Flows to Bay”).
174. **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.
175. **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.

176. **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>.
177. **FULL TRASH CAPTURE:** Projects located in “moderate,” “high,” or “very high” trash generating areas as outlined in the City’s Long-Term Trash Load Reduction Plan that are undergoing site improvements shall install full trash capture protection within the existing storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. The full-trash capture device must be selected from the list of State Water Board-approved devices: https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer’s recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site and include details for the installation of the trash capture system(s) in the building plans for the project.
178. **FULL TRASH CAPTURE (OFF-SITE IMPROVEMENT):** Projects located in “moderate,” “high,” or “very high” trash generating areas as outlined in the City’s Long-Term Trash Load Reduction Plan that will construct off-site improvements to the public storm drain system shall install full trash capture protection within the newly constructed public storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. The full-trash capture device must be selected from the list of State Water Board-approved devices: https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer’s recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove

trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.

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.