

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW  
CONDITIONALLY APPROVING A PLANNED COMMUNITY PERMIT,  
DEVELOPMENT REVIEW PERMIT, AND PROVISIONAL USE PERMIT TO CONSTRUCT  
195 THREE-STORY ATTACHED ROWHOUSES, UTILIZING STATE DENSITY BONUS LAW;  
AND A HERITAGE TREE REMOVAL PERMIT TO REMOVE 139 HERITAGE TREES,  
ALL ON A 10-ACRE SITE LOCATED AT  
515-545 NORTH WHISMAN ROAD (APN 160-54-002 AND 160-54-003);  
AND FINDING THE PROJECT TO BE STATUTORILY EXEMPT FROM REVIEW UNDER THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO  
PUBLIC RESOURCES CODE SECTION 21080.66

WHEREAS, on March 11, 2025, Brian Griggs submitted a preliminary application pursuant to Section 65941.1 of the Government Code and subsequently filed an application (No. PL-11346) on behalf of Stonelex, LLC, for a Planned Community Permit, Development Review Permit, and Provisional Use Permit to construct 195 three-story rowhouses; a Heritage Tree Removal Permit to remove 139 Heritage trees; and a Vesting Tentative Map to create 56 parcels and 195 condominium units located on a 10-acre project site at 515 and 545 North Whisman Road; and

WHEREAS, the subject property has a General Plan Land Use Designation of East Whisman Mixed-Use; and

WHEREAS, the subject property is located in the P(41) East Whisman Precise Plan (EWPP); and

WHEREAS, as authorized by the Quimby Act, Government Code Section 66477, the City of Mountain View 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 development place additional burdens on 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, this development project is located within the Whisman Planning Area. Currently, approximately 9,780, or 11%, of the approximately 86,121 residents of Mountain View live within the Whisman Planning Area. To meet the City's three-acres-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 Whisman Planning Area. Currently, the Whisman Planning Area has only 18.81 acres of parks and recreational facilities, which means there is a 10.19-acre deficit; and

WHEREAS, in accordance with the City-adopted density formula, this 195-unit development project will add approximately 390 new residents to the City and the population within the Whisman 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 1.0 acre of land or pay a fee in lieu thereof to offset the burden the 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 applicable new units subject to the park land dedication requirements, the current 10.19-acre park and recreational facility deficit within the Whisman Planning Area will increase to 11.19 acres; and

WHEREAS, based on a fair-market land value of \$9,500,000 per acre, it will now cost the City \$106,324,000 to provide parks and recreational facilities at a ratio of three acres per 1,000 residents within the Whisman Planning Area. Because the additional residents generated by this project will make up approximately 4% of the population within the Whisman 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 Whisman Planning Area is \$4,252,960; and

WHEREAS, the fair-market land value of \$9,500,000 per acre represents the lowest price per acre in the range of values for medium-density (13 to 25 dwelling units per acre (du/ac)) development per the Fiscal Year 2025-26 City of Mountain View Master Fee Schedule; 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 4, 2026 on said application and recommended the City Council conditionally approve the Planned Community Permit, Development Review Permit, Provisional Use Permit, and Heritage Tree Removal Permit, subject to the findings and conditions of approval attached hereto, and a related Vesting Tentative Map; and

WHEREAS, the City Council held a duly noticed public hearing on \_\_\_\_\_ 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 to conditionally approve a Vesting Tentative Map to create 30 residential lots with 195

condominium units and 26 common lots on a 10-acre site located at 515-545 North Whisman Road (APN 160-54-002 and 160-54-003); now, therefore, be it

**RESOLVED:** that the above recitals are correct and are material to this Resolution and are incorporated into this Resolution as findings of the City Council; and be it

**FURTHER RESOLVED:** based on substantial evidence in the record, the City Council of the City of Mountain View finds the project to be statutorily exempt from the California Environmental Quality Act (Public Resources Code Section 21000, *et seq.*) (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 as described in further detail below; and be it

**FURTHER RESOLVED:** that the City Council hereby makes the following findings regarding the Provisional Use Permit pursuant to City Code Section 36.48.25 to allow the construction of 195 three-story attached rowhouses:

**a. The proposed use is conditionally permitted within the subject Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code.** The proposed use is conditionally permitted within the EWPP and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code because rowhouses are provisionally allowed only within the Mixed-Use, Low-Intensity Character Subarea where the project is located (EWPP Section 3.2(2)). The project is consistent with the applicable development standards of the EWPP and Rowhouse Design Guidelines, including height, floor area ratio (FAR), open area, and setbacks. The project proposes numerous waivers to the development standards under State Density Bonus Law. Under the Housing Accountability Act, the use of a density bonus, concession, or waiver does not constitute a valid basis for finding a project inconsistent with the General Plan and Zoning Ordinance;

**b. The proposed use is consistent with the General Plan.** The proposed use is consistent with the East Whisman Mixed Use Land Use Designation of the General Plan because the proposed multi-family residential rowhouse development is consistent with the East Whisman Mixed Use Land Use Designation for the site and meets a range of General Plan policy objectives. For example, the project meets General Plan Policies LUD 19.3 (Connectivity improvements) and LUD 9.3 (Enhanced public space) by proposing four primary new blocks of rowhomes with a street hierarchy that creates 17 sub-blocks that provide pedestrian, paseo, or vehicular access to rowhomes, including multiple new public-access pedestrian paths through the site to access an existing pedestrian and bicycle path, as well as a new publicly accessible open area. Furthermore, it meets General Plan Policies LUD 6.1 (Neighborhood character) and LUD 19.6 (Residential transitions) by providing street trees and utilizing greater setbacks along the Whisman Road frontage (closest to the existing neighborhood) than are required and proposes three-story buildings which provide a natural step-down toward the existing neighborhood and new street trees along the North Whisman frontage;

**c. The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character and environmental conditions of existing and**

**future land uses in the vicinity.** The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character and environmental conditions of existing and future land uses in the vicinity because the character of existing and future land uses in the vicinity consists of existing one- to two-story residential and commercial uses as well as higher-intensity office and residential units envisioned by the Precise Plan. The proposed rowhouse development is an appropriate transition between the lower-intensity residential uses to the west and the envisioned higher-intensity residential and commercial uses to the east, and new residential development is an integral part of the vision for East Whisman;

d. **Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Precise Plan in which it is to be located.** Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Precise Plan in which it is to be located because all buildings proposed are consistent with applicable development standards and guidelines in the EWPP and Rowhouse Guidelines, which do not include those that are waived under State Density Bonus Law; and

e. **The approval of the Provisional Use Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Provisional Use Permit complies with CEQA because the project is statutorily exempt project per Section 21088.66 of the PRC (“Urban Infill Exemption”). The City prepared a peer review of the Assembly Bill (AB) 130 CEQA Exemption Site Analysis Memorandum dated November 19, 2025 (incorporated by reference as though fully set forth herein), which demonstrates the project’s compliance with the eligibility criteria as set forth below:

(1) **The project is a housing development project.** The project site consists of only residential units and is a housing development project.

(2) **The project site is not more than 20 acres or five acres if a Builder’s Remedy project.** The proposed project is located on a 10-acre site and is not a Builder’s Remedy project.

(3) **The project site is located within the boundaries of an incorporated municipality, or it is located within an urban area, as defined by the United States Census Bureau.** The project site is developed with commercial office buildings and is surrounded by urban development.

(4) **The project site meets any of the following criteria: it has been previously developed with an urban use; or at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses; or at least 75% of the area within a one-quarter mile radius of the site is developed with urban uses; or, for sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.** The site meets at least one of the criteria referenced because it is located within an urbanized, developed area of the City, and 100% of the

adjoining parcels are developed with existing residential and commercial (urban) uses. The site is developed with commercial office buildings and is surrounded by urban development.

**(5) The project is consistent with the applicable General Plan and Zoning Ordinance as well as any applicable local coastal program.** The site is within a Mixed-Use Character Area of the EWPP. The property has a General Plan designation of East Whisman Mixed Use, Low-Intensity, and a zoning designation of P(41) East Whisman Precise Plan. The project is consistent with the applicable General Plan and Precise Plan requirements and will use the State Density Bonus Law to achieve modifications and waivers from certain Precise Plan standards. Per AB 130 (codified at PRC Section 21080.66(a)(4)(c)), the approval of density bonus waivers or concessions are not grounds for concluding inconsistency with the General Plan or zoning designations.

**(6) The project will be at least one-half of the applicable density specified in Government Code Section 65583.2(c)(3)(B).** The project is proposed at a density of approximately 19.5 du/ac, which exceeds the minimum requirement of 15 du/ac for a jurisdiction in a metropolitan county.

**(7) The project satisfies the requirements specified in Government Code Section 65913.4(a)(6).** The project site satisfies the requirements specified in Government Code Section 65913.4(a)(6). The site is not located within the coastal zone and does not contain farmland, wetlands, or sensitive habitats and is not subject to a conservation easement. The site is also not located within a very high fire hazard severity zone, earthquake fault zone, or flood hazard zone. While the site has been impacted by past soil, soil gas, and groundwater contamination associated with historical operations at nearby properties, the site itself is not designated as a hazardous waste site, and is not included on any of the Section 65962.5 lists (the Cortese List), nor is it designated as a hazardous waste site under Health and Safety Code Section 25356.29.

**(8) The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.** No listed historic structures are present on the site. The existing commercial office buildings to be demolished are not designated as historic resources and are not considered to be potential historic resources.

**(9) For a project that was deemed complete pursuant to Government Code Section 65589.5(h)(5) on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.** There is no lodging present on the site, and no portion of the site is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. The project does not propose any lodging uses; and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings regarding the Planned Community Permit pursuant to City Code Section 36.50.55 to allow the construction of 195 three-story rowhouses:

a. **The proposed use or development is consistent with the provisions of the applicable Precise Plan, or, if no Precise Plan exists for the subject area, the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments; or, if variations from requirements in the applicable Precise Plan are granted, the proposal clearly demonstrates superior site and building design and is in substantial compliance with the intent of the requirements in the applicable Precise Plan.** The proposed development is consistent with the applicable provisions of the EWPP. Although the proposed development requests variations from EWPP requirements under State Density Bonus Law, the proposal clearly demonstrates superior site and building design and is in substantial compliance with the intent of the requirements in the EWPP. Except as waived under State Density Bonus Law, the project complies with setback and height requirements specified for the Low-Intensity Mixed-Use Area of the Plan and the North Whisman Road neighborhood transition zone. The rowhouse use is provisionally allowed in the Low-Intensity Mixed-Use Area of the Plan. The project provides new publicly accessible paseos that support the public circulation network envisioned by the Plan. The project provides compliant bicycle parking by providing two spaces per unit, 195 long-term bicycle parking stalls, and 24 short-term bicycle parking stalls and voluntarily proposes two-car garages for each dwelling unit. The project qualifies for a 10% density bonus (up to 19 units), up to one concession or incentive, and unlimited waivers of development standards that would "physically preclude" construction of the proposed project at the allowed density (Government Code Section 65915). The use of a density bonus, concession, or waiver does not constitute a valid basis for finding a project inconsistent with the General Plan and Zoning Ordinance;

b. **The proposed use or development is consistent with the General Plan.** The proposed use is consistent with the East Whisman Mixed Use Land Use Designation of the General Plan because the proposed multi-family residential rowhouse development is consistent with the East Whisman Mixed Use Land Use Designation for the site and meets a range of General Plan policy objectives. For example, the project meets General Plan Policies LUD 19.3 (Connectivity improvements) and LUD 9.3 (Enhanced public space) by proposing four primary new blocks of rowhomes with a street hierarchy that creates 17 sub-blocks that provide pedestrian, paseo, or vehicular access to rowhomes, including multiple new public access pedestrian paths through the site to access an existing pedestrian and bicycle path, as well as a new publicly accessible open area. Furthermore, it meets General Plan Policies LUD 6.1 (Neighborhood character) and LUD 19.6 (Residential transitions) by providing street trees and utilizing greater setbacks along the Whisman Road frontage (closest to the existing neighborhood) than are required and proposes three-story buildings which provide a natural step-down toward the existing neighborhood and new street trees along the North Whisman frontage. While the project exceeds the 1.0 FAR maximum in the General Plan, under the Housing Accountability Act, the use of a density bonus, concession, or waiver does not constitute a valid basis for finding a project inconsistent with the General Plan and Zoning Ordinance;

**c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare.** The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because rowhouses and residential uses are envisioned by the EWPP and the General Plan East Whisman Mixed-Use Designation. In addition, the project will meet all California Building Code and California Fire Code requirements as adopted by the City of Mountain View, including, but not limited to, requirements under the Americans with Disabilities Act (ADA). The project must also adhere to standard requirements during construction, which include, but are not limited to, minimizing measures to manage work hours, reduce noise, and limit airborne dust during the construction process;

**d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area.** The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by designing its street network to align with the existing street network, which minimizes vehicular and pedestrian conflicts. Further, the project provides three dedicated public pedestrian access easements through the site from North Whisman Road to the existing bicycle and pedestrian path on the east side of the site and one north-to-south public pedestrian access through the central paseo, helping to integrate the existing pedestrian and bicycle network. It also provides a publicly accessible mini-park at the southeastern corner of the site, which partially satisfies the EWPP's vision for additional park space. The buildings are no more than three stories, or 42', that are set back from North Whisman Road between 30' and 32', which provides sufficient transition between the higher-intensity developments envisioned in the EWPP's core development area and the existing one- to two-story residential neighborhood to the west of North Whisman Road; and

**e. The approval of the Planned Community Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Planned Community Permit complies with CEQA because the project is statutorily exempt per Section 21088.66 of the PRC ("Urban Infill Exemption"). The City prepared a peer review of the AB 130 CEQA Exemption Site Analysis Memorandum dated November 19, 2025 (incorporated by reference as though fully set forth herein), which demonstrates the project's compliance with the eligibility criteria as set forth below:

**(1) The project is a housing development project.** The project site consists of only residential units and is a housing development project.

**(2) The project site is not more than 20 acres or five acres if a Builder's Remedy project.** The proposed project is located on a 10-acre site and is not a Builder's Remedy project.

**(3) The project site is located within the boundaries of an incorporated municipality, or it is located within an urban area, as defined by the United States Census Bureau.** The project site is developed with commercial office buildings and is surrounded by urban development.

**(4) The project site meets any of the following criteria: it has been previously developed with an urban use; or at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses; or at least 75% of the area within a one-quarter mile radius of the site is developed with urban uses; or, for sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.** The site meets at least one of the criteria referenced because it is located within an urbanized, developed area of the City, and 100% of the adjoining parcels are developed with existing residential and commercial (urban) uses. The site is developed with commercial office buildings and is surrounded by urban development.

**(5) The project is consistent with the applicable General Plan and Zoning Ordinance as well as any applicable local coastal program.** The site is within a Mixed-Use Character Area of the EWPP. The property has a General Plan designation of East Whisman Mixed Use, Low-Intensity, and a zoning designation of P(41) East Whisman Precise Plan. The project is consistent with the applicable General Plan and Precise Plan requirements and will use the State Density Bonus Law to achieve modifications and waivers from certain Precise Plan standards. Per AB 130 (codified at PRC Section 21080.66(a)(4)(c)), the approval of density bonus waivers or concessions are not grounds for concluding inconsistency with the General Plan or zoning designations.

**(6) The project will be at least one-half of the applicable density specified in Government Code Section 65583.2(c)(3)(B).** The project is proposed at a density of approximately 19.5 du/ac, which exceeds the minimum requirement of 15 du/ac for a jurisdiction in a metropolitan county. Therefore, the project meets this criterion.

**(7) The project satisfies the requirements specified in Government Code Section 65913.4(a)(6).** The project site satisfies the requirements specified in Government Code Section 65913.4(a)(6). The site is not located within the coastal zone and does not contain farmland, wetlands, or sensitive habitats and is not subject to a conservation easement. The site is also not located within a very high fire hazard severity zone, earthquake fault zone, or flood hazard zone. While the site has been impacted by past soil, soil gas, and groundwater contamination associated with historical operations at nearby properties, the site itself is not designated as a hazardous waste site and is not included on any of the Section 65962.5 lists (the Cortese List), nor is it designated as a hazardous waste site under Health and Safety Code Section 25356.29.

**(8) The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.** No listed historic structures are present on the site. The existing commercial office buildings to be demolished are not designated as historic resources and are not considered to be potential historic resources.

**(9) For a project that was deemed complete pursuant to Government Code Section 65589.5(h)(5) on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.** There is no lodging present on the site, and no portion of the site is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. The project does not propose any lodging uses; and be it

FURTHER RESOLVED: that the City Council hereby makes the following findings regarding the Development Review Permit pursuant to City Code Section 36.44.70 to allow the construction of 195 new three-story rowhouses:

**a. The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines.** The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines because, except as waived under State Density Bonus Law or conditioned for approval, the project is consistent with all objective standards of the EWPP and General Plan East Whisman Mixed-Use Land Use Designation of the General Plan, including compliance with setback and height requirements specified for the North Whisman Road neighborhood transition zone. The proposed use is consistent with the East Whisman Mixed-Use Land Use Designation of the General Plan because the proposed multi-family residential rowhouse development is consistent with the East Whisman Mixed-Use Land Use Designation for the site and complies with a range of General Plan policy objectives. For example, the project meets General Plan Policies LUD 19.3 (Connectivity improvements) and LUD 9.3 (Enhanced public space) by proposing four primary new blocks of rowhomes with a street hierarchy that creates 17 sub-blocks that provide pedestrian, paseo, or vehicular access to rowhomes, including multiple new public access pedestrian paths through the site to access an existing pedestrian and bicycle path, as well as a new publicly accessible open area. Furthermore, it meets General Plan Policies LUD 6.1 (Neighborhood character) and LUD 19.6 (Residential transitions) by providing street trees and utilizing greater setbacks along the Whisman Road frontage (closest to the existing neighborhood) than are required and proposes three-story buildings which provide a natural step-down toward the existing neighborhood and new street trees along the North Whisman frontage. While the project exceeds the 1.0 FAR maximum in the General Plan, under the Housing Accountability Act, the use of a density bonus, concession, or waiver does not constitute a valid basis for finding a project inconsistent with the General Plan and Zoning Ordinance. Thus, the project's exceedance of the FAR threshold is permissible due to legislative preemption;

**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, is compatible with surrounding development because the proposed rowhouses provide defined front-entry access along the street frontage, rear public access path, and interior paseos, which promote a neighborhood aesthetic. Further, the

proposed rowhomes provide a color palette and a material mix of stucco, stone, and cementitious siding that is consistent with other nearby residential sites. Equipment and lighting are screened and shielded, which further respects the existing neighborhood character;

**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 integrates its proposed street network to align with the existing streets, specifically Murlagan Avenue and Devonshire Avenue. The attached rowhouses are divided into 30 buildings to break up their massing. Parking is provided within garages and as parallel spaces along major drives, which reduces the extent of open paving. Multiple open areas are provided across the site, limiting the distance residents must travel and providing options for recreation activities;

**d. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area.** The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by including a variety of largely open or partially open fences that are no greater than 4' in height, which provide visual relief without appearing overly imposing. The plantings are consistent with the Water Conservation in Landscaping Requirements and EWPP Landscaping Standards by using low-water-use plantings and including recreation-oriented amenities. Furthermore, the landscaping and common open areas are designed to maximize functionality and utilize plantings that are compatible with surrounding property by using noninvasive plants and California natives and providing tree canopy coverage consistent with the existing neighborhood and surrounding development;

**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 because there is an appropriate hierarchy and division of pedestrian and vehicular corridors that minimize conflicts. The project utilizes three primary service streets that are divided into alleys for garage access and separate provides pedestrian and paseo access to each unit, which enhances the pedestrian experience. Furthermore, there are multiple sidewalks, paseos, and pedestrian paths that are well-integrated into the existing pathway network and oriented toward recreational spaces and the existing bicycle and pedestrian path at the north of the site. The vehicular circulation is designed to have a hierarchy between service streets and alleys, which provides a strong hierarchy and limits conflicts between pedestrians and vehicles; and

**f. The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Development Review Permit complies with CEQA because the project is statutorily exempt per Section 21088.66 of the PRC ("Urban Infill Exemption"). The City prepared a peer review of the AB 130 CEQA Exemption Site Analysis

Memorandum dated November 19, 2025 (incorporated by reference as though fully set forth herein), which demonstrates the project's compliance with the eligibility criteria as set forth below:

**(1) The project is a housing development project.** The project site consists of only residential units and is a housing development project.

**(2) The project site is not more than 20 acres or five acres if a Builder's Remedy project.** The proposed project is located on a 10-acre site and is not a Builder's Remedy project.

**(3) The project site is located within the boundaries of an incorporated municipality, or it is located within an urban area, as defined by the United States Census Bureau.** The project site is developed with commercial office buildings and is surrounded by urban development.

**(4) The project site meets any of the following criteria: it has been previously developed with an urban use; or at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses; or at least 75% of the area within a one-quarter mile radius of the site is developed with urban uses; or, for sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.** The site meets at least one of the criteria referenced because it is located within an urbanized, developed area of the City, and 100% of the adjoining parcels are developed with existing residential and commercial (urban) uses. The site is developed with commercial office buildings and is surrounded by urban development.

**(5) The project is consistent with the applicable General Plan and Zoning Ordinance as well as any applicable local coastal program.** The site is within a Mixed-Use Character Area of the EWPP. The property has a General Plan designation of East Whisman Mixed-Use, Low-Intensity, and a zoning designation of P(41) East Whisman Precise Plan. The project is consistent with the applicable General Plan and Precise Plan requirements and will use the State Density Bonus Law to achieve modifications and waivers from certain Precise Plan standards. Per AB 130 (codified at PRC Section 21080.66(a)(4)(c)), the approval of density bonus waivers or concessions are not grounds for concluding inconsistency with the General Plan or zoning designations.

**(6) The project will be at least one-half of the applicable density specified in Government Code Section 65583.2(c)(3)(B).** The project is proposed at a density of approximately 19.5 du/ac, which exceeds the minimum requirement of 15 du/ac for a jurisdiction in a metropolitan county.

**(7) The project satisfies the requirements specified in Government Code Section 65913.4(a)(6).** The project satisfies the requirements specified in Government Code Section 65913.4(a)(6). The site is not located within the coastal zone and does not contain farmland, wetlands, or sensitive habitats and is not subject to a conservation easement. The site

is also not located within a very high fire hazard severity zone, earthquake fault zone, or flood hazard zone. While the site has been impacted by past soil, soil gas, and groundwater contamination associated with historical operations at nearby properties, the site itself is not designated as a hazardous waste site and is not included on any of the Section 65962.5 lists (the Cortese List), nor is it designated as a hazardous waste site under Health and Safety Code Section 25356.29.

**(8) The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.** No listed historic structures are present on the site. The existing commercial office buildings to be demolished are not designated as historic resources and are not considered to be potential historic resources.

**(9) For a project that was deemed complete pursuant to Government Code Section 65589.5(h)(5) on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.** There is no lodging present on the site, and no portion of the site is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. The project does not propose any lodging uses; and be it

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

**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 (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. As provided in Government Code Section 65915(o)(6), if the applicable Zoning Ordinance (in this case, the EWPP) or General Plan does not provide a base density in dwelling units per acre, the developer may provide a base density study based on objective development standards applicable to the project (in this case, FAR), and the City shall accept it. Based on the applicant's base density analysis, the base density is 182 units. Consistent with Section 65915(b)(1)(D), the project proposes that at least 10% of the total dwelling units will be sold to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase. Consistent with Section 65915(c)(2), the applicant has agreed in their Affordable Housing Compliance Plan to deed-restrict the affordable units to ensure that "the unit is initially sold to and occupied by a person or family of very low, low, or moderate income, as required, and it is offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code and is subject to an equity sharing agreement.";

**b. 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 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 provides 15% of the 182 base units (28 units) as moderate-income units at 90% and 120% of the Area Median Income (AMI) and qualifies for a 10% density bonus, or up to 19 additional units above the base density (Government Code Section 65915(f)). Although the project qualifies for 19 additional units above base density, the project is only requesting 13 of the 19 allowed bonus units, for a total of 195 units;

**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.** This finding is not applicable because there are no reduced parking ratios requested by the project;

**d. If incentives/concessions are requested, the project meets the eligibility requirements thereof 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 qualifies for one incentive/concession as described in Section 65915(d) of the State Density Bonus Law, and the applicant's density bonus letter states that the incentive/concession will result in identifiable and actual costs to provide the affordable units. The applicant is requesting a concession from the City Code requirement to the reasonable dispersal and proportional distribution requirements of the affordable units (City Code Section 36.40.10(f)). The proposed development proposes to allocate more deed-restricted units to the smallest units provided in the project, which are predominantly located on the western half of the site, rather than providing a proportional number of deed-restricted and market-rate units among the different-size units and evenly spread throughout the project, resulting in the affordable units on average being proportionally smaller in area, but not bedroom count, than the market-rate units; and

**e. If waivers are requested, the development standards requested to be waived would physically preclude the units or incentives/concessions provided in the project as described in Section 65915(e) of the State Density Bonus Law.** The applicant is requesting a waiver of 20 development standards that would physically preclude the construction of the development at the proposed density as described in Section 65915(e) of the State Density Bonus Law. Strict adherence to each of the development standards described below would reduce the project's size and change the project's layout in a manner that would preclude the construction of the 195 units as proposed. The applicant is requesting reductions of the following development standards, and a justification for how each standard waived physically precludes the construction of the project as proposed is provided in their Density Bonus Eligibility Letter, which is attached to the Council Report: (1) Maximum FAR; (2) Site Coverage; (3) Minimum Private Open Space; (4) Residential Paseo Minimum Dimensions; (5) Publicly Accessible Mini-Park; (6) Street A; (7) Public Circulation Network; (8) Maximum Block Area and Length/Block Circulation Plan; (9) Ground-Level Plate Height; (10) Maximum Front Setback; (11) Property Line Streets and Connections; (12) Circulation Network-Type Design Standards; (13) Public Utility Easement

Requirement; (14) Street Design and Street Sections; (15) Transportation Demand Management Requirements of the EWPP; (16) Minimum Distance Between Buildings; (17) Regular Massing Breaks; (18) Landscaped Open Area Minimum; (19) Driveway Apron Maximum; and (20) Shared Trash Service Instead of Individual Garbage Carts. The City is required to waive or reduce any development standard that has the effect of physically precluding the construction of a development at the proposed density. Each of these standards, if applied to the project, would physically preclude the construction of the development at the proposed density; and be it

FURTHER RESOLVED: that the City Council makes the following findings regarding the Heritage Tree Removal Permit pursuant to Section 32.35 of the Municipal Code to remove 139 Heritage trees based on an arborist report prepared by HortScience|Bartlett Consulting dated January 2026 and reviewed by the City arborist and the following findings:

- 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 the age of the trees relative to the life span of that 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 HortScience|Bartlett Consulting, 42 trees are identified as being in poor condition. Furthermore, there are existing trees located in overhead and underground utility easements that need to be removed along the southern and northern boundaries of the property. Overall, all trees proposed for removal are in direct conflict with the proposed structure, including both existing overhead utilities as well as proposed site plan improvements, such as roads and utilities;
- b. **It is necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.** It is necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties because all tree removals are located either where the proposed rowhouses are located, or where the existing or proposed utilities or proposed streets sidewalks are located, or because they are located on a berm that must be regraded to provide required stormwater infrastructure;
- c. **It is appropriate to remove the trees to implement good forestry practices, such as, but not limited to, the number of healthy trees a given parcel of land will support, the planned removal of any tree nearing the end of its life cycle, and replacement with young trees to enhance the overall health of the urban forest.** It is appropriate to remove the trees because the comprehensive redevelopment of the site, including improvements such as new streets, utilities, rowhouse units, trees, and landscape programs, requires removal of existing trees. While 139 Heritage trees will be removed, the project will relandscape with 440 new trees;

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 plant replacement trees per City standards, and the site will exceed the current canopy coverage of 17.2% at tree maturity, with a total canopy coverage anticipated at maturity of 22.2%; 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 CEQA because the project is statutorily exempt project per Section 21088.66 of the PRC (“Urban Infill Exemption”). The City prepared a peer review of the AB 130 CEQA Exemption Site Analysis Memorandum dated November 19, 2025 (incorporated by reference as though fully set forth herein), which demonstrates the project’s compliance with the eligibility criteria as set forth below:

(1) **The project is a housing development project.** The project site consists of only residential units and is a housing development project.

(2) **The project site is not more than 20 acres or five acres if a Builder’s Remedy project.** The proposed project is located on a 10-acre site and is not a Builder’s Remedy project.

(3) **The project site is located within the boundaries of an incorporated municipality, or it is located within an urban area, as defined by the United States Census Bureau.** The project site is developed with commercial office buildings and is surrounded by urban development.

(4) **The project site meets any of the following criteria: it has been previously developed with an urban use; or at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses; or at least 75% of the area within a one-quarter mile radius of the site is developed with urban uses; or, for sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.** The site meets at least one of the criteria referenced because it is located within an urbanized, developed area of the City, and 100% of the adjoining parcels are developed with existing residential and commercial (urban) uses. The site is developed with commercial office buildings and is surrounded by urban development.

(5) **The project is consistent with the applicable General Plan and Zoning Ordinance as well as any applicable local coastal program.** The site is within a Mixed-Use Character Area of the EWPP. The property has a General Plan designation of East Whisman Mixed-Use, Low-Intensity, and a zoning designation of P(41) East Whisman Precise Plan. The project is consistent with the applicable General Plan and Precise Plan requirements and will use

the State Density Bonus Law to achieve modifications and waivers from certain Precise Plan standards. Per AB 130 (codified at PRC Section 21080.66(a)(4)(c)), the approval of density bonus waivers or concessions are not grounds for concluding inconsistency with the General Plan or zoning designations.

**(6) The project will be at least one-half of the applicable density specified in Government Code Section 65583.2(c)(3)(B).** The project is proposed at a density of approximately 19.5 du/ac, which exceeds the minimum requirement of 15 du/ac for a jurisdiction in a metropolitan county.

**(7) The project satisfies the requirements specified in Government Code Section 65913.4(a)(6).** The project satisfies the requirements specified in Government Code Section 65913.4(a)(6). The site is not located within the coastal zone and does not contain farmland, wetlands, or sensitive habitats and is not subject to a conservation easement. The site is also not located within a very high fire hazard severity zone, earthquake fault zone, or flood hazard zone. While the site has been impacted by past soil, soil gas, and groundwater contamination associated with historical operations at nearby properties, the site itself is not designated as a hazardous waste site and is not included on any of the Section 65962.5 lists (the Cortese List), nor is it designated as a hazardous waste site under Health and Safety Code Section 25356.29.

**(8) The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.** No listed historic structures are present on the site. The existing commercial office buildings to be demolished are not designated as historic resources and are not considered to be potential historic resources.

**(9) For a project that was deemed complete pursuant to Government Code Section 65589.5(h)(5) on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.** There is no lodging present on the site, and no portion of the site is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. The project does not propose any lodging uses; and be it

FURTHER RESOLVED: that the City Council hereby approves the Planned Community Permit, Development Review Permit, Density Bonus Application, Provisional Use Permit, and Heritage Tree Removal Permit for said project at 515-545 North Whisman Road (APN 160-54-002 and 160-54-003) based on the findings above and subject to the applicant's fulfillment of all the conditions of approval, which are attached hereto as Exhibit A and incorporated herein by reference.

#### 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 approvals 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.

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CDD/SH-02-04-26r

Exhibit: A. Conditions of Approval

**CONDITIONS OF APPROVAL**  
**APPLICATION NO.: PL-11346**  
**515-545 NORTH WHISMAN ROAD**

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 to construct 195 three-story attached rowhouses located on Assessor's Parcel Nos. 160-54-002 and 160-54-003. 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 KTGY Architects, C2 Collaborative Landscape Architects, CBG Engineers, and Giacalone Design Services, dated November 19, 2025.
- b. Arborist Report prepared by HortScience|Bartlett Consulting, dated January 2026.
- c. Transportation Demand Management Program prepared by Kimley Horn, dated November 20, 2025.
- d. A memorandum prepared by the applicant and reviewed in a memo by John H. Schwarz Consulting confirming that the project is statutorily exempt from the California Environmental Quality Act under Section 21080.66 of the Public Resources Code.

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

Planning Division—650-903-6306 or [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov)

1. **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 ([Sec. 36.56.65 MVC](#)).
2. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years after an Administrative Zoning public hearing, in compliance with procedures described in Chapter 36 of the City Code. An application for extension must be filed with the Planning Division, including appropriate fees, prior to the original expiration date of the permit(s) ([Sec. 36.56.65 MVC](#)).
3. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans ([Sec. 36.58.90 MVC](#)).

**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 address any site remediation or building design/construction requirements to ensure appropriate on-site improvements in accordance with the oversight agency

standard practice; local, state, and federal regulations; and City Code requirements. Design of remediation equipment, equipment placement, or remediation activities will need to be reviewed and may require approval by all parties. 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 proposed remediation activity and/or building and site design; 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 matches 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 that 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 causes by seismic activity, and traffic loads; method for backdraining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.
12. **TOXIC ASSESSMENT:** A toxic assessment report shall be prepared and submitted as part of the building permit submittal. The applicant must demonstrate that hazardous materials do not exist on the site or that construction activities and the proposed use of this site are approved by: the City Fire Department (Fire and Environmental Protection Division); the State Department of Health Services; the Regional Water Quality Control Board; and/or any federal agency with jurisdiction. No building permits will be issued until each agency and/or department with jurisdiction has released the site as not needing a plan or a site toxics mitigation plan has been approved.
13. **SITE MANAGEMENT PLAN:** Prepare a soil and groundwater management plan for review and approval by the lead regulatory agency (e.g., the Santa Clara County Department of Environmental Health (SCCDEH)). Proof of approval or actions for site work required by the lead regulatory agency must be provided to the Building Division prior to issuance of any demolition or building permits.
14. **VAPOR BARRIER:** If required by the Environmental Protection Agency (EPA), a vapor barrier shall be installed beneath all structures to mitigate any issues associated with the potential for vapor intrusion within the structure. The vapor barrier design

shall be equivalent to those required for sites with known concerns in Mountain View that are also exposed to groundwater. Specifications for the vapor barrier included in the Site Management Plan shall include thickness, type, durability, and diffusion rates for VOCs of concern. The specifications shall also describe the effectiveness of the liner over the life of the building. The applicant shall provide proof of approval for the Site Management Plan from the EPA prior to issuance of any demolition or building permits.

15. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits ([Sec. 36.36.05 MVC](#)). Application form and submittal requirements are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms).
16. **PUBLICLY ACCESSIBLE AREAS SIGNAGE:** As required in Section 5.4.1 of the East Whisman Precise Plan (Standard No. 7, Page 160), public paths shall be clearly identified.

#### SITE DEVELOPMENT AND BUILDING DESIGN

17. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately owned open space, improvements, and/or other facilities which shall be publicly accessible and include public sidewalks, open areas, and recreational areas as specified in the Vesting Tentative Map. The applicant shall have the right to establish and enforce reasonable rules and regulations for the use of the open space but shall not restrict access with fencing or other design/operational barriers.
18. **BIRD-SAFE DESIGN:** To reduce bird strikes, building permit plans must include project design features in conformance with Section 3.11 of the East Whisman Precise Plan and be consistent with the approved Bird-Safe Exhibits in the project plans.
19. **UTILITY SCREENING:** Backflow preventers and other utilities shall be screened from view by landscaping. Protective metal enclosures may be appropriate for security, consistent with Section 5.3.1 of the East Whisman Precise Plan.
20. **OUTDOOR STORAGE:** There is to be no outdoor storage inconsistent with a residential use without specific Development Review approval by the Planning Division.
21. **FENCE(S)/WALL(S):** All fencing and walls shall comply with the requirements of Section 3.7.1 of the East Whisman Precise Plan. Details of fencing and walls shall be included in the building permit drawings.
22. **PARKING SPACE DESIGN:** All parking spaces must adhere to the requirements of Article X (Parking and Loading) of the City Code.
23. **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.
24. **BIKE PARKING FACILITIES:** The applicant shall provide the bike parking on the project site which must be shown on building permit drawings:
  - a. Short-term bike parking for visitors is required at a rate of one bike space per 10 units (20 spaces). The application shows 24 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 ([Sec. 36.32.50 MVC](#)).
  - b. Long-term bike parking for residents at one bike space per unit (195 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, consistent with Section 3.8.2 of the East Whisman Precise Plan. Any area used for long-term bike parking shall not be included in zoning calculations for floor area or building coverage ([Sec. 36.32.50 MVC](#)).

c. One bicycle repair station shall be located on-site at grade-level. Specifications, location, and details shall be included on drawings submitted for building permit review.

25. **PLAN CONSISTENCY:** The public access locations identified in Planning Submittal Plan Sheet TM.1 (Vesting Tentative Map for Condominium Purposes) shall supersede Plan Sheet L-15 (Conceptual Open Space Plan). **(PROJECT-SPECIFIC CONDITION)**

**TREES AND LANDSCAPING**

26. **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](http://www.mountainview.gov/planningforms)) and be planted in accordance with the approved plans prior to final occupancy.

27. **LANDSCAPE CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing the landscaping has been installed in accordance with all aspects of the approved landscape plans and final inspection(s), subject to final approval by the Planning Division.

28. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the existing tree(s) to remain on-site before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.

29. **ARBORIST INSPECTIONS:** During demolition activity and upon demolition completion, a qualified arborist shall inspect and verify the measures described in the arborist report are appropriately implemented for construction activity near and around the preserved trees, including the critical root zones.

30. **MONTHLY ARBORIST INSPECTIONS:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided. A copy of the inspection letter, including recommendations for modifications to tree care or construction activity to maintain tree health, shall be provided to the Planning Division at [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov).

31. **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 adequately screened in a manner which respects the building design and setback requirements. All such facilities shall be in conformance with Section 4.5 4.5 (Utility and Service Area Design) of the East Whisman Precise Plan and Section 36.34.10(i) (General landscaping standards) of the City Code.

32. **TREE REMOVALS:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit for new construction is secured and the project is pursued.

33. **REPLACEMENT TREES:** The applicant shall offset the loss of Heritage/street trees with no fewer than 137 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.

34. **STREET TREE PROTECTIONS:** All designated City street trees are to be protected throughout construction activity with protection measures shown on building permit plans.

35. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by HortScience | Bartlett Consulting and dated January 2026 shall be included as notes on the title sheet of all grading and landscape plans. These

measures shall include, but may not be limited to, 6' chain link fencing at the drip line, a continuous maintenance and care program, and protective grading techniques. Also, no materials may be stored within the drip line of any tree on the project site.

36. **IRREVOCABLE DAMAGE TO HERITAGE TREES:** In the event one or more of the preserved Heritage tree(s) are not maintained and irrevocable damage or death of the tree(s) has occurred due to construction activity, the applicant shall be subject to penalties and restitution pursuant to Section 32.38 (Penalty; Restitution) of the City Code.

#### NOISE

37. **MECHANICAL EQUIPMENT (NOISE):** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on any adjoining residentially used property.

38. **INTERIOR NOISE LEVELS:** Construction drawings must confirm that measures have been taken to achieve an interior noise level of 45 dB(A)L<sub>Dn</sub> that shall be reviewed and approved by a qualified acoustical consultant prior to building permit submittal.

39. **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, when feasible, use electric-powered rather than diesel-powered construction equipment.

#### CC&RS AND DISCLOSURES

40. **CC&Rs:** One electronic Word document (.docx) 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 first certificate of occupancy. 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](mailto:planning.division@mountainview.gov).

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.

#### CONSTRUCTION ACTIVITIES

42. **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.

43. **CONSTRUCTION PARKING:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project by contractors or other continued operations on-site. The plan shall also include a monitoring and enforcement measure which specifies on-street parking is prohibited and will be monitored by the owner/operator of the property (or primary contractor), and penalties will be enforced by the owner/operator of the property (or primary contractor) for violations of on-street parking restrictions. The construction parking management plan shall be subject to review and approval prior to the issuance of building permits.

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. **HEALTH AND SAFETY MEASURES:** The permittee/contractor is responsible for preparing and implementing an appropriate health and safety plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other state and federal requirements.

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 applicant 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 for active nests—with particular emphasis on nests of migratory birds—if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on the project site, the applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife. The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for five days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

#### PUBLIC RESOURCES CODE SECTION 21080.66 REQUIREMENTS

54. **SACRED LANDS INVENTORY:** Prior to the issuance of the final subdivision map for the project site, the applicant shall submit a Sacred Lands Inventory to the Native American Heritage Commission.

55. **TRIBAL MONITORING:** Consistent with Public Resources Code Section 21080.66(b)(4), as requested by Tamien Nation during the AB 130 tribal consultation process, the applicant shall include tribal monitoring during all ground-disturbing activities, as follows:

- The California Native American tribe shall designate the monitor.
- The tribal monitor shall comply with the project applicant's site access and workplace safety requirements.

- c. The project applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.

56. **TRIBAL NOTIFICATIONS (GROUND-DISTURBING ACTIVITY):** At least 60 days prior to commencing any ground-disturbing activities on the project site, the applicant shall provide the City with written notice of intent to commence the ground-disturbing activities, and the City shall provide such notice to the California Native American tribes (as defined by Public Resources Code Section 21073) that are traditionally and culturally affiliated with the project site.

57. **TRIBAL/ARCHAEOLOGICAL RECORDS SEARCH:** Prior to the issuance of the first demolition, grading, or building permit on the project site, the applicant shall complete a California Historical Resources Information System archaeological records search and a tribal cultural records search for the project site and share such search results with the City and the following tribes: Tamien Nation, Kanyon Sayers-Roods, Mewekma Ohlone, and Costanoan Rumsen Carmel Band.

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

59. **TRIBAL CULTURAL AWARENESS TRAINING:** As requested by Tamien Nation during the AB 130 tribal consultation process for the project, the applicant shall provide a Tribal Cultural Awareness Training (TCAT) 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, as follows:

- a. The California Native American tribe shall designate the TCAT provider.
- b. The project applicant shall compensate the TCAT provider at a reasonable rate, determined in good faith, that aligns with customary compensation for such services.
- c. The project applicant must provide proof of an executed TCAT agreement prior to the issuance of the first demolition, grading, or building permit on the project site.

60. **PRELIMINARY ENDANGERMENT ASSESSMENT:** Consistent with Public Resources Code Section 21080.66(c)(1), prior to the issuance of the first demolition, grading, or building permit on the project site, the applicant shall complete a preliminary endangerment assessment, as defined in Health and Safety Code Section 78095, prepared by an environmental assessor and submit the same to the City's Community Development Department for review to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

- a. If a release of a hazardous substance is found to exist on the site, the applicant shall remove the release or mitigate any effects of the release to levels required by then-current federal and state statutory and regulatory standards before the City issues the first certificate of occupancy for the project.

b. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the applicant shall mitigate effects of the potential exposure to levels required by then-current federal and state statutory and regulatory standards before the City issues the first certificate of occupancy for the project.

Housing Department—650-903-6190 or [housing@mountainview.gov](mailto:housing@mountainview.gov)

61. **BMR OWNERSHIP, ROWHOUSES OR TOWNHOUSES, PROVIDING UNITS:** Prior to issuance of the first building permits for the project, the applicant shall enter into a recorded agreement with the City that will require the applicant to provide 25% of the total base density number of dwelling units (e.g. 46 total 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. The first fifteen percent (15%) of the required BMR units, totaling twenty-eight (28) units, shall be provided in accordance with the City's BMR Ordinance and Administrative Guidelines. These units shall be designated as follows: fourteen (14) at ninety percent (90%) AMI, and fourteen (14) at one hundred twenty percent (120%) AMI. The remaining ten percent (10%) of the required BMR units, totaling eighteen (18) units, shall be provided pursuant to an alternative mitigation proposal dated January 28, 2026, which permits affordability levels exceeding those otherwise allowed under the City's BMR Ordinance, as more fully described in Condition titled BMR, Alternative Mitigation. Provision of these units shall be subject to all terms, limitations, and requirements set forth in the approved alternative mitigation. All BMR units shall be provided in accordance with the Affordable Housing Compliance Plan dated January 28, 2026, including BMR units locations as shown on the approved plan set dated January 28, 2026. In the event of any changes herein, the Housing Department reserves the right to review, approve, or deny any modifications to the Affordable Housing Compliance Plan or unit delivery.

62. **BMR, ALTERNATIVE MITIGATION:** The applicant has an alternative mitigation provision of the additional ten percent (10%), equivalent to eighteen (18) units, in lieu of providing such units strictly in accordance with the City's standard BMR affordability AMI levels. The designated units shall be restricted to the following AMI levels: six (6) units at one hundred sixty percent (160%) AMI, six (6) units at one hundred eighty percent (180%) AMI, and six (6) units at two hundred percent (200%) AMI. The affordable sales price for these eighteen (18) units will assume a twenty percent (20%) down payment, and the total monthly payment shall not exceed housing costs 35% of the selected income level for that unit adjusted presumed household size and income level. Approval of this alternative mitigation shall not absolve the applicant from complying with all applicable requirements of the City's BMR Program, including, but not limited to, the BMR Administrative Guidelines, resale controls, and monitoring requirements, unless a specific deviation is expressly included in the Conditions of Approval, the alternative mitigation proposal dated January 28, 2026, or authorized in writing by the City. **(PROJECT SPECIFIC CONDITION)**

63. **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 with these Conditions of Approval, the incentive request under State Density Bonus Law, and 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.

64. **DENSITY BONUS, AFFORDABLE HOUSING UNITS:**  
Under provisions of the State Density Bonus Law, the applicant must submit and offer to construct twenty-eight (28) affordable ownership units for 90% to 120% Area Median Income (AMI). The applicant shall enter into an agreement with the City consistent with the Costa-Hawkins Act, as applicable, to provide that addresses these on-site affordable ownership housing units, which shall be executed and recorded against the property prior to the issuance of the first building permit.

65. **DENSITY BONUS, OWNERSHIP UNITS SALES PRICE:** Under State Density Bonus Law, for-sale affordable units must be sold at the maximum moderate-income 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. This is applicable to the fourteen (14) affordable BMR units being offered at one hundred twenty percent (120%) AMI to qualify for Density Bonus.

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

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

66. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2022 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CALEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
67. **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.
68. **SCHOOL IMPACT FEE:** The project is subject to school impact fees. To obtain information, fee estimates, and procedures, please contact the following local school districts: Mountain View Los Altos Union High School District at [www.mvla.net](http://www.mvla.net) or 650-940-4650; *and* Mountain View Whisman School District at [www.mvwsd.org](http://www.mvwsd.org) or 650-526-3500; or Los Altos School District at [www.lasdschools.org](http://www.lasdschools.org) or 650-947-1150.
69. **DEMOLITION PERMIT(S):** Demolition permit(s) are issued under a separate permit application. Visit the City of Mountain View Building Division online at [www.mountainview.gov/building](http://www.mountainview.gov/building) or contact by phone at 650-903-6313 to obtain information and submittal requirements.
70. **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.
71. **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.
72. **RESPONSIBLE CONSTRUCTION:** This project is subject to the City's Responsible Construction Ordinance. For projects covered by this Ordinance, owners, contractors, and/or qualifying subcontractors are required to acknowledge responsibilities and make specified certifications upon completion of a project. The required certifications include that: (a) employees are provided written wage statements and notice of employers' pay practices as required under state law (or, alternatively, are covered by a valid collective bargaining agreement); and (b) they have no unpaid wage theft judgements. Acknowledgement forms are required to be submitted at building permit application, which is available online at [www.mountainview.gov/building](http://www.mountainview.gov/building). More information is available at [www.mountainview.gov/wagetheft](http://www.mountainview.gov/wagetheft).

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

FIRE PROTECTION SYSTEMS AND EQUIPMENT

73. **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.)

74. **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.
75. **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.)
76. **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

77. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. (California Fire Code, Section 506.)
78. **FIRE APPARATUS ACCESS ROADS:** Access roads shall have 13'6" unobstructed vertical clearance, 20' of unobstructed width (26' where building occupied floors exceed 30' height), and minimum turning radii of 21' (inside turning radius). Unobstructed width shall mean a clear travelway, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds. Unobstructed width shall not include the width of rolled curbs, sidewalks, or nondrivable surfaces. (California Fire Code, Section 503, and Mountain View City Code, Sections 14.10.14, 14.10.15, and 14.10.16.)
79. **FIRE APPARATUS TURNAROUNDS:** 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.)
80. **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.)
81. **ALL-WEATHER FIRE APPARATUS ACCESS ROADS:** Prior to combustible construction, an all-weather access road capable of supporting emergency vehicles (70,000 pounds) shall be constructed to allow access within 150' of every portion of the project. Access roads shall have 13'6" overhead clearance, 20' of unobstructed width, and 21' inside turning radius. (California Fire Code, Section 503.)

#### EGRESS AND FIRE SAFETY

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

#### EXTERIOR IMPROVEMENTS

83. **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

84. **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](mailto:public.works@mountainview.gov)

OWNERSHIP AND PROPERTY

85. **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).

86. **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.

87. **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 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.

88. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Behind the existing 5' wide public utility easement (PUE), dedicate a 1' wide PUE (this supersedes the plan set) and various 10' wide segments 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.

89. **PUBLIC SERVICE EASEMENT:** Dedicate a public service easement (PSE) to the utility company(ies) for the proposed electric, gas, and telecommunication conduits and vaults serving the project.
90. **PRIVATE UTILITY AND ACCESS EASEMENTS:** Dedicate private utility and/or access easements, as necessary within the private street, for the common private street and utility improvements.

#### FEES AND PARK LAND

91. **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 28.6.b and 28.7.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.

92. **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.

93. **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 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.

94. **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 2024-25 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.

95. **EAST WHISMAN DEVELOPMENT IMPACT FEE:** Prior to the issuance of any building permits, the applicant shall pay the East Whisman Development Impact Fee for the development based on the Fiscal Year 2024-25 Master Fee Schedule 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.

96. **PARK LAND DEDICATION FEE:** Prior to the final inspection that grants occupancy, the applicant shall pay a Park Land Dedication In-Lieu Fee of \$4,252,960 for the 167 net new residential units subject to the fee. This fee is based on a land value of \$9,500,000 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

97. **PUBLIC AND PRIVATE COMMON IMPROVEMENTS:** Install or reconstruct standard public and private common improvements for a subdivision and as required for the project and as required by Chapters 27 and 28 of the City Code (e.g., the detached 8' sidewalk and 6' landscape strip, off-site C.3 improvements, corner ramps, bike lane and roadway striping and overlay improvements, and new utility connections).

- 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 and private common 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 and on-site common improvements in a form approved by the City Attorney's Office in accordance with Section 27.39 of the City Code. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available at: [www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570\\_a-z.htm](http://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm). The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department.
- c. **Insurance:** Prior to the issuance of any building permits 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.

98. **INFRASTRUCTURE QUANTITIES:** For projects with off-site improvement plans, submit with the first submittal of the building permit and improvement plans a preliminary 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.

99. **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.

100. **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. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

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

101. **PRIVATE COMMON IMPROVEMENT PLANS:** Prepare on-site private common improvement plans consisting of the proposed demolition, fill, grading, retaining walls, drainage, private streets, common driveways, common utilities, public utilities, and other applicable improvements in accordance with Chapter 28 of the City Code, the Standard Design Criteria for Common Green and Townhouse-Type Condominiums, and the conditions of approval of the subdivision. 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. Where both public and common improvement plans are required, the plans shall be combined into one set of plans.

The improvement plans, 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. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs). The improvement plans must be approved and signed by the Public Works Department. After the improvement plans have been signed by the Public Works Department, one full-size and one 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 approval of the final map. CAD files shall meet the City's Digital Data Submission Standards.

102. **TRAFFIC CONTROL PLANS:** Upon first submittal of the building permit and improvement plans, the applicant shall submit traffic control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans. Traffic control plans shall show and identify, at a minimum, work areas, delineators, signs, and other traffic-control measures required for work that impacts traffic on existing streets and shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and the latest City standards. A completed Traffic Control Checklist shall be included with each traffic control plan submittal. Traffic-control plans shall be prepared, stamped, and signed by a California-registered Traffic Engineer (T.E.).

103. **NOTIFICATION OF ADJACENT/AFFECTED PROPERTIES:** During improvement plan design, the applicant shall provide advance written notification(s) to owners and tenants of adjacent and reasonably affected properties describing the nature of the proposed public improvements and estimated project duration, as determined necessary by the Public Works Department. The notice(s) shall be approved by the City prior to distribution.

104. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, and retaining walls shall not encroach into the public right-of-way, street easement, or public access easement per City Code Section 27.16, unless otherwise authorize by the City through an executed encroachment agreement.

105. **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.

106. **STREETLIGHTS:** All existing City standard streetlights shall be replaced, and new City standard streetlights shall be installed along the project street frontage of North Whisman Road per City standards. Streetlights shall be installed near crosswalks, driveways, intersections, or other locations deemed necessary by the City Traffic Engineer. 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.
107. **STREET OVERLAY AND/OR PAVEMENT RECONSTRUCTION:** Half-street overlay (minimum 2" grind and overlay) and/or pavement reconstruction along the North Whisman Road project street frontage shall be required to address the existing roadway conditions, multiple utility trenches, and impacts from the anticipated construction traffic. The extent of the grind and overlay shall also include areas with significant utility trench reconstruction. Existing street sections shall be shown on the plans based on pavement section data obtained during potholing, and proposed street sections shall be designed in accordance with City Standards and design criteria. The specific areas of work shall be clearly identified and shown on the plans.
108. **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.
109. **HIGH-VISIBILITY CROSSWALK:** Convert three (3) existing crosswalks on North Whisman Road at Murlagan Avenue and Devonshire Avenue to a high-visibility thermoplastic ladder crosswalk with updated warning signs and pavement markings. Conflicting markings and/or signage shall be removed or relocated. This supersedes the plan set.
110. **NO STOPPING ANYTIME ALONG PROJECT FRONTAGE:** Street curbs adjacent to a public crosswalk shall be posted with "No Parking Anytime" signs along the entire project frontage.
111. **BIKE FACILITY ALONG PROJECT FRONTAGE/INTERSECTION:** Green bike lane/bike crossings/skip boxes shall be installed along the project frontage/intersection.
112. **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

113. **ADA RAMP REQUIREMENTS:** All new access ramps along the project frontage shall comply with the Americans with Disabilities Act (ADA) requirements. Existing nonconforming access ramps shall be reconstructed to comply with the ADA requirements. The specific ramp case type, ramp design, and limits of work shall be clearly identified and shown on the plans and only be required along the project frontage.
114. **DRIVEWAY REMOVAL:** Replace abandoned driveways with standard curb, gutter, and sidewalk.
115. **DRIVEWAY APPROACH AND ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide ADA-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.
116. **CURB, GUTTER, SIDEWALK IMPROVEMENTS:** Construct new curb, gutter, and sidewalk along the project frontages of North Whisman Road. The sidewalk shall be detached with a landscape strip and designed with a consistent 2% cross-slope from the top of the curb to the back of the sidewalk and minimal grade breaks in the longitudinal slope of the curb line. North Whisman Road shall have a 6' wide sidewalk with a 8' wide landscape strip.

117. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on North Whisman Road out of the sidewalk and relocate to the Public Service Easement, 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

118. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees.

119. **PROTECTION OF STREET TREES ALONG NORTH WHISMAN ROAD:** Existing street trees (Nos. 304 through 319) within the landscape strip along North Whisman Road shall remain and be protected in place.

120. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees shall be planted in accordance with Detail F-1 of the Standard Provisions a minimum of 10' from sanitary sewer lines, traffic signals, stop and yield signs, and streetlights and 5' from water lines, fire lines, and driveways. New street tree species must be selected from the City's adopted Master Tree list or be an approved alternate by the City arborist. The applicant shall complete the "Proposed Street Tree" form available from the Planning Division online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms). Once completed, the applicant shall email the original to the Parks Division at [parks@mountainview.gov](mailto:parks@mountainview.gov) and provide a duplicate copy to the Building Division with building permit submittal.

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

#### UTILITIES

122. **POTHOLING:** Potholing shall be completed prior to the first submittal of the building plans and improvement plans. Utilities shall be potholed to determine the depths and locations of existing subsurface utilities where improvements are proposed for construction, including, but not limited to, new utility crossings and installation of signal and streetlight pole foundations. Proposed pothole locations for signal pole foundations shall be approved by the City Traffic Engineer prior to potholing. Existing pavement sections shall also be recorded for all potholes. Obtain an Excavation Permit from the Public Works Department prior to performing potholing. Incorporate pothole data on the first submittal of improvement plans, including, but not limited to, pothole location, depth of utility, and pavement sections.

123. **UTILITY RELOCATION:** Existing utilities which are required to be relocated as a direct result of the approved streetscape and off-site 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.

124. **WATER AND SEWER SERVICE:** Each dwelling, townhouse, apartment house, restaurant, or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38. All new services are required and shall be installed in accordance with City standards.

125. **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.

126. **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.

127. **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, if applicable, 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.

128. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City potable water and recycled water services per City Code Section 35.28.20 (Requirements for backflow prevention devices). Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within 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.

129. **SANITARY SEWER MANHOLE:** A one-way sanitary sewer manhole shall be installed in accordance with City standards.

130. **WATER AND SEWER APPLICATIONS:** Upon first submittal of the building permit and improvement plans, the applicant shall submit complete applications for water and sewer service to the Public Works Department if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid prior to the issuance of any permits. The applicant shall receive a credit for any existing meters or sewer capacity.

131. **STORM DRAIN LATERAL:** The construction of a new storm drain lateral to the City main, including new storm drain curb inlet, shall be required.

132. **OFF-SITE TRASH-CAPTURE DEVICES:** Trash-capture devices in the public right-of-way required to be installed by the Fire and Environmental Protection Division shall be shown and identified on the improvement plans.

133. **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.

134. **PRIVATE UTILITY MAINTENANCE PLAN AND SANITARY SEWER OVERFLOW PLAN:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained. The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision that the homeowners association prepare a private utility maintenance plan for on-site water, sanitary sewer, and storm drainage facilities. The maintenance plan shall include elements such as, but not limited to, flushing of the sanitary sewer and storm lines, cleaning of storm drain inlets and grates, and inspection of the water system (including flushing and exercising of valves and blowoffs). The CC&Rs shall also include a provision that the homeowners association prepare a sanitary sewer overflow plan, which includes elements such as, but not limited to, 24-hour contact information, response times, confinement, and methods to contain and remediate spills. 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.

135. **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. If allowed by the

City, aboveground transformers, power meters, and pedestals shall be located so they are screened in the least visible location from the street or to the general public. This supersedes the plan set.

136. **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. During joint trench design, the applicant shall provide advance written notification(s) to owners and tenants of adjacent and affected properties describing the nature of the proposed improvements and estimated project duration, as determined necessary by the Public Works Department. The notice(s) must be approved by the City prior to distribution.

#### RECYCLED WATER

137. **RECYCLED WATER USE REQUIREMENT:** This site is within the City's current or future recycled water service area. Recycled water use is required per the City Code for all irrigation within the City's recycled water service area.

138. **RECYCLED WATER FEES AND COSTS:** The project applicant shall be responsible for paying all applicable costs and fees in accordance with the rates in effect at the time, as part of the approval of any recycled water project, prior to the issuance of any building permits.

139. **RECYCLED WATER PLANS:** Upon first submittal of the building permit and improvement plans, the applicant shall prepare recycled water plans in accordance with the City's Customer Guidelines for Recycled Water Use (Guidelines). The applicant shall follow the Guidelines, including, but not limited to, showing on the plans: size and location of all existing and new water meters, backflow preventers, new potable and recycled water pipelines, and existing potable and recycled water pipelines (if available); location of irrigation system components (controllers, quick couplers, valves, strainers, and constant pressure main lines); boundaries of the intended potable and recycled water use areas; locations of proposed recycled water advisory signs; a completed Site Information Box; and all applicable recycled water standard notes and details. If recycled water is being used for both irrigation and dual plumbing, submit a color-coded recycled water plan package with all recycled water systems included (i.e., civil, irrigation, plumbing, and/or mechanical), which will be reviewed by the City and state.

140. **PIPELINE MATERIAL:** Recycled water PVC-Constant pressure lines 1-1/2" or smaller in size shall be Schedule 40; 2" or larger in size shall be Class 315 or C900 Class 200 DR14. Recycled water PVC-Intermittent pressure lines shall be Schedule 40 or Class 200. Below-grade copper pipe shall be Type "K." Copper pipes for dual plumbing shall be Type "L" or "K."

141. **PIPELINE DEPTH, SEPARATION, AND MARKING:** New parallel potable and recycled water pipelines for irrigation and dual plumbing shall have a minimum 4' horizontal separation on-site and 10' separation off-site. New crossing potable and recycled pipelines shall have a minimum 12" vertical separation. All new buried pipelines shall be purple-colored and labeled "CAUTION—RECYCLED WATER." Existing buried pipelines that will be converted to recycled water need not be marked unless the pipelines become exposed.

142. **PRECONSTRUCTION MEETING:** The City's Public Services Division—Recycled Water staff shall be invited to attend any preconstruction meeting held by the project contractor(s) to provide requirements on the installation of the recycled water system and to ensure the Special Inspector is present for all recycled water-related work.

143. **RECYCLED WATER CROSS-CONNECTION CONTROL SPECIALIST INSPECTION(S):** The owner/developer is required to hire a certified AWWA Cross-Connection Specialist to perform the construction inspection of all on-site recycled water systems pursuant to the approved plans. A copy of the signed contract between the owner/applicant and Specialist must be submitted to the City along with the scope of work. This inspection must occur during construction and is separate from the cross-connection testing. The following note shall be clearly shown on the first sheet of the recycled water permit plans (i.e., landscape/irrigation, plumbing, mechanical, or civil plans): "Any installation for recycled water is required to have a

Special Inspection by a certified AWWA Cross-Connection Specialist to ensure that the on-site recycled water system was constructed per the approved plans and specifications.” The Specialist shall submit a report/checklist to the Public Services and Building Divisions verifying the on-site recycled water system was constructed per the approved plans and specifications. Receipt of the inspection report/checklist is required prior to connection of the recycled water meter and building permit final.

144. **CROSS-CONNECTION TESTING:** After confirmation of the special inspection, a cross-connection test is required prior to receiving recycled water. The following note shall be clearly labeled on the first sheet of the recycled water permit plans: “A cross-connection test is required prior to receiving recycled water.” The cross-connection test will be performed by the City or the City’s representative and must be performed prior to connection of the recycled water meter and building permit final.
145. **SITE SUPERVISOR:** The owner/developer is required to identify a Site Supervisor who has been trained by City staff or will undergo training prior to obtaining final permit approval. The Site Supervisor can be the maintenance contractor in charge of operating and maintaining the recycled water systems. The Site Supervisor must be present for the cross-connection test(s). Every year, the Site Supervisor must perform a visual inspection of the recycled water systems and submit an Annual Site Inspection Report to the City. For more information, refer to the City’s Customer Guidelines for Recycled Water Use. Provide to the City: (a) Contact information of the Site Supervisor; and (b) Proof of Completion of Site Supervisor Training with the City’s Public Services Division—Recycled Water staff.

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

146. **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.
147. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
148. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways (other than single-family residential) shall not surface-drain across public sidewalks or driveway aprons. Storm drain laterals from the site shall be installed with a property line inlet or manhole and connect to existing storm drain manholes or curb inlets if at all possible.
149. **STORM DRAIN SERVICE CONNECTION:** The storm drain line from the on-site storm system shall be designed to connect perpendicular to the new storm drain curb inlet and with a property line inlet per City Standards.
150. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed. Show and identify path of surface water release on the grading and drainage plans.

#### SOLID WASTE AND RECYCLING

151. **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.”
152. **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.

153. **TRASH SERVICE DESIGN AND DETAILS:** Specify the plans sheets in the building permit plans addressing the following conditions:

- Each unit shall have a garage space measuring approximately 8' wide by 3' deep to accommodate three carts (trash, recycling, and compost).
- The travelway surface and site circulation shall meet the City's Solid Waste Collection Design Guidelines. The travelway must be designed to withstand the weight of a 60,000-pound collection vehicle, and the circulation shall comply with the Guidelines' collection vehicle turning template.

154. **GARBAGE PICKUP (INDIVIDUAL SERVICE):** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision stating homeowners are responsible for bringing their garbage, recycling, and compost carts to the curb along the private street on garbage collection days. An exhibit indicating the location of the carts on pick-up days shall be included. A copy of the CC&Rs with this provision shall be submitted to the Community Development Department for review and approval by the Public Works Department.

155. **CART PLACEMENT:** Containers must be set out a minimum distance of 1' in front of the garage door and overhang and must not block the 17' wide drive aisle and/or sidewalk on collection day. The minimum travelway width from curb to curb shall be 23'. Cart placement must be at least 2' from any gas or water meters/lines. Maintain 22' vertical clearance at the point of collection.

Show the set-out locations of individual trash, recycling, and compost carts on the collection day. Alternative placement for carts shall be provided for the last two homes on the dead ends of N Alley, C Street, F Alley, and K Alley, to avoid multiple backing maneuvers by the waste hauler. This requirement shall be stated in the 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.

156. **CART STORAGE:** Per City Code Section 16.21, carts shall be stored inside garage at all times with the exception of 24 hours prior to and 24 hours after designated collection day when carts may be set out in front of garage. This requirement shall be stated 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.

#### TRANSPORTATION PROGRAMS AND IMPROVEMENTS

157. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner is required to maintain a Transportation Demand Management (TDM) program for the life of the project. The TDM program measures shall be formally accepted by the property owner prior to building permit issuance through a legal agreement or recorded document.

158. **COMMUTE ALTERNATIVES/TRANSPORTATION BENEFITS:** The applicant/owner is required to offer the following commute benefits and transportation alternatives to residents of the project for the lifetime of the project. If the property is sold to a third party, the third party shall establish a TDM program consistent with these requirements in effect at the time of sale. These alternatives are to encourage use of public transit and bike ridership, provide alternatives to single-occupancy vehicle trips within the City, and aid residents in getting to and from key destinations within the City. The following mandatory transportation benefits consistent with the East Whisman Precise Plan (EWPP) will be implemented to achieve the project's alternative transportation goals.

- a. Appointment of an on-site employee transportation coordinator to manage and monitor alternative transportation programs (or designate a staff member to coordinate with the Mountain View Transportation Management Association (MTMA) on TDM Program activities, as needed).

- b. Communication of transportation options, including bikeway maps, local transit options, and TDM program offerings provided via welcome packets, digital platform(s), and resident apps.
- c. Join and maintain ongoing membership in the Mountain View Transportation Management Association (MTMA) or an equivalent entity in exchange for TDM services to support the project in achieving its trip reduction goals for the life of the project.
- d. Coordination with City's Safe Routes to School program to identify transportation opportunities such as "school bike trains" or "walking school bus."
- e. Transit passes or transit subsidies to all residents, such as a Clipper Bay Pass, monthly Clipper card subsidies, or a comparable transit pass program.

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

- f. Short-term bicycle parking facilities consistent with VTA Bicycle Technical Guidelines and the City Zoning Code.

159. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** The property owner(s) or their representative shall prepare an annual TDM report and submit it to the City to document the effectiveness of the TDM program. The TDM report shall be prepared by an independent consultant and paid for by the property owner(s) or their representative; the consultant shall work with the property's TDM coordinator. The TDM report will include a determination of historical resident commute methods, which shall be informed by surveying all residents living on the project site and through driveway traffic counts. All nonresponses to the resident commute survey will be counted as a drive-alone trip. The driveway traffic counts shall be prepared and provided by an independent, licensed consultant and paid for by the property owner(s) or tenant. The driveway counts and resulting data shall be included in the TDM report provided to the City.

- a. **TDM Reporting:** The initial TDM report for the project will be submitted on December 1, or the following business day thereafter if a weekend, one year after the granting of the Certificate of Occupancy. Subsequent reports will be collected annually on December 1.
- b. **Report Requirements:** The TDM report shall either: (1) state that the project has implemented the adopted TDM Plan, providing supporting statistics and analysis to establish compliance; or (2) state that the project has not complied with the TDM Plan, providing an explanation of how and why the goal has not been satisfied and a description of measures that will be adopted in order to attain project compliance with the adopted TDM Plan.

#### CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

160. **SOIL AND GROUNDWATER CONTAMINATION:** The applicant/contractor is advised the project site is located in, or in close proximity to, an area of known soil and groundwater contamination. The applicant/contractor is responsible for working with the lead regulatory agency to obtain the appropriate clearances and/or recommendations for work in the contaminated area.

161. **CONSTRUCTION HEALTH AND SAFETY MEASURES:** Work within soil and groundwater contamination areas may expose construction workers to contaminants in the soil, groundwater, and associated vapors. The applicant/contractor is responsible for preparing and implementing an appropriate Health and Safety Plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other state and federal requirements.

162. **SANTA CLARA VALLEY WATER DISTRICT WELLS:** Santa Clara Valley Water District (Valley Water) requires the following note to be labeled on the building and improvement plans:

"Santa Clara Valley Water District (District) records indicate that 27 active wells are located on the subject property. If the wells will continue to be used following permitted activity, they must be protected so that they do not become lost or damaged

during completion of permitted activity. If the wells will not be used following permitted activity, they must be properly destroyed under permit from the District.

District records indicate that 27 properly destroyed wells are located on the subject property. Because the wells are considered properly destroyed, no action is necessary to protect them or to bring them into compliance with the District Well Ordinance. While the District has records for most wells located in the County, it is always possible that a well exists that is not in the District's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from the District or registered with the District and protected from damage. For more information, please call the District's Well Ordinance Program Hotline at 408-630-2660."

163. **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 reasonably directed by the Public Works Director or designated representative in response to any attributable to the project."
164. **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."

Fire and Environmental Protection Division—650-903-6378 or [FEPD@mountainview.gov](mailto:FEPD@mountainview.gov)

#### ENVIRONMENTAL SAFETY

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

165. **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.
166. **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.
167. **CONSTRUCTION SEDIMENT AND EROSION CONTROL PLAN:** The applicant shall submit a written plan acceptable to the City and consistent with the SWPPP 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.
168. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings prepared by the project civil engineer.
169. **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.

170. **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.

171. **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.

172. **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.

173. **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.

174. **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").

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

#### HAZARDOUS MATERIALS

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

179. **HAZARDOUS MATERIALS:** If hazardous materials will be stored or used on-site (including paints, thinners, compressed gases, propane, diesel, gasoline, etc.), complete an Environmental Compliance Plan (ECP) application. Attach a copy of the completed ECP to your building plan submittal.

180. **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.

181. **INTERIOR/EXTERIOR ABOVEGROUND CLASS III-B TANKS:** Complete an "Interior/Exterior Aboveground Class III-B Tanks (including Waste Oil)" check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.

182. **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.

**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.